

PLANNING COMMISSION
City of Campbell, California

7:30 P.M.
City Hall Council Chambers

February 11, 2020
Tuesday

AGENDA

ROLL CALL

APPROVAL OF THE MINUTES January 28, 2020

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL REQUESTS

This is the point on the agenda where members of the public may address the Commission on items of concern to the Community that are not listed on the agenda this evening. People may speak up to 5 minutes on any matter concerning the Commission.

PUBLIC HEARINGS

1. **PLN2019-328** Public Hearing to consider the application of Robson Homes for a Major Modification (PLN2019-328) to a previously-approved Planned Development Permit (PLN2018-178) to allow three accessory dwelling units (ADUs) within an approved six-lot single-family residential planned development, for properties located at **100-300 Haymarket Court** (formally 880 and 910 Harriet Avenue). Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Daniel Fama, Senior Planner*

NEW BUSINESS

2. Discussion about Planning Commission and City Council decision making. Presenter: *Paul Kermoyan, Community Development Director.*

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting of **February 25, 2020**, at 7:30 p.m., in the City Hall Council Chambers, 70 North First Street, Campbell, California.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact Corinne Shinn at the Community Development Department, at corinnes@cityofcampbell.com or (408) 866-2140.

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M.

TUESDAY

JANUARY 28, 2020
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting of January 28, 2020, was called to order at 7:30 p.m., in the Council Chambers, 70 North First Street, Campbell, California by Chair Krey and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present:	Chair:	Michael Krey
	Commissioner:	Adam Buchbinder
	Commissioner:	Stuart Ching
	Commissioner:	Nick Colvill
	Commissioner:	Terry Hines
Commissioners Absent:	Vice Chair:	Maggie Ostrowski
	Commissioner:	Andrew Rivlin
Staff Present:	Community Development Director:	Paul Kermoyan
	Assistant Planner:	Naz Pouya Healy
	City Attorney:	William Seligmann
	Recording Secretary:	Corinne Shinn

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Buchbinder, seconded by Commissioner Colvill, the Planning Commission minutes of the meeting of January 14, 2020, were approved as submitted. (4-0-2-1; Commissioners Ostrowski and Rivlin were absent and Commissioner Ching abstained).

COMMUNICATIONS

None

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

PUBLIC HEARINGS

Chair Krey read Agenda Item No. 1 into the record as follows:

1. **PLN2019-123** Public Hearing to consider the application of Susan Chen for a Site and Architectural Review Permit (PLN2019-123) to allow the construction of a new approximately 4,357 square-foot two-story single-family residence on property located at **1420 Van Dusen Lane**. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Naz Pouya Healy, Assistant Planner*

Ms. Naz Pouya Healy, Assistant Planner, provided the staff report.

Chair Krey asked if there were questions for staff.

Commissioner Ching asked what trees on site might be removed, if any.

Planner Naz Pouya Healy replied there are a few trees and none of those are protected species trees. One or two from the front may be removed.

Commissioner Buchbinder asked what is currently on this property.

Planner Naz Pouya Healy said there is a small single-story home of approximately 1,000 square feet in size.

Chair Krey asked if having a second story that is larger than the first is unusual. It's not unique?

Planner Naz Pouya Healy said that it's not actually larger but proportionally the second floor has more square footage compared to nearby homes.

Chair Krey asked staff to verify that there are no red flags with that.

Planner Naz Pouya Healy said that such a situation would result in a boxier appearance of a residence.

Commissioner Ching pointed out that there are three substantial trees in the front. Which of these are remaining?

Planner Naz Pouya Healy pointed to two trees on the site plan as proposed for removal from the front yard.

Commissioner Hines provided the Site and Architectural Review Committee report as follows:

- SARC found this home to fit in with the requirements of the San Tomas Area Neighborhood Plan.
- Stated that SARC appreciated the front elevation including the number of windows there that will provide this home with good interior natural light.
- Concluded that this design respected the limitations.

Chair Krey opened the Public Hearing for Agenda Item No. 1.

Diana Meek, Resident on Harriet Court:

- Stated her concern is the plan for the existing Heavens trees from the back yard.
- Cautioned that those trees must be carefully removed including roots as it is a very invasive species that pops up everywhere.
- Added that upon removal, the stump(s) must be grinded, and some sort of chemical put on the stump to permanently remove that nuisance species of tree.
- Reiterated that there is a process for their removal that important to the neighbors on the other side due to on-going impacts from those Heaven trees.

Michael Meek added that they are back neighbors to the project site.

Planner Naz Pouya Healy said that the applicant wants to remove those trees. They are not protected. Therefore, the City is not involved with their removal.

Michael Meek asked if these owners would need a permit for their removal.

Planner Naz Pouya Healy replied no.

Michael Meek reiterated that these Heavens trees have a large root system.

Chair Krey recommended that the Meeks approach these new neighbors to discuss their concerns and suggestions.

Planner Naz Pouya Healy said that working with these owners will be important as they won't want these trees to reproduce either if they are to be removed.

Commissioner Hines suggested that the Meeks ask staff to let the owners know of their concern about what must occur when those back trees are removed to avoid invasion on surrounding properties.

Michael Meek said that this would impact three adjacent backyards.

Director Paul Kermoyan said that off-line staff would let the owners know of this neighbor concern.

Chair Krey closed the Public Hearing for Agenda Item No. 1.

Commissioner Ching asked if a landscaping diagram is available.

Commissioner Hines referred him to page 45 of Attachment 3.

Planner Naz Pouya Healy clarified that that page depicts the required front yard landscaping. On page 30, the Commission will find the site plan that shows and has information about existing trees on site.

Chair Krey verified with staff that none of the trees on site are protected species.

Planner Naz Pouya Healy replied correct.

Commissioner Buchbinder said that this proposed home looks to be in character with its neighborhood. It is similar to the nearby houses. He has no issues.

Motion: **Upon motion of Commissioner Colvill, seconded by Commissioner Hines, the Planning Commission adopted Resolution No. 4558 approving a Site and Architectural Review Permit (PLN2019-123) to allow the construction of a new approximately 4,357 square-foot two-story single-family residence on property located at 1420 Van Dusen Lane, by the following roll call vote:**
AYES: **Buchbinder, Ching, Colvill, Hines and Krey**
NOES: **None**
ABSENT: **Ostrowski and Rivlin**
ABSTAIN: **None**

Chair Krey advised that this action is final unless appealed in writing to the City Clerk within 10 calendar days.

Chair Krey read Agenda Item No. 2 into the record as follows:

2. **PLN2019-77** Public Hearing to consider the application of Susan Chen for a Site and Architectural Review Permit (PLN2019-77) to allow the construction of a new approximately 3,103 square-foot two-story single-family residence on property located at **1147 S San Tomas Aquino Road**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Naz Pouya Healy, Assistant Planner*

Ms. Naz Pouya Healy, Assistant Planner, provided the staff report.

Chair Krey asked if there were questions for staff.

Commissioner Colvill:

- Asked about the proposed balcony at the back.
- Pointed out the condition that requires full height side walls to either side of that balcony.
- Added that requirement is similar to what the Commission has seen in the past.

Planner Naz Pouya Healy replied correct.

Commissioner Buchbinder asked if balconies like this appear elsewhere in this area.

Planner Naz Pouya Healy replied that she didn't see any in the immediate area, but they are not prohibited. She added that the STANP encourages side walls and additional screening landscaping with balconies.

Commissioner Ching asked if the large pine tree at the front of this property is proposed for removal.

Planner Naz Pouya Healy replied yes. She added that a large Walnut tree at the back of this property would remain.

Commissioner Hines provided the Site and Architectural Review Committee report as follows:

- SARC discussed the proposed balcony.
- Added that it is conditioned as described by staff.
- Stated that there are a good number of windows on this home to help break up the front elevation and bring light into the house.
- Concluded that SARC was supportive of this proposed home.

Chair Krey opened the Public Hearing for Agenda Item No. 2.

Eric Garlick, Resident on Chamberlain Court:

- Explained that his back yard faces the front yard of this subject property.
- Stated that he has looked at their plans.

- Added that as he too has a two-story home, he has no objection to this family having one as well.
- Pointed out that it seems like this home is situated close to the street and he does object to that. That concern is the primary reason he came this evening to speak to the Commission.
- Stated that he would like to see the front setback adjusted.
- Reported that his concern with a smaller front setback is privacy impacts.
- Suggested that if possible, the large tree there in front be retained to offer some screening between the two homes. The neighbors generally appreciate that tree's screening.

Chair Krey closed the Public Hearing for Agenda Item No. 2.

Commissioner Ching:

- Said that he would like to see both the large front and rear yard trees retained.
- Stated that the large Pine in front adds to the character of the street. It would be a loss if it were to be removed.
- Added that the Walnut tree at the back is substantial in size.
- Pointed out that Turner Lane is narrow, and he suggested an increased front setback for the home.

Commissioner Colvill asked Commissioner Ching what setback he might find more acceptable. If the front setback of this proposed home matches the existing neighbors' homes, would that be acceptable?

Commissioner Ching replied yes.

Commissioner Buchbinder asked if the minimum 20-foot front setback has been met.

Planner Naz Pouya Healy said that the setbacks are 24-feet on one side and 32-feet on the other. The 20-foot standard is the minimum setback standard.

Director Paul Kermoyan said that the second story is setback 28 feet, 4 inches from the front property line. The first story is setback between 25 and 27 feet.

Commissioner Colvill asked what impact might occur if asked to push the home further back.

Planner Naz Pouya Healy said that doing so would most likely impact the large tree in the back yard.

Commissioner Colvill asked if the large Pine at the front is required to be removed.

Planner Naz Pouya Healy:

- Responded that tree is not protected. She added she's not aware of why they want to remove it.
- Added that the large Walnut in the back is to be retained.

Chair Krey asked staff if the Commission could require the retention of the large Pine at the front.

Planner Naz Pouya Healy:

- Replied yes.
- Added that she is not sure of its health as there is a bit of a lean toward the road.
- Suggested that it might need pruning around the power lines.

Commissioner Colvill said it might not be an imposition given that this house is being built for sale.

Planner Naz Pouya Healy clarified that the applicant, Susan Cheng, is not the owner but prepared the plans for this home. She doesn't know the owners' intentions for the property.

Chair Krey re-opened the Public Hearing for Agenda Item 2.

Mrs. Szu-Tsung Wang, Property Owner, 1147 S. San Tomas Aquino Road:

- Pointed out that the tree under discussion is growing over and across the road.
- Stated their desire and intent is to remove that tree as part of the demolition of the current home on site. Her contractor advised her it is more economical to do both the structure demo and tree removal at the same time.
- Added that this tree would block a lot of sunshine from coming into their home.

Chair Krey asked the owner about her thoughts on possibly requiring an expanded front setback.

Mrs. Szu-Tsung Wang, Property Owner, 1147 S. San Tomas Aquino Road:

- Reported that they have already moved the home further back than originally planned.
- Said that was as much as possible while retaining a backyard for her children to run and play.
- Added that she can understand her neighbor's concern, but it seems as if the existing trees across the road already offers privacy screening to that home.

Commissioner Colvill asked the owner if an arborist's report is obtained that indicates the tree is in great health, would she consider retaining it?

Mrs. Szu-Tsung Wang, Property Owner, 1147 S. San Tomas Aquino Road, reminded that her second concern is the blocking of light into the house with that large Pine in place.

Commissioner Colvill pointed out that the Commission has the authority to require that tree's retention.

Mrs. Szu-Tsung Wang, Property Owner, 1147 S. San Tomas Aquino Road:

- Pointed out that the roots for that tree might impact her home's foundation in the future.
- Said it could become an issue later on if it continues to lean. It could fall over.

- Reiterated that it is cheaper to demolish the tree with the house.

Commissioner Colvill said that we love our trees and preserve them when we can.

Commissioner Buchbinder asked the neighbor (Mr. Garlick) how much further he'd like to see this home pushed back from the front.

Mr. Erik Garlick said he'd be satisfied if it were set back the same distance as the houses on either side. If that's so, that's acceptable.

Commissioner Buchbinder asked the owner if moving their home back an additional four feet is acceptable.

Ms. Susan Chen, Project Architect:

- Reminded that the setback standard is 20 feet. They already are set back more than 20 feet.
- Said that this tree is dangerous.
- Added that her clients will remove that tree and plant more new trees to match their landscape plan.
- Stated that they don't want to set back the home any further as there are plans for an ADU for the rear of the site in the future.

Chair Krey re-closed the Public Hearing for Agenda Item 2.

Commissioner Colvill asked staff if the front setback can be further than minimum required. What part of the existing exceeds minimum?

Planner Naz Pouya Healy:

- Said she is not aware of the applicant having moved their front setback further back.
- Added that the second floor is set back 28 feet when it could be at 20 feet as well.

Commissioner Colvill asked the setback distance for the garage.

Planner Naz Pouya Healy replied that the garage is setback by 28 feet.

Commissioner Hines:

- Stated that he is concerned about the Commission insisting on the retention of the front Pine tree.
- Admitted he would be scared off from buying that property with that tree there.
- Concluded that it would be an unfair responsibility for this property owner.

Commissioner Ching stated he still prefers to have an arborist report on that tree.

Commissioner Colvill agreed that an arborist report would help.

Commissioner Ching:

- Stated that if an arborist report determines this Pine to be dangerous, he would like to see it replaced with a protected-species tree to ensure long-term retention of the replacement tree.
- Added that the tree selected could be left to the satisfaction of the Community Development Director.

Commissioner Hines said he would support the planting of a protected species as a replacement.

Commissioner Ching said that this is a substantial tree that he'd like to keep unless proven to be dangerous.

Commissioner Ching reiterated his support for an arborist report to support its removal.

Commissioner Buchbinder suggested that if preparation of an arborist report is conditioned, the condition should not require this applicant to return to the Planning Commission.

Director Paul Kermoyan:

- Suggested that the Commission tighten their conditions giving direction to staff, so it doesn't have to be brought back to the Commission.
- Added that the Commission should describe what they want to see included within the arborist report. What they want the report to achieve. Exactly what happens if the arborist supports the removal and/or retention of that tree.

Commissioner Colvill:

- Said that he can understand the owner's desire for a larger back yard for their kids and a future ADU.
- Suggested focusing the arborist report on the front tree.

Commissioner Ching agreed.

Commissioner Hines said he doesn't agree.

Director Paul Kermoyan:

- Said that the landscape plan shows one tree.
- Added that Condition of Approval 4-B requires the planting of three more trees as they need four trees on their property per the STANP.
- Said that a condition can specify the tree(s) for the front property as to what is planted.
- Explained that as to processing tree removal permits, staff issues tree removal permits a lot.
- Stated that he would have no issue approving a removal permit for this tree on this property. It is a precarious tree.

Commissioner Colvill:

- Agreed that it is important that these owners are able to enjoy as much natural sunlight from their home as possible.
- Cautioned that with the need to plant more trees at the front of this property, there is potential for those trees to also obscure sunlight from the front.

Commissioner Hines asked staff what direction the home's frontage faces.

Director Paul Kermoyan :

- Replied that the home's frontage faces south.
- Said that Pine trees can grow tall.
- Stated that it would be important for these owners to select trees that don't grow too tall while still providing privacy screening sought by the neighbor across the road.
- Added that there is an ability to size the tree and perhaps start with a 10-foot tall tree.

Commissioner Hines said he was in favor of that requirement.

Commissioner Colvill said that neighbor was concerned about both the front setback and this large Pine tree being removed.

Chair Krey stated that the proposed requirement to expand the front setback beyond the current 20-foot standard to 24 foot for this house could represent a precedent going forward.

Commissioner Colvill said he is in favor of the applicant's proposed setback.

Commissioner Buchbinder:

- Agreed with Commissioner Colvill in supporting the applicant's proposed setback.
- Pointed out that the porch is set back by approximately 20 feet and the rest of the house is set back further.
- Concluded that it is not worth further increasing the front setback.

