

SITE AND ARCHITECTURAL REVIEW COMMITTEE

City of Campbell, California

Register in advance for this Zoom webinar:

https://us02web.zoom.us/webinar/register/WN_1L6KxZ5JRiqFymVgv8tsFQ

July 14, 2020

Tuesday

6:45 PM

After registering, you will receive a confirmation email containing information about joining the webinar.

SARC AGENDA Remote ZOOM Meeting

CALL TO ORDER / INTRODUCTIONS

STAFF COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

MEETING MANAGEMENT

The Site and Architectural Review Committee (SARC) is a subcommittee of the Planning Commission authorized by the Campbell Municipal Code to review the architectural design and site layout of proposed development projects. The SARC makes reports and recommendations to the Planning Commission, however, the SARC has no decision-making authority and its recommendations are not binding on the Planning Commission.

SARC meetings are scheduled immediately preceding the 7:30 PM Planning Commission public hearings. As such, the time allotted for each application is limited and must be reserved for review and discussion by the SARC, staff, and applicants. Any time remaining during the scheduled review time may be utilized for public comment at the discretion of the Chair.

SCHEDULED ITEMS

ITEM/FILE NO.	ADDRESS	START TIME	APPLICANT
1. PLN2019-239	1789 Hurst Avenue	6:45 PM	Dennis Shafer

Site and Architectural Review Permit to allow a 285 square-foot second floor addition to an existing 3,339 square-foot two-story single-family home with a floor area ratio exceeding 45% (48.6% proposed) and a minimum side setback of 5-feet where a ±10-foot side setback would otherwise be required on property located at **1789 Hurst Avenue**. Project Planner: *Stephen Rose, Senior Planner*.

ADJOURNMENT

Adjourn to the next remote Site and Architectural Review Committee meeting not yet scheduled.

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, by email at corinnes@campbellca.gov or (408) 866-2140.

MEMORANDUM



Community Development Department
Planning Division

To: Site and Architectural Review Committee

Date: July 14, 2020

From: Stephen Rose, Senior Planner

Via: Paul Kermoyan, Community Development Director

Subject: Site and Architectural Review Permit

File No.: PLN2019-239 ~ 1789 Hurst Avenue

PROPOSAL

The applicant is seeking approval of a Site and Architectural Review Permit to allow a 285 square-foot second floor addition to an existing 3,339¹ square-foot two-story single-family home with a floor area ratio exceeding 45% (48.6% proposed) and a minimum second-story side setback of 5-feet where a ±10-foot side setback would otherwise be required (reference **Attachment 1** – Project Plans).

PROJECT SITE

The project site is a single-family residential property located on the west side of Hurst Avenue, north of Montemar Way and south of Hamilton Avenue within the R-1-6 (Single-Family Residential) Zoning District. The project site is not subject to the requirements of an area plan (i.e. San Tomas Area Neighborhood Plan).

PROJECT DATA

Zoning Designation:	R-1-6 (Single-Family Residential)	
General Plan Designation:	Low-Density Residential (less than 6 units/gr. acre)	
Net Lot Area:	7,590 square feet	
	<u>Proposed</u>	<u>Required</u>
Building Height:	23-feet (no change)	≤ 35-feet
Building Square Footage:		
Existing Residence:	3,339 square-feet	
Storage Shed	64 square-feet	
Proposed Addition:	<u>285 square-feet</u>	
	3,688 square-feet	3,795 Maximum (with PC Approval) 3,415 Maximum (without PC Approval)
Floor Area Ratio (FAR):	48.6%	50% Maximum (with PC Approval) 45% Maximum (without PC Approval)
Building (Lot) Coverage:	30.6%	40% Maximum
Parking:	2 Covered Spaces	2 Parking Spaces (1 covered)

¹ The project plans include a 44 square foot balcony in the existing floor area calculation in error. This is resolved under the proposed building area summary and resultant floor area ratio calculation as the balcony is proposed for removal.

Setbacks:	<u>Proposed</u>	<u>Required</u>
Front (east):	25 feet, 5-inches	20 feet
Side (north):	5 feet	10-feet (greater of 5 feet or half wall height)
Side (south):	5 feet, 1-inch	10-feet (greater of 5 feet or half the wall height)
Rear (west):	39 feet	5 feet or half the wall height
Garage:	25 feet, 6-inches	25 feet

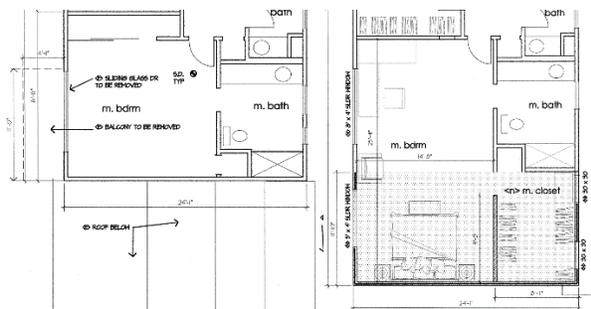
DISCUSSION

The subject property is located within a zone district which typically allows the construction of new homes and additions through a simple building permit. The applicant’s request for a reduced side setback and an increase in floor area ratio requires review and approval of a Site and Architectural Review Permit. The following sections serve to provide an overview of the required findings and design guidelines which must be considered in order to grant the request.