Commissioner Ching:

- Said that he defers to the Director about the need for an arborist report at this time. It seems it would just be a waste of time to secure one.
- Agreed that a replacement tree for the removal of the large Pine should be 10 to 15-foot tall of a protected tree species.
- Added that the large Walnut in the back should be maintained.

Commissioner Hines said he was good with that.

Commissioner Colvill stated that it appears he is the only one left trying to keep the large Pine tree intact and seeking an arborist report prior to allowing its removal.

Motion: Upon motion of Commissioner Ching, seconded by Commissioner Colvill, the Planning Commission adopted Resolution No. 4559 approving a Site and Architectural Review Permit (PLN2019-77) to

allow the construction of a new approximately 3,103 square-foot two-story single-family residence on property located at 1147 S San Tomas Aquino Road, with the following conditions:

- **That an arborist report be prepared on the large Pine tree. This tree should be retained if the arborist report finds no significant risk of it falling. If it does pose a risk, the large Pine tree shall be replaced with a 10 to 15-foot tall tree of a protected species; and**
- **That the large Walnut tree in the backyard is to be retained;**

by the following roll call vote:

AYES: Buchbinder, Ching, Colvill and Krey

NOES: Hines

ABSENT: Ostrowski and Rivlin

ABSTAIN: None

Chair Krey advised that this action is final unless appealed in writing to the City Clerk within 10 calendar days.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan had no additions to his written report.

Commissioner Hines:

- Said that he'd like to discuss Council's action to grant an appeal overturning the Planning Commission's decision on Chick-Fil-A.
- Stated that there seems to be a disconnect between what the Planning Commission and Council reviews.
- Pointed out that the Planning Commission considers the General Plan when projects are presented to them. This project met the standards of the General Plan.
- Expressed concern on the significant amount of time staff put into this project yet it was not acceptable to the City Council.
- Stated that there is a "disconnect" there.
- Reminded that the General Plan is coming forward soon. It seems that the current General Plan doesn't fit with our community as it stands today.

Commissioner Colvill:

- Agreed that there is frustration with the differences in how the Planning Commission and the City Council sees things.
- Added that its not as black and white as it should be.
- Opined that this appeal overturning the Planning Commission approval goes against logic and the hard work of the Planning Commission. Having such decisions overturned is something to think about.

Commissioner Hines said he is not concerned that the Planning Commission's decision was overturned.

City Attorney William Seligmann cautioned that the Commission is getting too broadly into discussion of an item that is not on tonight's calendar for any form of action.

Commissioner Hines said it is an issue that needs to be addressed.

Commissioner Buchbinder said it would be addressed with the updates to the General Plan.

City Attorney William Seligmann:

- Reiterated that if the Planning Commission wants to discuss this subject more fully, it should be added to a future PC meeting agenda.
- Added that in order to pass something forward on to Council, there would need to be an agendized discussion and recommendation.

Commissioner Hines said he simply wanted to express his personal opinion and he has done so.

Director Paul Kermoyan:

- Pointed out that Council's granting an Appeal and overturning the PC's decision for Chick-Fil-A was included on his Director's Report for this evening's meeting.
- Explained to the Planning Commissioners that Council looks at different things than the Planning Commission does.
- Assured the PC that they did a job and did it well. This is just the process.

Chair Krey asked staff if members of the Planning Commission can address Council at one of their meetings.

Director Paul Kermoyan replied sure. He suggested moving forward to agendize it for a future PC meeting and come up with something to send on to Council.

Commissioner Buchbinder said it's worth discussing. It seems an important issue.

Commissioner Hines agreed.

Chair Krey directed staff to move forward to add this discussion topic to the next available PC meeting.

ADJOURNMENT

The Planning Commission meeting adjourned at 8:35 p.m. to the next Regular Planning Commission Meeting of **February 11, 2020**.

SUBMITTED BY: _____
Corinne Shinn, Recording Secretary

APPROVED BY: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

RESOLUTION NO. 4558

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A SITE AND ARCHITECTURAL REVIEW PERMIT (PLN2019-123) TO ALLOW THE CONSTRUCTION OF AN APPROXIMATELY 4,357 SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT **1420 VAN DUSEN LANE.**

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file numbers PLN2019-123:

1. The project site is zoned R-1-9 (Single Family Residential) on the City of Campbell Zoning Map and within the boundaries of the San Tomas Area Neighborhood Plan (STANP).
2. The project site is designated Low Density Residential (<4.5 units/gr. acre) on the City of Campbell General Plan Land Use diagram.
3. The project site is a 13,277 square-foot parcel located on Van Dusen Lane, west of Harriet Avenue and north of Highway 85.
4. The proposed project consists of the construction of a new approximately 4,357 square-foot two-story single-family residence.
5. The proposed project will result in a building coverage of 20% and a Floor Area Ratio (FAR) of .32, where a maximum 35% building coverage and .45 FAR are allowed in the R-1-9 Zoning District.
6. The proposed project will provide two covered parking spaces within an attached garage, satisfying the applicable parking requirement.
7. The proposed project will be compatible with the R-1-9 (Single Family Residential) Zone District with approval of a Site and Architectural Review Permit.
8. The project is compatible with the architecture of the adjacent neighborhood in that the project incorporates representative architectural features of homes in the San Tomas Area including hipped and gabled roof forms and simple rectangular shaped forms.
9. The proposal is consistent with the City adopted San Tomas Area Neighborhood Plan (STANP).
10. The proposal is consistent with the Considerations in Review of Applications (CMC Section 21.42.040) subject to Site and Architectural Review.

11. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required Conditions of Approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact and pursuant to CMC Section 21.42.020, the Planning Commission further finds and concludes that:

1. The project will be consistent with the General Plan;
2. The project will aid in the harmonious development of the immediate area;
3. The project is consistent with applicable adopted design guidelines; and
4. This project is Categorically Exempt under per Section 15303 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Site and Architectural Review Permit (PLN2019-123) to allow the construction of an approximately 4,357 square-foot two-story single-family residence on property located at **1420 Van Dusen Lane**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 28th day of January, 2020, by the following roll call vote:

AYES: Commissioners: Buchbinder, Ching, Colvill, Hines, and Krey
NOES: Commissioners:
ABSENT: Commissioners: Ostrowski, Rivlin
ABSTAIN: Commissioners:

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

CONDITIONS OF APPROVAL
Site & Architectural Review Permit (PLN2019-123)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division:

1. Approved Project: Approval is granted for a Site and Architectural Review Permit (PLN2019-123) to allow the construction of an approximately 4,357 square-foot two-story single-family residence on property located at **1420 Van Dusen Lane**. The project shall substantially conform to the Revised Project Plans and Revised Material Board stamped as received by the Community Development Department on November 21, 2019 and December 5, 2019 respectively, except as may be modified by conditions of approval contained herein.
2. Permit Expiration: The Site and Architectural Review Permit approval shall be valid for one year from the date of final approval (expiring February 7, 2021). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline or expiration of an issued building permit will result in the Site and Architectural Review Permit being rendered void.
3. Rough Framing and Planning Final Required: Planning Division clearance is required prior to rough framing and final Building Permit clearance. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.
4. Plan Revisions: The construction plans submitted for a building permit shall incorporate the following revision(s):
 - a. The front entry area shall be modified such that steps or portions of the porch landing areas that exceed a height of 12 inches above grade shall be located outside of the required 20-foot front yard setback in compliance with CMC Section 21.18.040(B)(4).
5. Minor Modifications: Minor Modifications to the approved project plans are subject to review and approval by the Community Development Director. Minor modifications include alterations in floor area of no more than 50 square feet on the first floor (except for PD permits where additional floor area is considered a major modification), alterations to second story windows that are not oriented toward

neighboring yards and result in an increase in window area of no more than one square foot and horizontal relocation of no more than one foot from the approved window location, and minor alterations to façade material. All other modifications are subject to review at a public hearing.

6. Plan Revisions: Upon prior approval by the Community Development Director, all Minor Modifications to the approved project plans shall be included in the construction drawings submitted for Building Permit. Any modifications to the Building plan set during construction shall require submittal of a Building Permit Revision and approval by the Building Official prior to Final Inspection.
7. Fences/Walls: Any newly proposed fencing and/or walls shall comply with Campbell Municipal Code Section 21.18.060 and shall be submitted for review and approval by the Community Development Department.
8. Water Efficient Landscape Standards: As a new construction project with a total project landscape area equal to or less than 2,500 square feet, this project is subject to the updated California Model Water Efficient Landscape Ordinance (MWELo) and may comply with the Prescriptive Compliance Option in Appendix D. This document is available at: <http://www.cityofcampbell.com/DocumentCenter/View/176> or on the Planning Division's Zoning and Land Use webpage through www.cityofcampbell.com. The building permit application submittal shall demonstrate compliance with the applicable MWELo and landscaping requirements and shall include the following:
 - a. Planting and Irrigation Plans that meet all requirements of the Prescriptive Compliance Option in Appendix D.
 - b. The front yard landscaping shall include a combination of trees, shrubs, and groundcover spread throughout the yard.
 - c. A completed Landscape Information Form.
 - d. A note on the Cover Sheet in minimum 1/2" high lettering stating "Planning Final Required. The new landscaping indicated on the plans must be installed prior to final inspection. Changes to the landscaping plan require Planning approval."
9. Landscaping: Landscape areas in the aforementioned landscaping plan shall consist of a mix of plants including natural turf, ornamental grasses, groundcovers, shrubs, and trees and/or synthetic turf throughout and shall be provided with permanent irrigation, in compliance with the Water Efficient Landscape Standards and Campbell Municipal Code.
10. Trees: The aforementioned landscaping plan shall incorporate planting of (6) six trees on the property pursuant to STANP Land Use Policy 'J-1'. The selection of required trees shall be to the satisfaction of the Community Development Director and shall not include fruit trees or eucalyptus trees. Existing trees to remain (except for fruit trees and eucalyptus trees) count towards the required number of trees.

11. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director prior to installation of the lighting for compliance with all applicable Conditions of Approval, ordinances, laws and regulations. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.
12. Contractor Contact Information Posting: The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.
13. Construction Activities: The applicant shall abide by the following requirements during construction:
- a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.
 - b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.
 - c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.
 - d. Unnecessary idling of internal combustion engines shall be strictly prohibited.
 - e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.
 - f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division:

14. PERMITS REQUIRED: A building permit application shall be required for the proposed new 2-story single family dwelling structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.
15. PLAN PREPARATION: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be "wet stamped" and signed by the qualifying professional person.
16. CONSTRUCTION PLANS: The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

17. SIZE OF PLANS: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.
18. SOILS REPORT: Two copies of a current soils report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations shall be submitted with the building permit application. This report shall be prepared by a licensed engineer specializing in soils mechanics.
19. SITE PLAN: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Elevation bench marks shall be called out at all locations that are identified as “natural grade” and intended for use to determine the height of the proposed structure.
20. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project building inspector upon foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report and the building pad elevation and on-site retaining wall locations and elevations are prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:
- a. pad elevation
 - b. finish floor elevation (first floor)
 - c. foundation corner locations
21. SPECIAL INSPECTIONS: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.
22. The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24” X 36”) is available at the Building Division service counter.
23. APPROVALS REQUIRED: The project requires the following agency approval or consultation prior to issuance of the building permit:
- a. West Valley Sanitation District (378-2407)
 - b. Santa Clara County Fire Department (378-4010)
 - c. San Jose Water Company (408) 279-7900 (Customer Service)
 - d. School District:
 - i. Campbell Union School District (378-3405)
 - ii. Campbell Union High School District (371-0960)
 - iii. Moreland School District (379-1370)
 - iv. Cambrian School District (377-2103)

Note: To Determine your district, contact the offices identified above. Obtain the School District payment form from the City Building Division, after the Division has approved the building permit application.

- e. Demolition Permit – A Demolition Permit is required for all structures to be removed on site prior to issuance for Building Permit. Applications for Demolition can be obtained at the Building Division Public Counter.

24. P.G.& E.: Applicant is advised that Secondary Dwelling Units on Residential lots are not able to have separate electrical and gas service. Gas and Electric service must be provided from the services associated with the main residential structure.

25. CALIFORNIA GREEN BUILDING CODE: This project is subject to the mandatory requirements for new residential structures (Chapter 4) under the California Green Building Code, 2016 edition.

26. CONSTRUCTION FENCING: This project shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction. The construction site shall be secured to prevent vandalism and/or theft during hours when no work is being done. All protected trees shall be fenced to prevent damage to root systems.

27. BUILD IT GREEN: Applicant shall complete and submit a “Build it Green” inventory of the proposed new single family project prior to issuance of building permit.

28. AUTOMATIC FIRE SPRINKLER SYSTEMS: This project shall comply with Section R313 of the California Residential building Code 2016 edition, and be equipped with a complying Fire Sprinkler system.

29. STORM WATER REQUIREMENTS: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

PUBLIC WORKS DEPARTMENT

30. The scope of this project triggers the requirement for Frontage Improvements as required by Campbell Municipal Code 11.24.040. However, the ultimate frontage improvements for this property are already in place. The applicant will be required to dedicate in fee the right-of-way for Van Dusen Lane.

31. Right-of-Way for Public Street Purposes: Prior to issuance of any building permits for the site, the applicant shall fully complete the process to cause a right-of-way to be granted in fee for public street purposes along the Van Dusen Lane frontage to accommodate a 20-ft half street, unless otherwise approved by the City Engineer.

The applicant shall submit the necessary documents for approval by the City Engineer, pay the current fee, process the submittal with City staff's comments and fully complete the right-of-way process. The applicant shall cause all documents to be prepared by a Professional Land Surveyor, as necessary, for the City's review and recordation. Detailed requirements can be found here: <https://www.ci.campbell.ca.us/DocumentCenter/View/430>.

32. Storm Drain Area Fee: Prior to issuance of any grading or building permits for the site, the applicant shall pay the required Storm Drain Area fee, currently set at \$2,120.00 per net acre, which is \$646.00
33. Water Meter(s) and Sewer Cleanout(s): Proposed new water meter and sewer cleanout shall be installed on private property behind the new public right-of-way line.
34. The following conditions only apply if the applicant has a need to install I upgrade utility services (water, sewer, gas, etc.) in the street:
 - a. Utility Encroachment Permit: Separate permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.
 - b. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.
 - c. Pavement Restoration: The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City's Street Cut Moratorium. The applicant will be required to perform enhanced pavement restoration consistent with the restoration requirements associated with the Street Cut Moratorium. The City's Pavement Maintenance Program website (<https://www.ci.campbell.ca.us/219>) has detailed information on the streets currently under moratorium and the enhanced restoration requirements.
35. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution

prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

Resources to achieve these objectives include Stormwater Best Management Practices Handbook for New Development and Redevelopment ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; Start at the Source: A Design Guidance Manual for Stormwater Quality Protection ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source ("Using Site Design Techniques") by BASMAA, 2003.

FIRE DEPARTMENT

36. Development Review: Review of this development proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
37. Fire Sprinklers Required: (As noted on Sheet A-0.0) An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1) In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Exception: A one-time addition to an existing building that does not total more than 1,000 square feet of building area. 2) In all new basements and in existing basements that are expanded by more than 50%. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CRC Sec. 313.2 as adopted and amended by CBLMC. Please note that sprinklers are required for both the residence and the ADU.
38. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by

this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

39. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33
40. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1
41. No Violation: This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the Fire Code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

RESOLUTION NO. 4559

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A SITE AND ARCHITECTURAL REVIEW PERMIT (PLN2019-77) TO ALLOW THE CONSTRUCTION OF AN APPROXIMATELY 3,103 SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT **1147 S. SAN TOMAS AQUINO ROAD.**

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file numbers PLN2019-77:

1. The project site is zoned R-1-9 (Single Family Residential) on the City of Campbell Zoning Map and within the boundaries of the San Tomas Area Neighborhood Plan (STANP).
2. The project site is designated Low Density Residential (<4.5 units/gr. acre) on the City of Campbell General Plan Land Use diagram.
3. The project site is an 8,000 square-foot parcel located off S. San Tomas Aquino Road (on a private street known as Turner Way), north of Hacienda Avenue and south of Munro Avenue.
4. The proposed project consists of the construction of a new approximately 3,103 square-foot two-story single-family residence.
5. The proposed project will result in a building coverage of 26% and a Floor Area Ratio (FAR) of .39, where a maximum 35% building coverage and .45 FAR are allowed in the R-1-9 Zoning District.
6. The proposed project will provide two covered parking spaces within an attached garage, satisfying the applicable parking requirement.
7. The proposed project will be compatible with the R-1-9 (Single Family Residential) Zone District with approval of a Site and Architectural Review Permit.
8. The project is compatible with the architecture of the adjacent neighborhood in that the project incorporates representative architectural features of homes in the San Tomas Area including hipped and gabled roof forms and simple rectangular shaped forms.
9. As conditioned, the proposal is consistent with CMC Section 21.26.030(K) pertaining to the retention of mature trees to the greatest extent feasible.

- 10. The proposal is consistent with the City adopted San Tomas Area Neighborhood Plan (STANP).
- 11. The proposal is consistent with the Considerations in Review of Applications (CMC Section 21.42.040) subject to Site and Architectural Review.
- 12. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required Conditions of Approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact and pursuant to CMC Section 21.42.020, the Planning Commission further finds and concludes that:

- 1. The project will be consistent with the General Plan;
- 2. The project will aid in the harmonious development of the immediate area;
- 3. The project is consistent with applicable adopted design guidelines; and
- 4. This project is Categorically Exempt under per Section 15303 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Site and Architectural Review Permit (PLN2019-77) to allow the construction of an approximately 3,103 square-foot two-story single-family residence on property located at **1147 S. San Tomas Aquino Road**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 28th day of January, 2020, by the following roll call vote:

- AYES: Commissioners: Buchbinder, Ching, Colvill, and Krey
- NOES: Commissioners: Hines
- ABSENT: Commissioners: Ostrowski, Rivlin
- ABSTAIN: Commissioners:

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

CONDITIONS OF APPROVAL
Site & Architectural Review Permit (PLN2019-77)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division:

1. Approved Project: Approval is granted for a Site and Architectural Review Permit (PLN2019-77) to allow the construction of an approximately 3,103 square-foot two-story single-family residence on property located at **1147 S. San Tomas Aquino Road**. The project shall substantially conform to the Revised Project Plans and Revised Material Board stamped as received by the Community Development Department on November 22, 2019, except as may be modified by conditions of approval contained herein.
2. Permit Expiration: The Site and Architectural Review Permit approval shall be valid for one year from the date of final approval (expiring February 7, 2021). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline or expiration of an issued building permit will result in the Site and Architectural Review Permit being rendered void.
3. Rough Framing and Planning Final Required: Planning Division clearance is required prior to rough framing and final Building Permit clearance. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.
4. Plan Revisions: The construction plans submitted for a building permit shall incorporate the following revision(s):
 - a. Rear Balcony: The rear balcony shall incorporate solid full-height walls on each side, finished to match the adjacent building walls. Alternatively, the balcony may be omitted.
 - b. Screen Trees: The site plan and landscape plan shall depict individual screen trees to screen the second-floor side/rear windows and rear balcony rather than an outline of the area and shall identify the number, spacing, and species of the screen trees which shall be subject to approval by the Community Development Director.

- c. Rear Yard Walnut Tree: The site plan shall identify the existing walnut tree located in the rear yard as “Protected tree to remain. Tree shall not be removed without approval of a Tree Removal Permit.”
 - d. Front Yard Pine Tree: The site plan shall identify the existing pine tree located in the front yard as “Protected tree to remain. Tree shall not be removed without approval of a Tree Removal Permit” unless the tree is approved for removal pursuant to the required arborist report described Condition of Approval No. 10c.
 - e. Tree Protection Plan: The building permit plans shall include the enclosed “Standards for Tree Protection During Construction” on a full sized sheet and incorporate plan revisions as necessary to demonstrate compliance with the tree protection standards for the rear yard walnut tree and front yard pine tree (if applicable pursuant to Condition of Approval No. 10c).
5. Minor Modifications: Minor Modifications to the approved project plans are subject to review and approval by the Community Development Director. Minor modifications include alterations in floor area of no more than 50 square feet on the first floor (except for PD permits where additional floor area is considered a major modification), alterations to second story windows that are not oriented toward neighboring yards and result in an increase in window area of no more than one square foot and horizontal relocation of no more than one foot from the approved window location, and minor alterations to façade material. All other modifications are subject to review at a public hearing.
6. Plan Revisions: Upon prior approval by the Community Development Director, all Minor Modifications to the approved project plans shall be included in the construction drawings submitted for Building Permit. Any modifications to the Building plan set during construction shall require submittal of a Building Permit Revision and approval by the Building Official prior to Final Inspection.
7. Fences/Walls: Any newly proposed fencing and/or walls shall comply with Campbell Municipal Code Section 21.18.060 and shall be submitted for review and approval by the Community Development Department.
8. Water Efficient Landscape Standards: As a new construction project with a total project landscape area equal to or less than 2,500 square feet, this project is subject to the updated California Model Water Efficient Landscape Ordinance (MWELO) and may comply with the Prescriptive Compliance Option in Appendix D. This document is available at: <http://www.cityofcampbell.com/DocumentCenter/View/176> or on the Planning Division’s Zoning and Land Use webpage through www.cityofcampbell.com. The building permit application submittal shall demonstrate compliance with the applicable MWELO and landscaping requirements and shall include the following:
 - a. Planting and Irrigation Plans that meet all requirements of the Prescriptive Compliance Option in Appendix D.

- b. The front yard landscaping shall include a combination of trees, shrubs, and groundcover spread throughout the yard.
 - c. A completed Landscape Information Form.
 - d. A note on the Cover Sheet in minimum 1/2" high lettering stating "Planning Final Required. The new landscaping indicated on the plans must be installed prior to final inspection. Changes to the landscaping plan require Planning approval."
 - e. See Comment No. 4b.
9. Landscaping: Landscape areas in the aforementioned landscaping plan shall consist of a mix of plants including natural turf, ornamental grasses, groundcovers, shrubs, and trees and/or synthetic turf throughout and shall be provided with permanent irrigation, in compliance with the Water Efficient Landscape Standards and Campbell Municipal Code.
10. Trees:
- a. Required Trees: The aforementioned landscaping plan shall incorporate planting of (4) four trees on the property pursuant to STANP Land Use Policy 'J-1'. The selection of required trees shall be to the satisfaction of the Community Development Director and shall not include fruit trees or eucalyptus trees. Existing trees to remain (except for fruit trees and eucalyptus trees) count towards the required number of trees.
 - b. Rear Yard Walnut Tree: The existing walnut tree located in the rear yard shall remain and be protected. The tree shall not be removed without approval of a Tree Removal Permit and is subject to the provisions of CMC Chapter 21.32 (Tree Protection Ordinance), including but not limited to Sections 21.32.050 (Protected Trees), 21.32.150 (Pruning and Maintenance), and 21.32.160 (Violations/Penalties).
 - c. Front Yard Pine Tree: Prior to issuance of a building permit, the applicant shall submit funds necessary for the City to commission the preparation of an arborist report to determine if the existing pine tree located in the front yard shall be retained or removed. If recommended for removal, the applicant shall replace the tree with a new ash, cedar, oak, or redwood tree with a height of 10 to 15 feet as measured from the trunk's base, in a location approved by the Community Development Director, and provided with irrigation to the satisfaction of the Community Development Director.
11. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director prior to installation of the lighting for compliance with all applicable Conditions of Approval, ordinances, laws and regulations. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.

12. Contractor Contact Information Posting: The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.
13. Construction Activities: The applicant shall abide by the following requirements during construction:
- a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.
 - b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.
 - c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.
 - d. Unnecessary idling of internal combustion engines shall be strictly prohibited.
 - e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.
 - f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division:

14. PERMITS REQUIRED: A building permit application shall be required for the proposed new single family dwelling structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit. A Demolition Permit shall be required to remove all structures prior to the new structure.
15. PLAN PREPARATION: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be "wet stamped" and signed by the qualifying professional person.
16. CONSTRUCTION PLANS: The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.
17. SIZE OF PLANS: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.
18. SOILS REPORT: Two copies of a current soils report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design

recommendations shall be submitted with the building permit application. This report shall be prepared by a licensed engineer specializing in soils mechanics.

19. SITE PLAN: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Elevation bench marks shall be called out at all locations that are identified as “natural grade” and intended for use to determine the height of the proposed structure.
20. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project building inspector upon foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report and the building pad elevation and on-site retaining wall locations and elevations are prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:
 - a. pad elevation
 - b. finish floor elevation (first floor)
 - c. foundation corner locations
21. SPECIAL INSPECTIONS: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.
22. The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24” X 36”) is available at the Building Division service counter.
23. APPROVALS REQUIRED: The project requires the following agency approval or consultation prior to issuance of the building permit:
 - a. West Valley Sanitation District (378-2407)
 - b. Santa Clara County Fire Department (378-4010)
 - c. San Jose Water Company (408) 279-7900 (Customer Service)
 - d. School District:
 - i. Campbell Union School District (378-3405)
 - ii. Campbell Union High School District (371-0960)
 - iii. Moreland School District (379-1370)
 - iv. Cambrian School District (377-2103)

Note: To Determine your district, contact the offices identified above. Obtain the School District payment form from the City Building Division, after the Division has approved the building permit application.
 - e. Bay Area Air Quality Management District (415) 749-4762 (Demolitions Only)

24. P.G.& E.: Applicant is advised that Secondary Dwelling Units on Residential lots are not able to have separate electrical and gas service. Gas and Electric service must be provided from the services associated with the main residential structure.
25. CALIFORNIA GREEN BUILDING CODE: This project is subject to the mandatory requirements for new residential structures (Chapter 4) under the California Green Building Code, 2016 edition.
26. CONSTRUCTION FENCING: This project shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction. The construction site shall be secured to prevent vandalism and/or theft during hours when no work is being done. All protected trees shall be fenced to prevent damage to root systems.
27. AUTOMATIC FIRE SPRINKLER SYSTEMS: This project shall comply with Section R313 of the California Residential building Code 2016 edition, and be equipped with a complying Fire Sprinkler system.
28. STORM WATER REQUIREMENTS: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

PUBLIC WORKS DEPARTMENT

29. The scope of this project triggers the requirement for Frontage Improvements as required by Campbell Municipal Code 11.24.040. However, this parcel has no actual street frontage along S. San Tomas Aquino Road.
30. Storm Drain Area Fee: Prior to issuance of any grading or building permits for the site, the applicant shall pay the required Storm Drain Area fee, currently set at \$2,120.00 per net acre, which is \$389.00
31. The following conditions only apply if the applicant has a need to install/upgrade utility services (water, sewer, gas, etc.) in the public street:
- a. Utility Encroachment Permit: Separate permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.
 - b. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.

- c. Pavement Restoration: The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City's Street Cut Moratorium. The applicant will be required to perform enhanced pavement restoration consistent with the restoration requirements associated with the Street Cut Moratorium. The City's Pavement Maintenance Program website (<https://www.ci.campbell.ca.us/219>) has detailed information on the streets currently under moratorium and the enhanced restoration requirements.

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Resources to achieve these objectives include Stormwater Best Management Practices Handbook for New Development and Redevelopment ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; Start at the Source: A Design Guidance Manual for Stormwater Quality Protection ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source ("Using Site Design Techniques") by BASMAA, 2003.

FIRE DEPARTMENT

33. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

34. Fire Sprinklers Required: (As noted on Sheet A-0.0) An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1) In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Exception: A one-time addition to an existing building that does not total more than 1,000 square feet of building area. 2) In all new basements and in existing basements that are expanded by more than 50%. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit

application and appropriate fees to this department for review and approval prior to beginning their work. CRC Sec. 313.2 as adopted and amended by CBLMC.

35. Water Supply Requirements: (As noted on Sheet A-0.0) Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2010 CFC Sec. 903.3.5 and Health and Safety Code 13114.7
36. Construction Site Fire Safety: (As noted on Sheet A-0.0) All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33
37. Address identification: (As noted on Sheet A-0.0) New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1 This site is on Turner Way.
38. This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.I, 105.3.6]



City of Campbell, 70 N. First Street, Campbell, CA 95008, (408) 866-2140

STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

Construction of private property where protected trees are designated for preservation shall be protected during development of a property by compliance with the following:

1. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. Protective fencing shall be installed as followed:
 - A. The fence shall be a minimum of six feet in height and shall be set securely in place.
 - B. The fence shall be chain link without slats to allow visibility to the trunk for inspections and safety.
 - C. There shall be no storage of any kind prior to or at such time after the protective fencing is installed.
 - D. The fence may be adjusted as necessary to accommodate work approved within the dripline provided any excavation is done in accordance with instructions directed by a qualified arborist.
2. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the Community Development Director when it is reasonably demonstrated that the alternate grade will not damage the health of the tree.
3. Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a protected tree (the root system generally extends to the outermost edges of the branches).
4. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
5. Trees cannot be pruned to accommodate grading or construction without the express written approval of the City. Upon receipt of written approval, pruning of trees must be undertaken in accordance with "Pruning Standards" of the International Society of Arboriculture and must be carried out by a licensed arborist.
6. Soil compaction of the area under the dripline of the tree shall be avoided during all phases of site clearing and construction.
7. No soil sterilants or weed killer that will inhibit or restrict the tree's growth may be applied in the root area.
8. No signs, wires or any other object shall be attached to the tree.
9. Any other measures deemed necessary by a qualified arborist and specified in any report prepared for development projects with City review and approval.
10. The applicant shall provide the project planner with photos of the installed protective fencing prior to issuance of a building permit.



CITY OF CAMPBELL • PLANNING COMMISSION
Staff Report • February 12, 2020

PLN2019-328 Public Hearing to consider the application of Robson Homes for a Major Modification (PLN2019-328) to a previously-approved Planned Development Permit (PLN2018-178) to allow three accessory dwelling units (ADUs) within an approved six-lot single-family residential planned development, for properties located at **100-300 Haymarket Court** (formally 880 and 910 Harriet Ave) in the P-D (Planned Development) Zoning District.

Mar, J.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution**, recommending that the City Council adopt an ordinance approving a Major Modification (PLN2019-328) to a previously approved Planned Development Permit (PLN2018-178).

ENVIRONMENTAL DETERMINATION

In approving the original Planned Development Permit the City Council also adopted a Mitigated Negative Declaration (MND) finding that there was no substantial evidence that the project would have a significant effect on the environment. The addition of accessory dwelling units (ADUs) to the project falls within the scope of the MND since ADUs are considered incidental to a single-family residence under State law.

PROJECT DATA

General Plan Designation: *Low Density Residential* (less than 4.5 Units/Gr. Acre)

Zoning: P-D (Planned Development)

Area Plan: San Tomas Area Neighborhood Plan (STANP)

Density: 5 Units/Gr. Acre

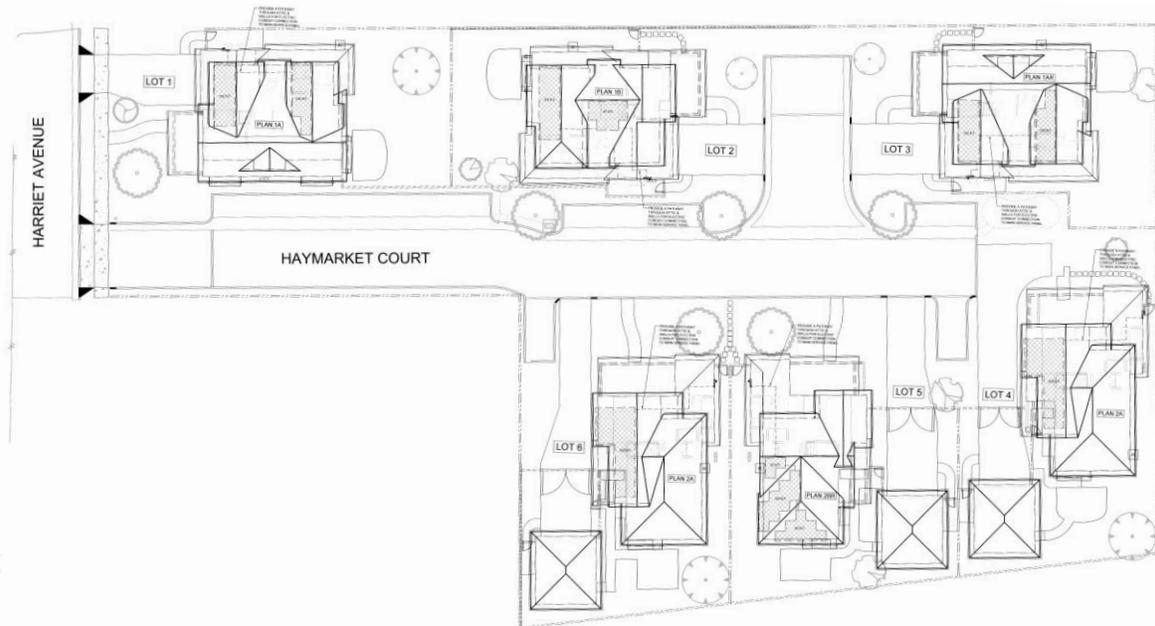
Parking Proposed: 24 parking spaces (12 covered; 12 uncovered/guest)

Parking Provided : 24 spaces (6 covered; 6 uncovered, 12 uncovered/guest)

Project Data						
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Lot Size	6,709	6,801	6,708	6,774	6,774	7,187
First Floor SF	1,398	1,398	1,398	1,507	1,489	1,507
Second Floor SF	1,232	1,230	1,232	1,121	1,142	1,121
Garage SF	386	386	386	416	416	416
ADU SF	-	-	-	435	435	435
Total Area SF	3,016	3,014	3,016	3,479	3,482	3,479
FAR	.45	.443	.45	.514	.514	.484

DISCUSSION

Project Site: On December 4, 2018, the City Council approved a Planned Development Permit and Subdivision Map to allow a six-lot single-family residential development located along Harriet Avenue (reference **Attachment 2** – Location Map). Three of the homes incorporated attached garages and the other three detached garages, as shown on the site plan, below:



Proposal: With the recent adoption of the City’s new ADU Ordinance—which eliminated minimum lot sizes, reduced setbacks, and allowed 2-story ADUs—the applicant is seeking to add 435 square-foot ADUs atop of the three detached garages on Lots 4, 5, and 6 (reference **Attachment 3** – Project Plans). Since the project is subject to an approved Planned Development Permit, the applicant has applied for a “Major Modification”.

ANALYSIS

Zoning District: The project site is located within the P-D (Planned Development) Zoning District. Addition of any new square-footage to a project approved by a Planned Development Permit requires approval by the City Council upon recommendation by the Planning Commission of a “Major Modification”¹. Upon approval of the modification request, the proposal would be consistent with the P-D Zoning District.

General Plan Consistency: The General Plan land use designation for the project site is *Low-Density Residential (Less than six units per gross acre)*. This land use designation is intended to accommodate detached single-family homes on lots that are typically 6,000 square-feet. Introduction of ADUs would be consistent with this land use designation in that they are considered an incidental component of a residential dwelling. Moreover, under State law ADUs do not increase the density of a residential project.

¹ Major Modification" specifically means a modification to a planned development permit that proposes to add additional square footage or substantially alter the design or specifications approved by the site plan shall be reviewed by the planning commission and approved by the City Council. (CMC Sec. 21.12.030.H.3.b).

The addition of ADUs to an approved housing project would also further Land Use Goal LUT-3 and Housing Element Policy H-5.3:

Goal LUT-3: Options in ownership and rental housing in terms of style, size, and density that contribute positively to the surrounding neighborhood

Policy H-5.3: Secondary Dwelling Units: Provide for the infill of modestly priced rental housing by encouraging secondary units in residential neighborhoods.

Site Layout: The layout of the affected lots remains unchanged since the addition of the ADUs does not change the approved placement of the garages.

Design: The revised garage/ADU structures are shown below. The structures generally maintain design consistency with the primary homes (reference **Attachment 4** – Final Elevations), as required by the ADU Ordinance.



Setbacks: The garage/ADU structures would all maintain a minimum 5-foot setback from side and rear property lines. This exceeds the minimum 4-foot setback required under State law.

Parking: New detached ADUs require one parking stall per unit. As allowed by State law, the driveways serving the garages satisfy this parking requirement since they exceed the minimum depth and width dimensions for a parking stall.

Privacy: The City’s ADU Ordinance requires that all second-story windows less than eight feet from rear and interior-side property lines be clerestory with the bottom of the glass at least six feet above the finished floor. The proposed ADUs comply with this requirement by placing the primary/egress windows interior into the lots and by use of clearstory windows on walls that abut property lines.

Floor Area Ratio: The proposed ADUs would increase the FAR of the affected lots beyond the 0.45 maximum, up to 0.514. State law now stipulates that the City’s FAR and Lot Coverage standards may be exceeded in order to allow up to an 800 square-foot ADU. The intent of this provision is to provide relief to homeowners who had already maximized the development capacity of their lot to create an ADU. In this regard, the Community Development Director has determined that this provision may only be exercised in association with existing homes. If a property owner proposes an ADU in association with a new home, then the expectation is for the property to satisfy the City’s FAR and Lot Coverage requirements.

However, the City’s ADU Ordinance also provides flexibility for Planned Development zoned properties by allowing a developer to ask for “less restrictive standards” as means to promote

ADU production. Under this provision, the increase to FAR may be permitted by the City Council, subject to the action being approved by ordinance. Since the proposed floor area increase is intended to add modestly-sized ADUs and would not otherwise affect the scale or layout of the project, the proposed FAR increase may be seen as keeping with the intent of the State's ADU legislation.

Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) reviewed this application at its meeting of January 28, 2020. The SARC was generally agreeable to the proposal only asking why the applicant could not add ADUs to the other three homes. The applicant indicated that since those homes have attached garages, introduction of ADUs would require structural revisions that cannot be accommodated at this stage.

Attachments:

1. Draft Resolution
2. Location Map
3. Project Plans
4. Final Elevation Drawings



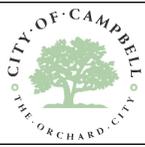
Prepared by:

Daniel Fama, Senior Planner



Approved by:

Paul Kermoyan, Community Development Director



Location Map



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

Resolution No. _____

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING A MAJOR MODIFICATION (PLN2019-328) TO A PREVIOUSLY-APPROVED PLANNED DEVELOPMENT PERMIT (PLN2018-178) TO ALLOW THREE ACCESSORY DWELLING UNITS (ADUS) WITHIN AN APPROVED SIX-LOT SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT, FOR PROPERTIES LOCATED AT **100, 200, AND 300 HAYMARKET COURT** (FORMALLY 880 AND 910 HARRIET AVE).

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to the recommended approval of a Major Modification (PLN2019-328):

Environmental Finding

1. The Proposed Project falls within the scope of a previously adopted Mitigated Negative Declaration (MND) as ADUs are considered incidental to a single-family residence under State law.

Evidentiary Findings

1. The Project Site is zoned P-D (Planned Development) on the City of Campbell Zoning Map.
2. The Project Site is designated *Low Density Residential* (Less than 6 units/gr. acre) on the City of Campbell General Plan Land Use diagram.
3. The Project Site is three parcels located on a private street know as Haymarket Court located east of Harriet Avenue.
4. The Project Site is subject to a Planned Development Permit (PLN2018-178) approved by the City Council on December 4, 2018 by Resolution No. 12384.
5. The Proposed Project is an application to modify the previously approved Planned Development Permit (PLN2018-178) to allow 435 square-foot accessory dwelling units (ADUs) atop of the three detached garages located on Lots 4, 5, and 6 within the Project Site.
6. The proposed project constitutes a "Major Modification" to the previously approved Planned Development Permit because it "proposes to add additional square footage or substantially alter the design or specifications approved by the site plan..." as specified Campbell Municipal Code (CMC) Sec. 21.12.030.H.3.b.
7. Although CMC Section 21.23.030.D species that an ADU may exceed the applicable Floor Area Ratio (FAR) to the extent necessary to allow an accessory dwelling unit no

larger than 800 square feet, the Community Development Director has determined that this provision may only be exercised in association with existing homes and is therefore inapplicable for the Proposed Project.

8. The Proposed Project would increase the FAR of the affected lots beyond the 0.45 maximum specified by the San Tomas Area Neighborhood Plan (STANP), up to 0.514.
9. Notwithstanding the inapplicability CMC Section 21.23.030.D, the Proposed Project may nonetheless still exceed the maximum FAR specified by the STANP pursuant to CMS Section 21.23.100 which allows developers to seek “less restrictive standards” as means to promote ADU production, which may be approved by the City Council by ordinance.
10. The Proposed Project would be consistent with the General Plan Land Use Goal LUT-3 and Housing Element Policy H-5.3:

Goal LUT-3: Options in ownership and rental housing in terms of style, size, and density that contribute positively to the surrounding neighborhood

Policy H-5.3: Secondary Dwelling Units: Provide for the infill of modestly priced rental housing by encouraging secondary units in residential neighborhoods.

11. In review of the Proposed Project, the Planning Commission considered the site circulation, traffic congestion, and traffic safety effects of the project, including the effect of the site development plan on traffic conditions on abutting streets; the layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exit driveways, and walkways; the arrangement and adequacy of off-street parking facilities to prevent traffic congestion; the location, arrangement, and dimensions of truck loading and unloading facilities; the circulation patterns within the boundaries of the development, and; the surfacing and lighting of the off-street parking facilities.
12. The Planning Commission further considered the landscaping design of the proposed project, including the location, height, and material offences, walls, hedges, and screen plantings to ensure harmony with adjacent development or to conceal storage areas, utility installations, and other unsightly aspects of the development; the planting of groundcover or other surfacing to prevent dust and erosion, and the preservation of existing healthy trees.
13. The Planning Commission further considered the proposed project's architectural and site layout, including the general silhouette and mass, including location on the site, elevations, and relation to natural plant coverage, all in relationship to the surrounding neighborhood; the exterior design in relation to adjoining structures in terms of area, bulk, height, openings, and breaks in the facade facing the street; and appropriateness and compatibility of the proposed uses in relation to the adjacent uses and the area as a whole.

14. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact, the Planning Commission further finds and concludes that:

1. The proposed development or uses clearly would result in a more desirable environment and use of land than would be possible under any other zoning district classification;
2. The proposed development would be compatible with the general plan and will aid in the harmonious development of the immediate area;
3. The proposed development would not be detrimental to the health, safety or welfare of the neighborhood or of the city as a whole.
4. The establishment will not create a nuisance due to litter, noise, traffic, vandalism or other factors;
5. The establishment will not significantly disturb the peace and enjoyment of the nearby residential neighborhood; and
6. This project is Categorically Exempt under Section 15303 (Class 3) of the California Environmental Quality Act (CEQA) Guidelines pertaining to the construction of accessory (appurtenant) structures

THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt an ordinance (**Exhibit A**) approving a Major Modification (PLN2019-328) to a previously-approved Planned Development Permit (PLN2018-178) to allow three accessory dwelling units (ADUs) within an approved six-lot single-family residential planned development, for properties located at **100, 200, and 300 Haymarket Court** (formally 880 and 910 Harriet Ave).

PASSED AND ADOPTED this 11th day of March, 2020, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

ORDINANCE NO. _____

BEING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A MAJOR MODIFICATION (PLN2019-328) TO A PREVIOUSLY-APPROVED PLANNED DEVELOPMENT PERMIT (PLN2018-178) TO ALLOW THREE ACCESSORY DWELLING UNITS (ADUS) WITHIN AN APPROVED SIX-LOT SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT, FOR PROPERTIES LOCATED AT **100, 200, AND 300 HAYMARKET COURT** (FORMALLY 880 AND 910 HARRIET AVE).

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

After due consideration of all evidence presented, the City Council of the City of Campbell does ordain as follows:

Environmental Finding

1. The Proposed Project falls within the scope of a previously adopted Mitigated Negative Declaration (MND) as ADUs are considered incidental to a single-family residence under State law.

Evidentiary Findings

1. The Project Site is zoned P-D (Planned Development) on the City of Campbell Zoning Map.
2. The Project Site is designated *Low Density Residential* (Less than 6 units/gr. acre) on the City of Campbell General Plan Land Use diagram.
3. The Project Site is three parcels located on a private street know as Haymarket Court located east of Harriet Avenue.
4. The Project Site is subject to a Planned Development Permit (PLN2018-178) approved by the City Council on December 4, 2018 by Resolution No. 12384.
5. The Proposed Project is an application to modify the previously approved Planned Development Permit (PLN2018-178) to allow 435 square-foot accessory dwelling units (ADUs) atop of the three detached garages located on Lots 4, 5, and 6 within the Project Site.
6. The proposed project constitutes a "Major Modification" to the previously approved Planned Development Permit because it "proposes to add additional square footage or substantially alter the design or specifications approved by the site plan..." as specified Campbell Municipal Code (CMC) Sec. 21.12.030.H.3.b.
7. Although CMC Section 21.23.030.D species that an ADU may exceed the applicable Floor Area Ratio (FAR) to the extent necessary to allow an accessory dwelling unit no larger than 800 square feet, the Community Development Director has determined that

this provision may only be exercised in association with existing homes and is therefore inapplicable for the Proposed Project.

8. The Proposed Project would increase the FAR of the affected lots beyond the 0.45 maximum specified by the San Tomas Area Neighborhood Plan (STANP), up to 0.514.
9. Notwithstanding the inapplicability CMC Section 21.23.030.D, the Proposed Project may nonetheless still exceed the maximum FAR specified by the STANP pursuant to CMS Section 21.23.100 which allows developers to seek “less restrictive standards” as means to promote ADU production, which may be approved by the City Council by ordinance.
10. The Proposed Project would be consistent with the General Plan Land Use Goal LUT-3 and Housing Element Policy H-5.3:

Goal LUT-3: Options in ownership and rental housing in terms of style, size, and density that contribute positively to the surrounding neighborhood

Policy H-5.3: Secondary Dwelling Units: Provide for the infill of modestly priced rental housing by encouraging secondary units in residential neighborhoods.
11. In review of the Proposed Project, the City Council considered the site circulation, traffic congestion, and traffic safety effects of the project, including the effect of the site development plan on traffic conditions on abutting streets; the layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exit driveways, and walkways; the arrangement and adequacy of off-street parking facilities to prevent traffic congestion; the location, arrangement, and dimensions of truck loading and unloading facilities; the circulation patterns within the boundaries of the development, and; the surfacing and lighting of the off-street parking facilities.
12. The City Council further considered the landscaping design of the proposed project, including the location, height, and material offences, walls, hedges, and screen plantings to ensure harmony with adjacent development or to conceal storage areas, utility installations, and other unsightly aspects of the development; the planting of groundcover or other surfacing to prevent dust and erosion, and the preservation of existing healthy trees.
13. The City Council further considered the proposed project's architectural and site layout, including the general silhouette and mass, including location on the site, elevations, and relation to natural plant coverage, all in relationship to the surrounding neighborhood; the exterior design in relation to adjoining structures in terms of area, bulk, height, openings, and breaks in the facade facing the street; and appropriateness and compatibility of the proposed uses in relation to the adjacent uses and the area as a whole.
14. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact, the City Council further finds and concludes that:

1. The proposed development or uses clearly would result in a more desirable environment and use of land than would be possible under any other zoning district classification;
2. The proposed development would be compatible with the general plan and will aid in the harmonious development of the immediate area;
3. The proposed development would not be detrimental to the health, safety or welfare of the neighborhood or of the city as a whole.
4. The establishment will not create a nuisance due to litter, noise, traffic, vandalism or other factors;
5. The establishment will not significantly disturb the peace and enjoyment of the nearby residential neighborhood; and
6. This project is Categorically Exempt under Section 15303 (Class 3) of the California Environmental Quality Act (CEQA) Guidelines pertaining to the construction of accessory (appurtenant) structures

SECTION ONE: That this Ordinance be adopted to approve a Major Modification (PLN2019-328) to a previously-approved Planned Development Permit (PLN2018-178) to allow three accessory dwelling units (ADUs) within an approved six-lot single-family residential planned development, for properties located at **100, 200, and 300 Haymarket Court** (formally 880 and 910 Harriet Ave), subject to the attached Conditions of Approval (attached **Exhibit A**).

SECTION TWO: This Ordinance shall become effective thirty (30) days following its passage and adoption and shall be published, one time within fifteen (15) days upon passage and adoption in the Campbell Express, a newspaper of general circulation in the City of Campbell, County of Santa Clara.

PASSED AND ADOPTED this ___ day of _____, _____, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

APPROVED: _____
Susan M. Landry, Mayor

ATTEST: _____
Wendy Wood, City Clerk

**CONDITIONS OF APPROVAL
Major Modification (PLN2018-328)**

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Major Modification (PLN2019-328) to a previously-approved Planned Development Permit (PLN2018-178) to allow three accessory dwelling units (ADUs) within an approved six-lot single-family residential planned development, for properties located at **100, 200, and 300 Haymarket Court** (formally 880 and 910 Harriet Ave). The design of garage/ADU structures shall substantially conform to the Revised Project Plans, stamped as received by the Planning Division on January 28, 2020. No other changes to the original Project Plans, stamped as received by the Planning Division on September 26, 2018, and approved by City Council Resolution No. 12384, are authorized.
2. Permit Expiration: The Major Modification approved herein ("Approval") shall be valid for one (1) year from the effective date of City Council approval (expiring April 16, 2021). Within this one-year period, an application for building permit(s) must be submitted. Failure to meet this deadline or expiration of an issued building permit will result in the Approval being rendered void.
3. Previous Conditions of Approval: The conditions of approval contained herein shall be considered additional to those provided by City Council Resolution No. 12384.

NOTE: ALL ROOF MATERIALS TO BE COMPOSITION ROOF SHINGLES PER THE OWNER'S COLOR AND MATERIAL SPECIFICATIONS LOT 4 - PARCO PREMIER DRIFTWOOD OR APPROVED EQUAL.

GENERAL NOTES

1. VERTICAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD FACE OF CONCRETE OR FACE OF CMU UNLESS NOTED OTHERWISE.
2. ANY DISCREPANCY FOUND IN THESE DRAWINGS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
3. FIRST FLOOR DIMENSIONS ARE TOP OF SLAB OR TOP OF SUB FLOOR SHEATHING MATERIAL.
4. SECOND FLOOR DIMENSIONS ARE TOP OF SUB FLOOR SHEATHING MATERIAL.
5. ALL EXTERIOR PAVING AND SITE ELEMENTS ARE FOR REFERENCE ONLY REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
6. ALL MECHANICAL EQUIPMENT GRILLS AND CONTROLS ARE FOR REFERENCE ONLY REFER TO MECHANICAL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
7. ALL ELECTRICAL FIXTURES, OUTLETS AND EQUIPMENT ARE FOR REFERENCE ONLY REFER TO ELECTRICAL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
8. ALL STRUCTURAL MEMBERS AND ELEMENTS ARE SHOWN FOR REFERENCE ONLY REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
9. CONTRACTOR TO COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
10. FINISH CARPENTER SHALL FIELD VERIFY ALL SHUTTER SIZES PRIOR TO ORDER.
11. ALL EXTERIOR STUCCO PER COLOR CONSULTANT. ALL WOOD SHUTTERS TO BE A CONTRASTING COLOR. ALL ROOF TILES TO BE A BLEND OF COLORS AS SELECTED BY COLOR CONSULTANT AND CLIENT.

ELEVATION NOTES

- SYMBOL LEGEND:
- XX KEY NOTE
1. BRATIAL
 - 1.1 LINE OF WALL BEYOND
 - 1.2 OPENING IN WALL
 2. SITE CONSTRUCTION
 - 2.1 CONCRETE SLAB ON GRADE (PER STRUCT DWGS)
 - 2.2 CONCRETE STOOD - REFER TO CIVIL/LANDSCAPE DRAWINGS
 - 2.3 CONCRETE STEPS - REFER TO CIVIL/LANDSCAPE DRAWINGS



FRONT ELEVATION 2A - LOT 4
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION 2A - LOT 4
SCALE: 1/4" = 1'-0"

- EXTERIOR FINISHES**
1. ROOFING MATERIAL - COMPOSITION ROOF SHINGLES AS NOTED.
 2. SPONGE POLYURETHANE SUBSIDY.
 3. STUCCO SUFFIT / CEILING.
 4. STUCCO SILL SLOPE UP PER FT. MIN.
 5. STUCCO EXPANSION / CONTROL JOINT.
 6. STUCCO OVER FOAM SHAPE.
 7. STUCCO OVER HIGH DENSITY FOAM COLUMN WITH SMOOTH FINISH COAT.
 8. STUCCO OVER FOAM SHIELD SURROUND WITH SMOOTH FINISH COAT.
 9. STUCCO OVER 1/2" PER FT. MIN. SLOPE RAMP.
 10. STUCCO OVER 1/2" PER FT. MIN. SLOPE RAMP.
 11. STUCCO OVER 1/2" PER FT. MIN. SLOPE RAMP.
 12. STUCCO OVER CONCRETE MASONRY UNIT WALL.
 13. STUCCO OVER WOOD FRAMED CHIMNEY.
 14. STUCCO OVER WOOD FRAMED CHIMNEY.
 15. STUCCO OVER WOOD FRAMED CHIMNEY.
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STAMP

R H A
ROBERT HIDEY ARCHITECTS
1017 MCNEEL DRIVE SUITE 170 SAN JOSE, CA 95128
408 MADISON DRIVE SUITE 204 PALMDALE, CA 93550
951.284.4645 WWW.ROBERTHIDEY.COM

HAYMARKET COURT
HARRIET AVE.
CAMPBELL, CA

ROBSON HOMES
1185 THE ALAMEDA, SUITE 160
SAN JOSE, CA 95128
(408) 423-1787

ROBSON HOMES

CONSTRUCTION DOCUMENTS SET - DELTA 1 - 04-29-2019

BUILDING DEPARTMENT SUBMITTAL:

1st SUBMITTAL: 03-15-2019

REVISIONS:

04/29/19 CLIENT REV/CORR & PC

SHEET TITLE:
PLAN 2A - LOT 4
EXTERIOR ELEVATIONS

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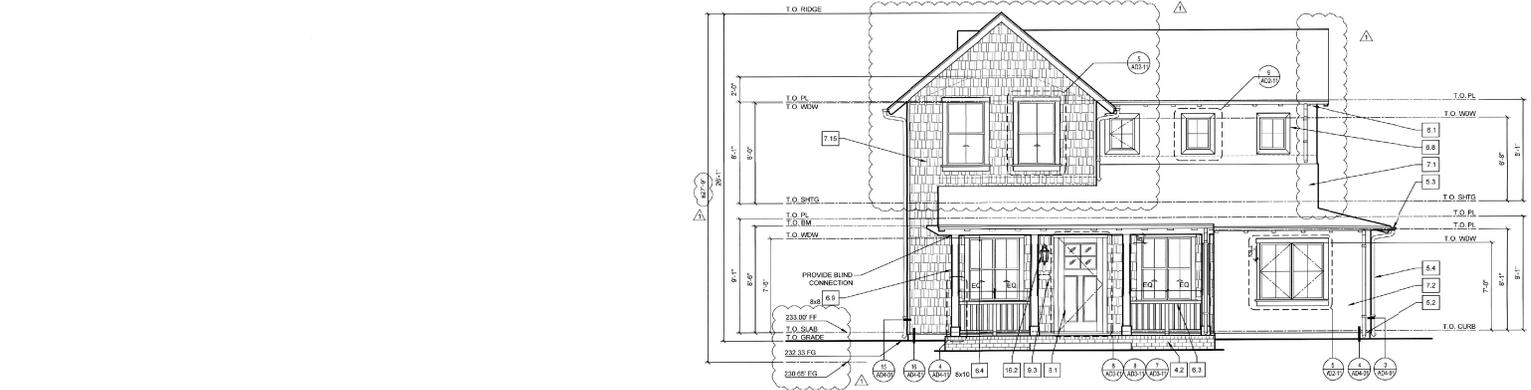
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PLT REFERENCE DATE: 05/29/2019

City of Campbell
Building Department
111 N. UNIVERSITY AVENUE
CAMPBELL, CA 95008
Tel: 408.284.4645
Fax: 408.284.4646
www.campbellca.gov

2019-00-310-09-23-19

NOTE: ALL ROOF MATERIALS TO BE COMPOSITION ROOF SHINGLES PER THE OWNER'S COLOR AND MATERIAL SPECIFICATIONS. LOTS 5 - GAF TIMBERLINE SLATE OR APPROVED EQUAL.



FRONT ELEVATION

2B

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

2E

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD FACE OF CONCRETE, OR FACE OF CMU, UNLESS NOTED OTHERWISE.
2. ANY DISCREPANCY FOUND IN THESE DRAWINGS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
3. FIRST FLOOR DIMENSIONS ARE TOP OF SLAB OR TOP OF SUB FLOOR SHEATHING MATERIAL.
4. SECOND FLOOR DIMENSIONS ARE TOP OF SUB FLOOR SHEATHING MATERIAL.
5. ALL EXTERIOR PAVING AND SITE ELEMENTS ARE FOR REFERENCE ONLY. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
6. ALL MECHANICAL EQUIPMENT, GRILLS AND CONTROLS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
7. ALL ELECTRICAL FIXTURES, OUTLETS AND EQUIPMENT ARE FOR REFERENCE ONLY. REFER TO ELECTRICAL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
8. ALL STRUCTURAL MEMBERS AND ELEMENTS ARE SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
9. CONTRACTOR TO COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
10. FINISH CARPENTER SHALL VERIFY ALL SHUTTER SIZES WHERE THEY OCCUR.
11. ALL EXTERIOR STUCCO PER COLOR CHART. ALL WOOD SHUTTERS TO BE A CONTRASTING COLOR. ALL ROOF TILE TO BE A BLEND OF COLORS AS SELECTED BY COLOR CONSULTANT AND CLIENT.

ELEVATION NOTES

- SYMBOL LEGEND
- KEY NOTE
1. SPIRAL
 - 1.1 LINE OF WALL BEYOND OPENINGS IN WALL
 2. SITE CONSTRUCTION
 - 2.1 SITE WALL (PER LANDSCAPE DWG)
 - 2.2 FINISH GRADE (PER CIVIL DWG)
 3. CONCRETE
 - 3.1 CONCRETE SLAB ON GRADE (PER STRUCT DWG)
 - 3.2 CONCRETE STUCCO - REFER TO CIVIL/LANDSCAPE DRAWINGS
 - 3.3 CONCRETE STEPS - REFER TO CIVIL/LANDSCAPE DRAWINGS
 4. MASSFINY
 - 4.1 IMPREG. FIBER REINFORCED ADHERED
 - 4.2 THIN BRICK VENEER (ADHERED) - H.C. MUDDOX METHOD
 - 4.3 1/2" BRICK WITH WASHED
 - 4.4 BRICK WASHCOAT
 - 4.5 STONE WASHCOAT
 - 4.6 PRECAST CONCRETE CAP
 - 4.7 PRECAST CONCRETE COLUMN
 - 4.8 PRECAST TIE
 - 4.9 PRECAST CONCRETE FINIAL
 - 4.10 PRECAST WATEROUT SCUPPER
 - 4.11 4" DIAMETER HALF CLAY PIPE VENTS
 - 4.12 SECTIVE STANCHION HALF ROUND CLAY PIPES
 - 4.13 FALSE CLAY PAVEMENT
 - 4.14 CLAY PAVES
 - 4.15 STONE PAVES
 - 4.16 BRICK PAVES
 - 4.17 CERAMIC TILE RISERS
 - 4.18 CERAMIC TILE SET IN STUCCO
 - 4.19 PRECAST CONCRETE CANALE OVERFLOW
 5. C.R. METAL CHIMNEY CAP. NOTE CHIMNEY CAPS SHALL BE APPROVED BY THE FIREPLACE MANUFACTURER. SUBMIT A LETTER OF APPROVAL TO BUILDING DEPT. PRIOR TO FABRICATION
 - 5.2 C.R. STUCCO WEEP SCREEN, TYP
 - 5.3 ALUMINUM GUTTER, TYP
 - 5.4 2" ALUMINUM DOWNSPOUT
 - 5.5 C.R. METAL LOWEDED AT THE VENT WITH 1/4" C.R. SCREEN AT INTERIOR. SEE ELEVATION FOR SIZE
 - 5.6 C.R. DECORATIVE METAL GUARD, 24" HIGH MIN
 - 5.7 C.R. METAL POTSHIELD
 - 5.8 C.R. METAL 1/4" ACCESS PANEL, LT. OPTIONAL ATTED TUB
 - 5.9 C.R. LAMINATE INTERSECTION
 - 5.10 C.R. ORNAMENTAL METAL GATE
 - 5.11 METAL GRILLE
 - 5.12 C.R. SCREENED VENT, 14" x 8" MIN
 - 5.13 METAL DOWN VENT, 14" x 24"
 - 5.14 C.R. METAL DRAIN SPACE ACCESS, 14" x 18"
 - 5.15 METAL SMOKE AND FLASHING
 - 5.16 C.R. METAL WEATHER VANE WITH GROUNDING
 - 5.17 DECORATIVE COPULA
 - 5.18 C.R. METAL SCROLL
 - 5.19 METAL OVERFLOW
 - 5.20 STANDING SEAM METAL ROOF
 - 5.21 CANALS AWINGS WITH ORNAMENTAL WROUGHT IRON FRAME
 6. WOOD
 - 6.1 WOOD RAFTER TAILS (REFER TO STRUCTURAL)
 - 6.2 WOOD SHUTTERS (REFER TO ELEVATIONS)
 - 6.3 WOOD RAILING
 - 6.4 WOOD CORNER (REFER TO STRUCTURAL)
 - 6.5 WOOD CORNER (REFER TO STRUCTURAL)
 - 6.6 WOOD HINGE (REFER TO LANDSCAPE PLANS)
 - 6.7 WOOD SILL TRIM
 - 6.8 2x WOOD TRIM
 - 6.9 WOOD PORT COLUMN (REFER TO STRUCTURAL)
 - 6.10 WOOD KNEE BRACE
 - 6.11 WOOD POTSHIELD
 - 6.12 WOOD MOLDING
 - 6.13 WOOD RAFTER
 - 6.14 WOOD RAKE
 - 6.15 1/2" WOOD BAT EN
 - 6.16 WOOD SILL LOCKER (REFER TO STRUCTURAL)
 - 6.17 WOOD 1x4 VERTICAL SPACED BOARDS

7. EXTERIOR FINISHES
- 7.1 ROCKFIBER INSULATION, COMPOSITION ROOF SHINGLES AS NOTES
- 7.2 STUCCO OVER CONCRETE MASONRY UNIT WALL
- 7.3 STUCCO OVER BRICK
- 7.4 STUCCO OVER WOOD FRAMED CHIMNEY
- 7.5 STUCCO OVER CONCRETE MASONRY UNIT WALL
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- 7.100 STUCCO OVER WOOD FRAMED CHIMNEY

STAMP:



R H A
ROBERT HIDEY ARCHITECTS
 810 WASHINGTON DRIVE SUITE 100 TORRANCE, CA 90503
 310.514.1100 | WWW.ROBERTHIDEY.COM
 4301 FACINER DRIVE SUITE 500 | PASADENA, CA 91107
 951.841.4440 | WWW.ROBERTHIDEY.COM

HAYMARKET COURT
HARRIET AVE.
CAMPBELL, CA

CONSTRUCTION DOCUMENTS SET - DELTA 1 - 04-29-2019

ROBSON HOMES
 1815 THE ALAMEDA, SUITE 150
 SAN JOSE, CA 95128
 (408) 423-1787

ROBSON HOMES

BUILDING DEPARTMENT SUBMITTAL

1st SUBMITTAL: 03-15-2019

REVISIONS:
 04/29/19-CLIENT REVCOORD & PC

PRINCIPAL: DW
 SR PRJ DIRECTOR: MA
 PRJ DIRECTOR:
 JOB CAPTAIN: JA
 SR ASSOCIATE: DF
 ASSOCIATES:

PROJECT NUMBER: 1000
 PROJECT CAD FILE: 1000_A2B5-1

SHEET TITLE:
PLAN 2B - LOT 5
EXTERIOR ELEVATIONS

(BUILD IN REVERSE)

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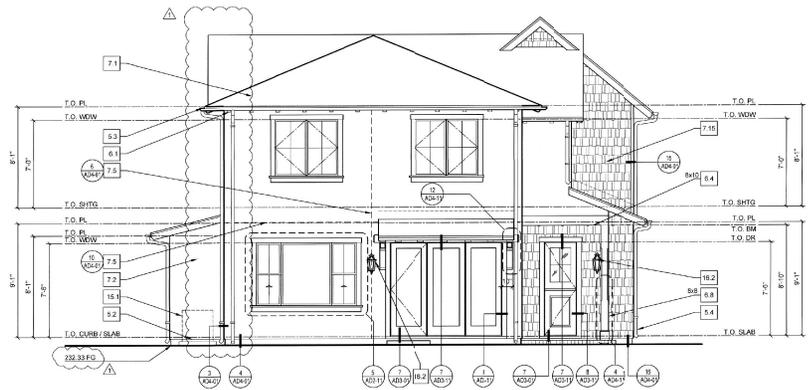
SHEET NUMBER:

A2B5-1

PLOT REFERENCE DATE: 05/29/2019

City of Campbell
 Building Department
PLAN APPROVED
 This plan was prepared in accordance with the City of Campbell and State of California Codes. It is being used as a guide for the construction of the building. The approval of this plan does not constitute an endorsement or approval of the design or construction of the building. The approval of this plan does not constitute an endorsement or approval of the design or construction of the building.
 Approved: *[Signature]*
 28 19-00 320 09-23-19

NOTE: ALL ROOF MATERIALS TO BE COMPOSITION ROOF SHINGLES PER THE OWNER'S COLOR AND MATERIAL SPECIFICATIONS (LOT 5 - GAF TIMBERLINE SLATE OR APPROVED EQUAL)



REAR ELEVATION 2B
SCALE: 1/4" = 1'-0"



LEFT ELEVATION 2B
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD FACE OF CONCRETE OR FACE OF GOLF, UNLESS NOTED OTHERWISE.
2. ANY DISCREPANCY FOUND IN THESE DRAWINGS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
3. FIRST FLOOR DIMENSIONS ARE TOP OF SLAB OR TOP OF SUB FLOOR SHEATHING MATERIAL.
4. SECOND FLOOR DIMENSIONS ARE TOP OF SUB FLOOR SHEATHING MATERIAL.
5. ALL EXTERIOR PAINTS AND SITE ELEMENTS ARE FOR REFERENCE ONLY. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DESIGN DETAILS AND DIMENSIONS.
6. ALL MECHANICAL EQUIPMENT, GRILLS AND CONTROLS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL DRAWINGS FOR DESIGN DETAILS AND DIMENSIONS.
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9. CONTRACTOR TO COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
10. FINISH CHARACTER SHALL FIELD VERIFY ALL SHUTTER SIZES WHERE THEY OCCUR.
11. ALL EXTERIOR STUCCO PER COLOR CONSULTANT. ALL WOOD SHUTTERS TO BE A CONTRASTING COLOR. ALL ROOF TILE TO BE A BLEND OF COLORS AS SELECTED BY COLOR CONSULTANT AND CLIENT.

ELEVATION NOTES

- SYMBOL LEGEND:
- XX KEY NOTE
1. SECTION LINE OF WALL BEYOND
 2. OPENING IN WALL
 3. SITE CONSTRUCTION
 4. SITE WALL (PER LANDSCAPE DIVISION)
 5. FINISH GRADE (PER CIVIL DIVISION)
 6. CONCRETE
 7. CONCRETE SLAB ON GRADE (PER STRUCT DIVISION)
 8. CONCRETE FLOOR - REFER TO CIVIL/LANDSCAPE DRAWINGS
 9. CONCRETE STEPS - REFER TO CIVIL/LANDSCAPE DRAWINGS
 10. MASONRY
 11. PRECAST CONCRETE WALL/PIPER/ADHERED
 12. THIN BRICK VENEER (ADHERED) - H.C. MUDDOX MORTAR
 13. 1/2" POLYURETHANE SHUTTER
 14. 3/4" POLYURETHANE SHUTTER
 15. STONE MANSUET
 16. PRECAST CONCRETE CAP
 17. PRECAST CONCRETE COLUMN
 18. PRECAST TRIM
 19. PRECAST CONCRETE FINISH
 20. PRECAST WATERBOUT SCUPPER
 21. 4" DIAMETER FALS CLAY PIPE VENTS
 22. DECORATIVE STACKED HALF-ROUND CLAY PIPES
 23. FALSE CLAY PAVEMENT
 24. CLAY FININGS
 25. STONE PAVES
 26. STONE PAVES
 27. CERAMIC TILE RISERS
 28. CERAMIC TILE SET IN STUCCO
 29. PRECAST CONCRETE CANALE OVERFLOW
 30. METAL
 31. C.R. METAL CHIMNEY CAP. NOTE: CHIMNEY CAPS SHALL BE APPROVED BY THE FIREPRECE MANUFACTURER. SUBMIT A LETTER OF APPROVAL TO BUILDING DEPT. PRIOR TO FABRICATION
 32. C.R. STUCCO WEEP SCREEN, 1/2"
 33. ALUMINUM GUTTER, 1/2"
 34. ALUMINUM DOWNSPOUT
 35. C.R. METAL COVERED ATTY VENT WITH 1/4" C.R. SCREEN AT INTERIOR. SEE ELEVATION FOR SIZE
 36. C.R. DECORATIVE METAL DUNGE, 42" HIGH MIN
 37. C.R. METAL POST/SLIP
 38. C.R. METAL 18" X 14" ACCESS PANEL AT OPTIONAL JETTED FLUR
 39. C.R. FLASHING AT INTERSECTION
 40. C.R. METAL GRILLE
 41. C.R. SCREENED VENT 1/4" X 8" MIN
 42. C.R. METAL DOWNSPOUT, 1/2" X 2"
 43. C.R. METAL DRAIN SPACE ACCESS 24" X 18"
 44. C.R. METAL SACS AND FLASHING
 45. C.R. METAL WEATHER GANE WITH GROUNDING
 46. C.R. DECORATIVE GUPLA
 47. C.R. METAL SERIAL
 48. C.R. METAL OVERFLOW
 49. STANDING SEAM METAL ROOF
 50. CHANNELS FINISH WITH ORNAMENTAL WROUGHT IRON FRAME
 51. WOOD
 52. WOOD HATCH TALS (REFER TO STRUCTURAL)
 53. WOOD SHUTTERS (REFER TO ELEVATIONS)
 54. WOOD BRIMS
 55. WOOD BEAM (REFER TO STRUCTURAL)
 56. WOOD CORNICE (REFER TO STRUCTURAL)
 57. WOOD FENCE (REFER TO LANDSCAPE PLANS)
 58. WOOD TRIM
 59. WOOD POST/COLUMN (REFER TO STRUCTURAL)
 60. WOOD KNEE SPACE
 61. WOOD MULLINGS
 62. WOOD SIDING
 63. WOOD RAKE
 64. WOOD BATTEN
 65. WOOD OUT/COVER (REFER TO STRUCTURAL)
 66. WOOD 1x6 VERTICAL SPICED BOARDS
 67. EXTERIOR FINISHES
 68. ROOFING MATERIAL - COMPOSITION ROOF SHINGLES AS NOTED
 69. STUCCO OVER HIGH DENSITY FOAM COLUMN WITH SMOOTH FINISH COAT
 70. STUCCO OVER HIGH DENSITY FOAM SURROUND WITH SMOOTH FINISH COAT
 71. STUCCO OVER FOM SHELL, SLIPS AWAY FROM BLDG 1/2" PER FT MIN
 72. STUCCO OVER FOM COVER
 73. STUCCO OVER CONCRETE MASONRY UNIT WALL
 74. STUCCO OVER WOOD FRAMED CHIMNEY
 75. CEMENT BOARD SHINGLE SIDING
 76. CEMENT BOARD HORIZONTAL SIDING
 77. CEMENT BOARD PANEL SIDING
 78. CEMENT BOARD TRIM
 79. POLYURETHANE SHUTTER
 80. DOORS AND WINDOWS
 81. ENTRY DOOR
 82. ACCESS DOOR
 83. SECTIONAL ROLL-UP GARAGE DOOR
 84. MISCELLANEOUS
 85. FALSE RECESSED VENT
 86. COURTYARD WALL - REFER TO PRECISE GRADING PLANS FOR DESIGN
 87. PINNED ADDRESS NUMBERS AT 10" AFF (B.N.O.)
 88. MECHANICAL
 89. AIR CONDITIONER UNIT
 90. ELECTRICAL
 91. LARK FOR ELECTRICAL WALL FIXTURE PER ELECTRICAL DRAWINGS BY OTHERS
 92. LIGHT FIXTURE, 10" AFF (B.N.O.) VERIFY
 93. LIGHTED ADDRESS SIGN, 10" AFF (B.N.O.) SWITCHED BY PHOTOCELL



R H A
ROBERT HIDEY ARCHITECTS
2837 MACDONALD DRIVE SUITE 170 DUBLIN, CA 94568
925.224.0440 WWW.ROBERTHIDEY.COM

HAYMARKET COURT
HARRIET AVE.
CAMPBELL, CA

ROBSON HOMES
1155 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95128
(408) 423-1767

ROBSON HOMES

CONSTRUCTION DOCUMENTS SET - DELTA 1 - 04-29-2019

BUILDING DEPARTMENT SUBMITTAL:
1st SUBMITTAL: 03-15-2019

REVISIONS:
Δ 04/28/19 CLIENT REV/CORRECT & PC

PRINCIPAL: DW
SR PROJ DIRECTOR: MA
PROJ DIRECTOR: DA
JOB CAPTAIN: JA
SR ASSOCIATE: DF
ASSOCIATES:
PROJECT NUMBER: 18005
PROJECT CAD FILE: 18005_28B2

SHEET TITLE:
PLAN 2B - LOT 5
EXTERIOR ELEVATIONS

(BUILD IN REVERSE)

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SHEET NUMBER:
A2B5-2

PLOT REFERENCE DATE: 05/29/2019

City of Campbell
Building Department
* PLAN APPROVED *
This plan shall be used for the construction of the project as shown. No other use shall be permitted without the written approval of the Building Official. Work performed under this plan shall be subject to inspection and approval by the Building Official. This plan shall be void if not adopted by the Building Official.
Approved: *[Signature]*
2019-04-30 09-23-19

NOTE: ALL ROOF MATERIALS TO BE COMPOSITION ROOF SHEETING PER THE OWNER'S COLOR AND MATERIAL SPECIFICATIONS (LOT 4 - GAF TIMBERLINE - WEATHER WOOD OR APPROVED EQUAL)

- ### GENERAL NOTES
1. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD, FACE OF CONCRETE, OR FACE OF GSI, UNLESS NOTED OTHERWISE.
 2. ANY DISCREPANCY FOUND IN THESE DRAWINGS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
 3. FIRST FLOOR DIMENSIONS ARE TOP OF SLAB OR TOP OF SUB FLOOR SHEATHING MATERIAL.
 4. SECOND FLOOR DIMENSIONS ARE TOP OF SUB FLOOR SHEATHING MATERIAL.
 5. ALL EXTERIOR PAVING AND SITE ELEMENTS ARE FOR REFERENCE ONLY REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
 6. ALL MECHANICAL EQUIPMENT, GRILLS AND CONTROLS ARE FOR REFERENCE ONLY REFER TO MECHANICAL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
 7. ALL ELECTRICAL FIXTURES, OUTLETS AND EQUIPMENT ARE FOR REFERENCE ONLY REFER TO ELECTRICAL DRAWINGS FOR DESIGN DETAILS AND DIMENSIONS.
 8. ALL STRUCTURAL MEMBERS AND ELEMENTS ARE SHOWN FOR REFERENCE ONLY REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
 9. CONTRACTOR TO COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
 10. FINISH CARPENTER SHALL FIELD VERIFY ALL BRACKET SIZES WHERE THEY OCCUPY.
 11. ALL EXTERIOR STUCCO PER COLOR CONSULTANT. ALL WOOD BUTTERS TO BE A CONTRASTING COLOR. ALL ROOF TILE TO BE A BLEND OF COLORS AS SELECTED BY COLOR CONSULTANT AND CLIENT.

STAMP:



R H A
ROBERT HIDEY ARCHITECTS
 3037 MICHELSON DRIVE SUITE 110 BURLINGAME, CA 94010
 4154 HAZEN DRIVE SUITE 200 FERRISBURGH, CA 94501
 925.224.0444 | WWW.ROBERTHIDEY.COM



FRONT ELEVATION **2A - LOT 6**
 SCALE: 1/4" = 1'-0"

- ### ELEVATION NOTES
- SYMBOL LEGEND:
- KEY NOTE
1. SPITAL
 - 1.1 LINE OF WALL BEYOND
 - 1.2 OPENING IN WALL
 2. SITE CONSTRUCTION
 - 2.1 CONCRETE SLAB ON GRADE (PER STRUCT DWGS)
 - 2.2 CONCRETE STUOP - REFER TO CIVIL / LANDSCAPE DRAWINGS
 - 2.3 CONCRETE STEPS - REFER TO CIVIL / LANDSCAPE DRAWINGS
 4. MASONRY
 - 4.1 PRECAST STONE/FIBER FIBERREINFORCED CONCRETE (PER ARCHITECT)
 - 4.2 PRECAST STONE/FIBER FIBERREINFORCED CONCRETE (PER ARCHITECT)
 - 4.3 PRECAST STONE/FIBER FIBERREINFORCED CONCRETE (PER ARCHITECT)
 - 4.4 BRICK WAINSCOT
 - 4.5 STONE WAINSCOT
 - 4.6 PRECAST CONCRETE CAP
 - 4.7 PRECAST CONCRETE COLUMN
 - 4.8 PRECAST THIN
 - 4.9 PRECAST CONCRETE FINISH
 - 4.10 PRECAST WATERSPOUT SCULPTURE
 - 4.11 4" DIAMETER VALVE CLAY PIPE VENTS
 - 4.12 DECORATIVE STACKED HALF ROUND CLAY PIPES
 - 4.13 FALSE CLAY PAPER VENT
 - 4.14 CLAY PAVERS
 - 4.15 STONE PAVERS
 - 4.16 BRICK PAVERS
 - 4.17 CERAMIC TILE RISERS
 - 4.18 CERAMIC TILE SET IN STUCCO
 - 4.19 PRECAST CONCRETE CANALE OVERFLOW
 5. METALS
 - 5.1 C/R METAL CHIMNEY CAP. NOTE: CHIMNEY CAPS SHALL BE APPROVED BY THE FIREPLACE MANUFACTURER. SUBMIT A LETTER OF APPROVAL TO BUILDING DEPT. PRIOR TO FABRICATION
 - 5.2 C/R STUCCO KEEP SCREENS: TYP
 - 5.3 ALUMINUM GUTTER: TYP
 - 5.4 2" ALUMINUM DOWNSPOUT
 - 5.5 C/R METAL OILDERED ATTIC VENT WITH 1/4" C/R SCREEN AT INTERIOR. SEE ELEVATION FOR SIZE
 - 5.6 C/R METAL POT HOLE
 - 5.7 C/R METAL 18" x 14" ACCESS PANEL AT OPTIONAL ATTIC LUB
 - 5.8 C/R FLASHING AT INTERSECTION
 - 5.9 C/R ORNAMENTAL METAL GATE
 - 5.10 C/R METAL GRILLE
 - 5.11 C/R BORNIELED VENT: 14" x 8" MIN
 - 5.12 C/R METAL DOWNER VENT 14" x 22"
 - 5.13 C/R METAL CHIMNEY SPACE ACCESS 24" x 18"
 - 5.14 C/R METAL SADDLE AND FLASHING
 - 5.15 C/R METAL WEATHER VANE WITH GROUNDING
 - 5.16 C/R METAL SCROLL
 - 5.17 C/R METAL OVERFLOW
 - 5.18 C/R METAL SCROLL
 - 5.19 C/R METAL OVERFLOW
 - 5.20 STANDING SEAM METAL ROOF
 - 5.21 DOWNSPOUT WITH ORNAMENTAL WROUGHT IRON FRAME
 6. WOOD
 - 6.1 WOOD RAFTER TAILS (REFER TO STRUCTURAL)
 - 6.2 WOOD BUTTERS (REFER TO STRUCTURAL)
 - 6.3 WOOD RAILING
 - 6.4 WOOD BEAM (REFER TO STRUCTURAL)
 - 6.5 WOOD CORBEL (REFER TO STRUCTURAL)
 - 6.6 WOOD FINISH (REFER TO LANDSCAPE PLANS)
 - 6.7 WOOD SILL TRIM
 - 6.8 2x WOOD TRIM
 - 6.9 WOOD POST / COLUMN (REFER TO STRUCTURAL)
 - 6.10 WOOD KNEE BRACE
 - 6.11 WOOD POT HOLE
 - 6.12 WOOD MULLING
 - 6.13 WOOD BEARING
 - 6.14 WOOD TRIM
 - 6.15 1x4 WOOD BATTEN
 - 6.16 WOOD OUTLET COVER (REFER TO STRUCTURAL)
 - 6.17 WOOD 1x4 VERTICAL SPACED BOARDS



RIGHT ELEVATION **2A - LOT 6**
 SCALE: 1/4" = 1'-0"

- ### EXTERIOR FINISHES
1. ROOFING MATERIAL: COMPOSITION ROOF SHINGLES AS NOTED.
 2. STUCCO OVER CONCRETE PER SUB-DRAWING.
 3. STUCCO SOFFIT / CEILING.
 4. STUCCO SILL, SLOPE 10% PER FT. MIN.
 5. STUCCO EXPANSION CONTROL JOINT.
 6. STUCCO FINISH.
 7. STUCCO OVER FOAM SHAPE.
 8. STUCCO OVER HIGH DENSITY FOAM COLUMN WITH SMOOTH FINISH COAT.
 9. STUCCO OVER HIGH DENSITY FOAM SURROUND WITH SMOOTH FINISH COAT.
 10. STUCCO OVER FOAM SLOPE: SLOPE AWAY FROM BLDG 1/2" PER FT. MIN.
 11. STUCCO OVER 2x CAP.
 12. STUCCO WRAPPED FOAM CORNER.
 13. STUCCO OVER CONCRETE MASONRY UNIT WALL.
 14. STUCCO OVER WOOD FRAMED CHIMNEY.
 15. CEMENT BOARD BRANDED SIDING.
 16. CEMENT BOARD HORIZONTAL SIDING.
 17. CEMENT BOARD PANEL SIDING.
 18. CEMENT BOARD TRIM.
 19. POLYURETHANE GUTTER.
 20. DOORS AND WINDOWS.
 21. ENTRY DOOR.
 22. SECTIONAL ROLL-UP GARAGE DOOR.
 23. ACCESS DOOR.
 24. MISCELLANEOUS.
 25. FALSE RECESSED VENT.
 26. COURTYARD WALL: REFER TO PRELIM GRADING PLANS FOR DESIGN.
 27. YINDED ADDRESS NUMBERS AT 4" AFF (BLK N.O.)
 28. MECHANICAL.
 29. AIR CONDITIONER UNIT.
 30. ELECTRICAL.
 31. 1/2" DIA FOR ELECTRICAL WALL FIXTURE PER ELECTRICAL DRAWINGS BY OTHERS.
 32. LIGHT FIXTURE - 48" AFF (BLK N.O.) - VERIFY.
 33. LIGHTED ADDRESS SIGN - 54" AFF (BLK N.O.) SWITCHED BY PHOTOCELL.

City of Livermore
 Building Department
PLAN APPROVED
 The plan and specifications shown on these drawings were approved by the Building Department on 09-23-19. The approval is based on the information provided on the drawings and does not constitute a warranty of any kind. The City of Livermore is not responsible for any errors or omissions on these drawings. The City of Livermore is not responsible for any changes or modifications to these drawings. The City of Livermore is not responsible for any construction or other work not shown on these drawings. The City of Livermore is not responsible for any construction or other work not shown on these drawings. The City of Livermore is not responsible for any construction or other work not shown on these drawings.

2019-00 311 09-23-19

HAYMARKET COURT
HARRIET AVE.
CAMPBELL, CA

ROBSON HOMES
 2185 THE ALAMEDA, SUITE 150
 SAN JOSE, CA 95129
 (408) 423-1767

ROBSON HOMES

CONSTRUCTION DOCUMENTS SET - DELTA 1 - 04-29-2019

BUILDING DEPARTMENT SUBMITTAL:
 181 SUBMITTAL 03-15-2019

REVISIONS:
 04/29/19 CLIENT REV/CORRECT & PC

PRINCIPAL: DM
 SR PRJ DIRECTOR: MM
 PRJ DIRECTOR:
 JOB CAPTAIN: JA
 SR ASSOCIATE: WF
 ASSOCIATES:
 PROJECT NUMBER: 18005
 PROJECT CAT FILE: 18005_A2A5-1 LOT 6

SHEET TITLE:
PLAN 2A - LOT 6
EXTERIOR ELEVATIONS

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SHEET NUMBER:
A2A5-1

PLOT REFERENCE DATE: 09/29/2019

NOTE: ALL ROOF MATERIALS TO BE COMPOSITION ROOF SHINGLES PER THE OWNER'S COLOR AND MATERIAL SPECIFICATIONS (LOT 4-GAR TIMBERLINE-WEATHER WOOD OR APPROVED EQUAL)



REAR ELEVATION 2A - LOT 6 SCALE: 1/4" = 1'-0"



LEFT ELEVATION 2A - LOT 6 SCALE: 1/4" = 1'-0"

City of Campbell
 Planning Department
 PLANS APPROVED
 2019-00 311 09-23-19

- GENERAL NOTES**
1. DIMENSIONS AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD. FACE OF CONCRETE, OR FACE OF GIRD UNLESS NOTED OTHERWISE.
 2. ANY DISCREPANCY FOUND IN THESE DRAWINGS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
 3. FIRST FLOOR DIMENSIONS ARE TOP OF SLAB OR TOP OF SUB FLOOR SHEATHING MATERIAL.
 4. SECOND FLOOR DIMENSIONS ARE TOP OF SUB FLOOR SHEATHING MATERIAL.
 5. ALL EXTERIOR PAVING AND SITE ELEMENTS ARE FOR REFERENCE ONLY REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
 6. ALL MECHANICAL EQUIPMENT, GRILLS AND CONTROLS ARE FOR REFERENCE ONLY REFER TO MECHANICAL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
 7. ALL ELECTRICAL FIXTURES, OUTLETS AND EQUIPMENT ARE FOR REFERENCE ONLY REFER TO ELECTRICAL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
 8. ALL STRUCTURAL MEMBERS AND ELEMENTS ARE SHOWN FOR REFERENCE ONLY REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
 9. CONTRACTOR TO COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
 10. FINISH CARPENTER SHALL FIELD VERIFY ALL SHUTTER SIZES WHERE THEY OCCUR.
 11. ALL EXTERIOR STUCCO PER COLOR CONSULTANT. ALL WOOD SHUTTERS TO BE A CONTRASTING COLOR. ALL ROOFING TO BE A BLEND OF COLORS AS SELECTED BY COLOR CONSULTANT AND CLIENT.

- ELEVATION NOTES**
- SYMBOL LEGEND:
- KEY NOTE
1. SPITAL
 - 1.1 LINE OF WALL BEYOND
 - 1.2 OPENING IN WALL
 2. SITE CONSTRUCTION
 - 2.1 CONCRETE SLAB ON GRADE (PER STRUCT DWGS)
 - 2.2 CONCRETE STOOP - REFER TO CIVIL/LANDSCAPE DRAWINGS
 - 2.3 CONCRETE STEPS - REFER TO CIVIL/LANDSCAPE DRAWINGS
 3. CONCRETE
 - 3.1 PRECAST CONCRETE CHIMNEY OVERFLOW
 - 3.2 PRECAST CONCRETE CHIMNEY OVERFLOW
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 - 3.99 PRECAST CONCRETE CHIMNEY OVERFLOW
 4. MASONRY
 - 4.1 BRICK (STONE VENEER - PAINTERED)
 - 4.2 4" BRICK VENEER (PAINTERED) - HC. BRICKWORK MORTAR
 - 4.3 4" BRICK VENEER (PAINTERED) - HC. BRICKWORK MORTAR
 - 4.4 BRICK VENEER (PAINTERED) - HC. BRICKWORK MORTAR
 - 4.5 BRICK VENEER (PAINTERED) - HC. BRICKWORK MORTAR
 - 4.6 BRICK VENEER (PAINTERED) - HC. BRICKWORK MORTAR
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 - 4.99 BRICK VENEER (PAINTERED) - HC. BRICKWORK MORTAR
 - 4.100 BRICK VENEER (PAINTERED) - HC. BRICKWORK MORTAR

STAMP:

R H A
 ROBERT HIDEY ARCHITECTS
 3037 MICHELSON DRIVE SUITE 100, PALMDALE, CA 93551
 PH: 818.351.1188 WWW.RHIDEYARCH.COM
 3037 MICHELSON DRIVE SUITE 100, PALMDALE, CA 93551
 PH: 818.351.1188 WWW.RHIDEYARCH.COM

HAYMARKET COURT
 HARRIET AVE.
 CAMPBELL, CA

ROBSON HOMES
 2185 THE ALAMEDA, SUITE 150
 SAN JOSE, CA 95128
 (408) 423-1727

ROBSON HOMES

CONSTRUCTION DOCUMENTS SET - DELTA 1 - 04-29-2019

BUILDING DEPARTMENT SUBMITTAL:
 1st SUBMITTAL: 03-15-2019

REVISIONS:
 04/29/19 CLIENT REV/CORRECT & PC

PRINCIPAL: DW
 SR PRJ DIRECTOR: MA
 SR PROJECTOR: JA
 SR ASSOCIATE: DF
 PROJECT NUMBER: 10000
 PROJECT CAC FILE: 10000_A2452_LOT 6

SHEET TITLE:
PLAN 2A - LOT 6
 EXTERIOR ELEVATIONS

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SHEET NUMBER:
A245-2

PLOT REFERENCE DATE: 09/29/2019

R H A

ROBERT HIDEY ARCHITECTS

HARRIET - PD MODIFICATION

CAMPBELL, CA

SHEET INDEX

- A-1 COVER SHEET
- A-2 SITE PLAN
- A-3 PLAN 2 GARAGE/ADU - LOT 4 FLOOR PLAN
- A-4 PLAN 2 GARAGE/ADU - LOT 4 EXTERIOR ELEVATIONS 2A - FRONT & REAR
- A-5 PLAN 2 GARAGE/ADU - LOT 4 EXTERIOR ELEVATIONS 2A - LEFT & RIGHT
- A-6 PLAN 2 GARAGE/ADU - LOT 5 FLOOR PLAN
- A-7 PLAN 2 GARAGE/ADU - LOT 5 EXTERIOR ELEVATIONS 2BR - FRONT & REAR
- A-8 PLAN 2 GARAGE/ADU - LOT 5 EXTERIOR ELEVATIONS 2BR - LEFT & RIGHT
- A-9 PLAN 2 GARAGE/ADU - LOT 6 FLOOR PLAN
- A-10 PLAN 2 GARAGE/ADU - LOT 6 EXTERIOR ELEVATIONS 2A - FRONT & REAR
- A-11 PLAN 2 GARAGE/ADU - LOT 6 EXTERIOR ELEVATIONS 2A - LEFT & RIGHT

ROBSON HOMES

PROJECT NUMBER: 18005 01/14/20

HARRIET AVENUE

LOT 1

PLAN 1A

PLAN 1B

LOT 2

PLAN 1AR

LOT 3

HAYMARKET COURT

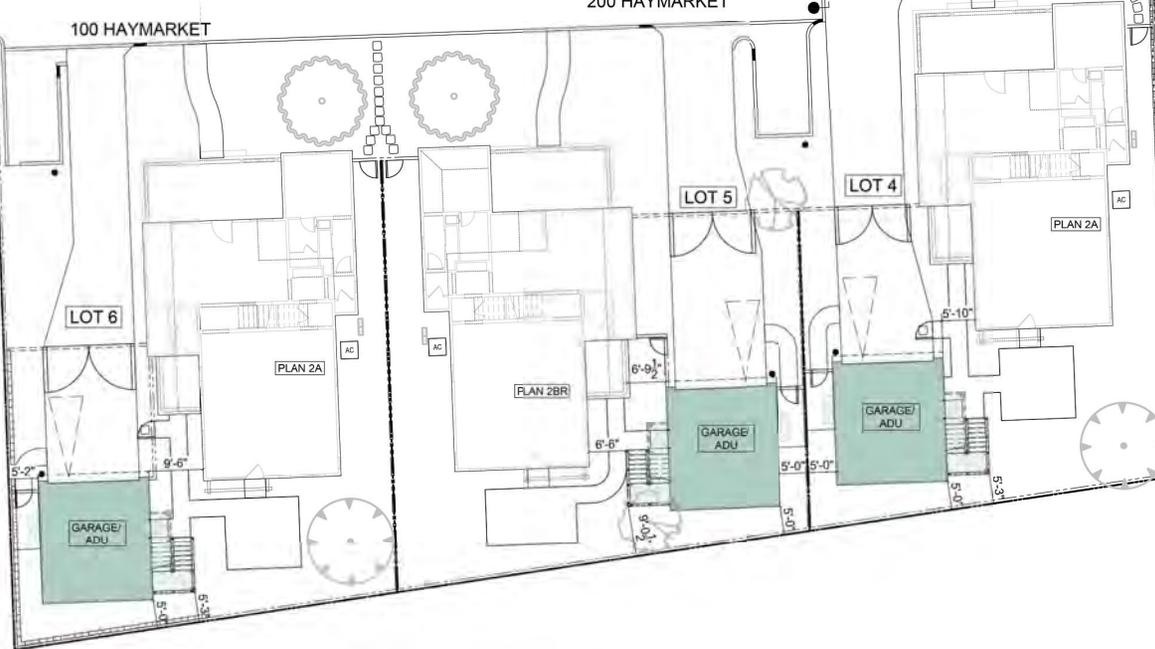
100 HAYMARKET

200 HAYMARKET

300 HAYMARKET

- SANTA CLARA COUNTY FIRE DEPARTMENT COMPLIANCE:**
THE PROJECT WILL COMPLY WITH ALL SANTA CLARA COUNTY FIRE DEPARTMENT DEVELOPMENT REQUIREMENTS:
- PROJECT COMPLIANCE WITH THE CALIFORNIA FIRE (CFC) AND BUILDING (CBC) CODE, 2016 EDITION, AS ADOPTED BY THE CITY OF CAMPBELL MUNICIPAL CODE (CMC) AND CALIFORNIA CODE OF REGULATIONS (CCR).
 - THE PROJECT REQUIRES ALL APPLICABLE CONSTRUCTION PERMITS FROM THE CITY OF CAMPBELL BUILDING DEPARTMENT.
 - AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS ARE REQUIRED.
 - FIRE APPARATUS ACCESS ROADS/WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED.
 - FIRE APPARATUS (ENGINE) ACCESS ROADWAY IS REQUIRED.
 - THE CONSTRUCTION SITE IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND SCCFD STANDARD DETAIL & SPECIFICATION S17.
 - POTABLE WATER SUPPLIES WILL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES.
 - ADDRESS IDENTIFICATION: THE NEW BUILDINGS WILL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY.
 - MANUAL DRIVEWAY GATE, MANUAL LOCKING MECHANISMS, SUCH AS PADLOCKS, SHALL BE APPROVED BY THE FIRE DEPARTMENT

FLOOR AREA TABULATION TABLE						
Lot/Identification	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Lot Area SF	6,709	6,801	6,708	6,774	6,774	7,187
First Floor SF	1,398	1,398	1,398	1,507	1,489	1,507
Second Floor SF	1,232	1,230	1,232	1,121	1,142	1,121
Garage SF	386	386	386	416	416	416
ADU SF	0	0	0	435	435	435
Total Area SF	3,016	3,014	3,016	3,479	3,482	3,479
FAR (Total Area/Lot Area)	0.450	0.443	0.450	0.514	0.514	0.484
Number of Bedrooms	4	4	4	5	5	5



SITE PLAN
HARRIET
 CAMPBELL, CA

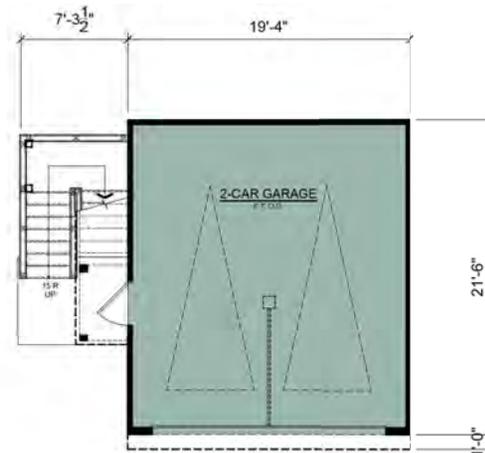
ROBSON HOMES

R H A
 ROBERT HIDEY ARCHITECTS

ROBSON HOMES ARCHITECTS
 1000 HARRIET AVENUE, SUITE 200, CAMPBELL, CALIFORNIA 95008
 408 HARRIET AVENUE, SUITE 200, CAMPBELL, CALIFORNIA 95008
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SECOND FLOOR



FIRST FLOOR

PLAN 2 GARAGE/ADU - LOT 4
 GARAGE - 416 SF
 ADU - 435 SF

HARRIET

CAMPBELL, CA



R H A

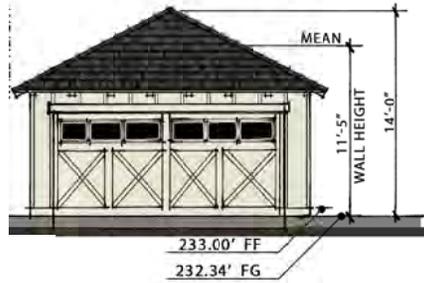
ROBERT HIDEY ARCHITECTS

PROJECT : 18005

01/14/20

A-3

COLORS TO MATCH PREVIOUSLY APPROVED PER LOT

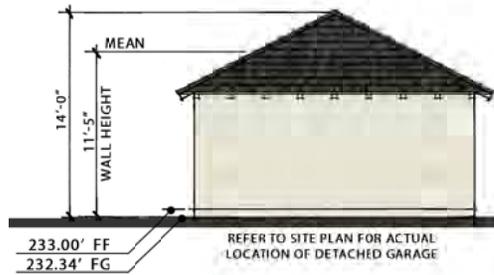


EXISTING



PROPOSED

FRONT ELEVATION



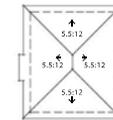
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REFER TO SITE PLAN FOR ACTUAL LOCATION OF DETACHED GARAGE

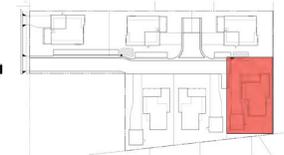


PROPOSED

REAR ELEVATION



ROOF PLAN



KEY MAP



ELEVATIONS
PLAN 2A GARAGE/ADU - LOT 4

HARRIET

CAMPBELL, CA

COLORS TO MATCH PREVIOUSLY APPROVED PER LOT

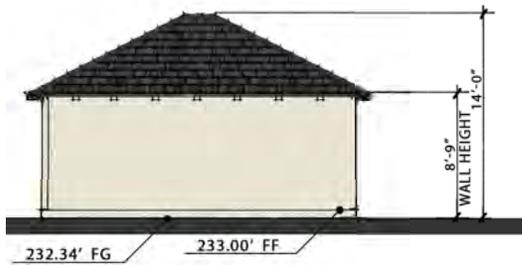


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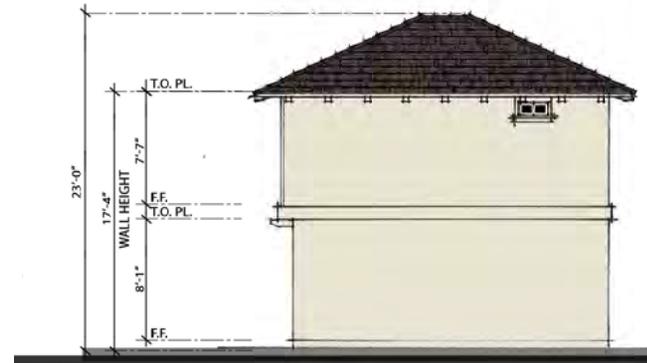


PROPOSED

LEFT ELEVATION

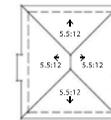


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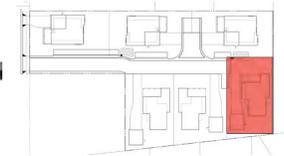


PROPOSED

RIGHT ELEVATION



ROOF PLAN



KEY MAP



R H A

ROBERT HIDEY ARCHITECTS

ELEVATIONS
PLAN 2A GARAGE/ADU - LOT 4

HARRIET

CAMPBELL, CA

ROBSON HOMES

ROBERT HIDEY ARCHITECTS
3030 WILSON AVENUE, SUITE 200, RAINIER, CALIFORNIA 94588-1000
415.963.8888 WWW.RHARCHITECTS.COM

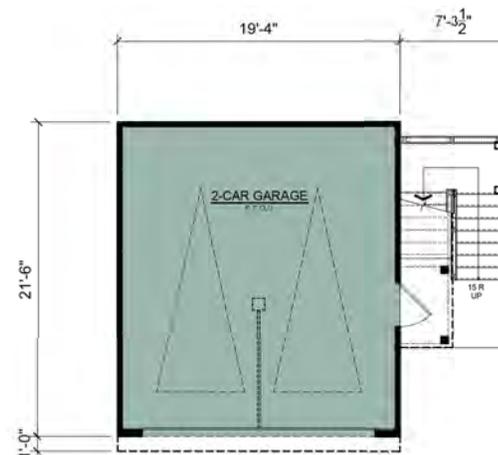
PROJECT : 18005

01/14/20

A-5



SECOND FLOOR



FIRST FLOOR

PLAN 2 GARAGE/ADU - LOT 5
 GARAGE - 416 SF
 ADU - 435 SF

HARRIET

CAMPBELL, CA



R H A

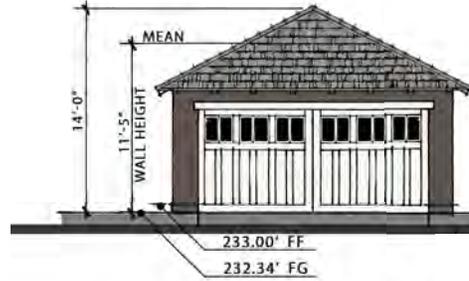
ROBERT HIDEY ARCHITECTS

PROJECT : 18005

01/14/20

A-6

COLORS TO MATCH PREVIOUSLY APPROVED PER LOT

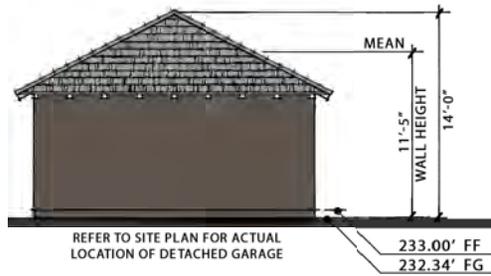


EXISTING



PROPOSED

FRONT ELEVATION

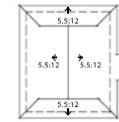


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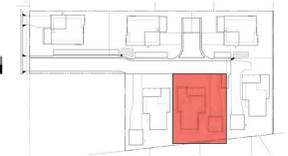


PROPOSED

REAR ELEVATION



ROOF PLAN



KEY MAP

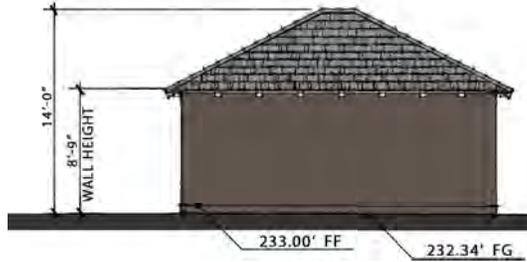


ELEVATIONS
PLAN 2BR GARAGE/ADU - LOT 5

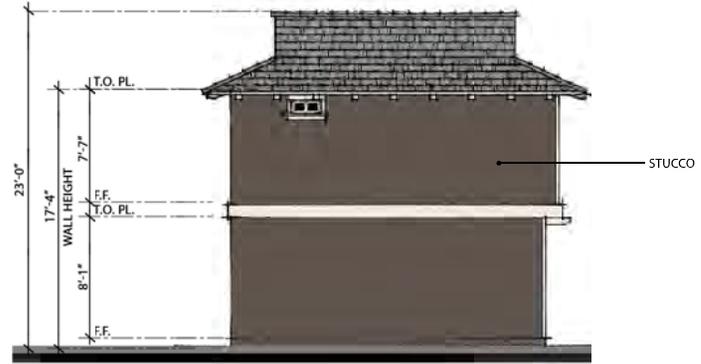
HARRIET

CAMPBELL, CA

COLORS TO MATCH PREVIOUSLY APPROVED PER LOT



EXISTING



PROPOSED

LEFT ELEVATION

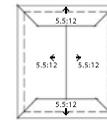


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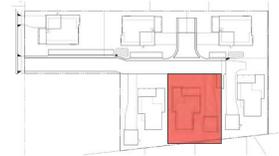


PROPOSED

RIGHT ELEVATION



ROOF PLAN



KEY MAP



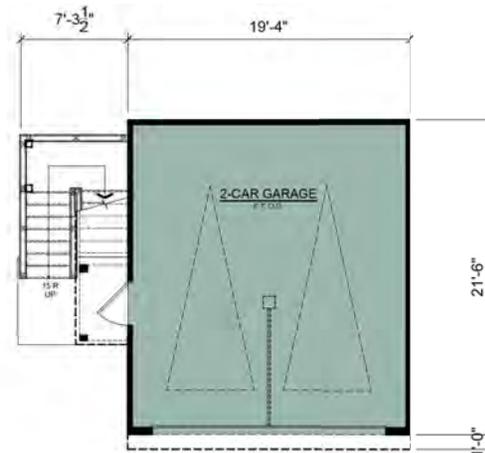
ELEVATIONS
PLAN 2BR GARAGE/ADU - LOT 5

HARRIET

CAMPBELL, CA



SECOND FLOOR



FIRST FLOOR

PLAN 2 GARAGE/ADU - LOT 6
 GARAGE - 416 SF
 ADU - 435 SF

HARRIET

CAMPBELL, CA

ROBSON HOMES

ROBERT HIDEY ARCHITECTS
 1001 WASHINGTON DRIVE, SUITE 100, PALM BEACH, FLORIDA 33480-4400
 561-855-8888 FAX: 561-855-8889
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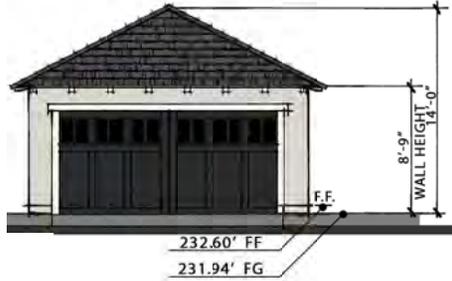
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PROJECT : 18005

01/14/20

A-9

COLORS TO MATCH PREVIOUSLY APPROVED PER LOT

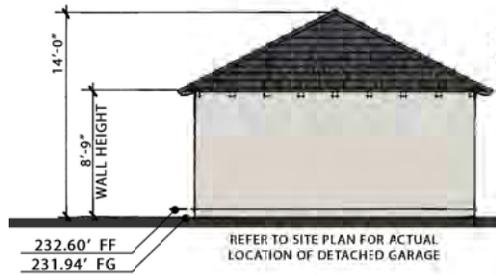


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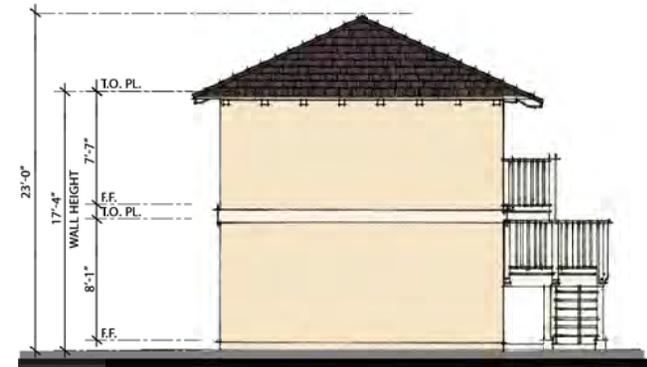


PROPOSED

FRONT ELEVATION

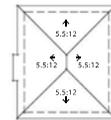


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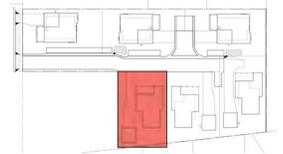


PROPOSED

REAR ELEVATION



ROOF PLAN



KEY MAP



ELEVATIONS
PLAN 2A GARAGE/ADU - LOT 6

HARRIET

CAMPBELL, CA

COLORS TO MATCH PREVIOUSLY APPROVED PER LOT



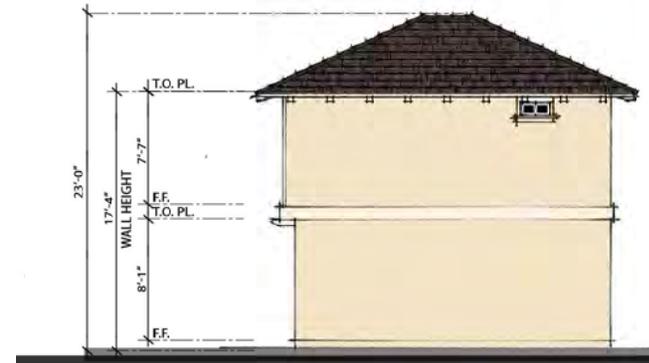
LEFT ELEVATION



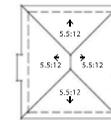
PROPOSED



EXISTING



PROPOSED



ROOF PLAN



KEY MAP



ELEVATIONS
PLAN 2A GARAGE/ADU - LOT 6

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3030 WILSON AVENUE, SUITE 200, RAYNE, CALIFORNIA 94583
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PROJECT : 18005

01/14/20

A-11