Reduced Side Setback: The applicant’s request would allow for a 5-foot second-story side setback where 10-feet would otherwise be required. In consideration of the request, the following findings must be made:

- a. **The side setback would not be detrimental to the health, safety, peace, comfort or general welfare of persons in the neighborhood, or the city as a whole; and**
- b. **The side setback would not unreasonably interfere with the ability of adjoining property owners to enjoy access to air, privacy, sunlight, and quiet enjoyment of the owner’s property.**

As the addition would be designed to match the existing residence - any impact to the ‘neighborhood or city as a whole’ would be minimal to nonexistent. In relation to the adjacent neighbors, the applicant provided a Written Statement (reference **Attachment 3**) explaining how the project may improve the comfort, peace, and quiet enjoyment of adjoining properties through the removal and replacement of a second-story balcony and sliding door with two smaller windows. To further promote privacy, the applicant notes that the south side (interior side) of the existing second floor has no windows, and that no windows would be added with the new addition. Finally, in regard to access to air and sunlight, the proposed setback and placement of the addition would maintain adequate airflow between the properties and minimize the creation of shadows recognizing it would occur to the north of the closest adjoining property (sun creates the greatest shadows east to west).



Figures 1 & 2 – Existing vs. New Second Floor Plan

Increased Floor Area Ratio: The applicant’s request would allow for a floor area ratio exceeding 45% (48.6% proposed) where a maximum floor area ratio of 50% may be allowed by the Planning Commission. In consideration of the requested increase in floor area, the following findings must be made:

- a. **The perceived scale and mass of the home is compatible with the adjacent homes and the homes in the surrounding area.**
- b. **The home minimizes the use of design features that make it appear significantly larger than the adjacent homes and the homes in the surrounding area.**

The applicant’s Written Statement (reference **Attachment 3**) indicates several personal (improving quality of master bedroom) and financial reasons (more economical construction approach) to support the request that do not relate to the required findings. Instead, the SARC may wish to consider how the overall building form, which is characterized by a long and low hipped roof, diminishes the prominence of the home and proposed addition when viewed from the street. Further, while located between two single-story homes, the impact of the second story is lessened by the overall height of the building which is 12-feet lower than what is allowed by code (23-foot vs 35-foot) (reference **Attachment 4** – Streetscape Exhibit).

Design: In addition to the required findings, review of this application is governed by the [City’s Design Guidelines for Additions to Single-Family Homes](#). The design guidelines include a list of topic areas ranging from ‘A. Integration...’ to ‘I. Privacy’ which are intended to ensure that additions to homes are compatible with both the existing structure and surrounding neighborhood. In consideration of the applicant’s proposal, the following topics from the Design Guidelines (provided in **bold**) may warrant focused discussion:

A. Integration of Additions with the Existing Home

- 1. Integrate second story additions into the overall design of the house. The addition should look like an original part of the house design.**

When viewed from the street, the proposed addition would appear to be an almost seamless expansion of the existing second floor – matching color, material, and various design elements (i.e. windows, trim).



Figures 3 to 5– Proposed Front/South Elevation and Existing North Elevation

When viewed from the side, the proposed addition would ‘fill in’ the offset – bringing the second floor in line with the first. In order to improve the appearance of the solid wall that occurs as a result, the applicant has proposed to add a horizontal control joint and two trim boards running the height of the building. Beyond the trim presenting a potential conflict at the joint, the design features would be unique to this elevation and home. While such features do add visual interest, the SARC may consider requesting their removal in order to promote an appearance that is more consistent with the original home.

D. Surface Articulation (Changes Within Wall and Roof Planes)

- Homes should be designed with relief in building facades. Long unarticulated wall and roof planes should be avoided, especially on two story elevations.**

The [City’s Design Guidelines for Additions to Single-Family Homes](#) would appear to discourage completely filling in the second floor in two ways. First the addition would increase the length of an already long and unarticulated roofline when viewed from the street. Second, when viewed from the side, the design would result in a relatively flat two-story wall where such relief is especially relevant.

In consideration of the City’s design guidelines, the SARC could request the applicant to explore offsetting the front or side elevation. One potential approach has been provided below for illustrative purposes:



Figures 6 & 7– Proposed vs. Offset Front Elevation



Figures 8 & 9 – Proposed vs. Offset Rear Elevation

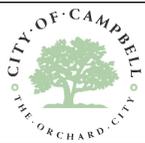
DISCUSSION POINTS

The SARC should discuss the project for compliance with the *City's Design Guidelines for Additions to Single-Family Homes* and required findings. If the SARC believes that the applicant has adequately addressed any concerns the Committee may have, it may recommend approval to the Planning Commission as proposed, or subject to specific revisions. The following questions have been provided to facilitate discussion:

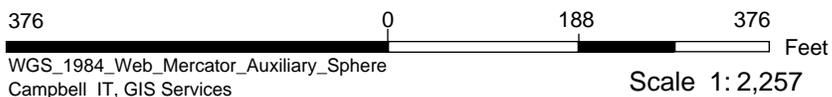
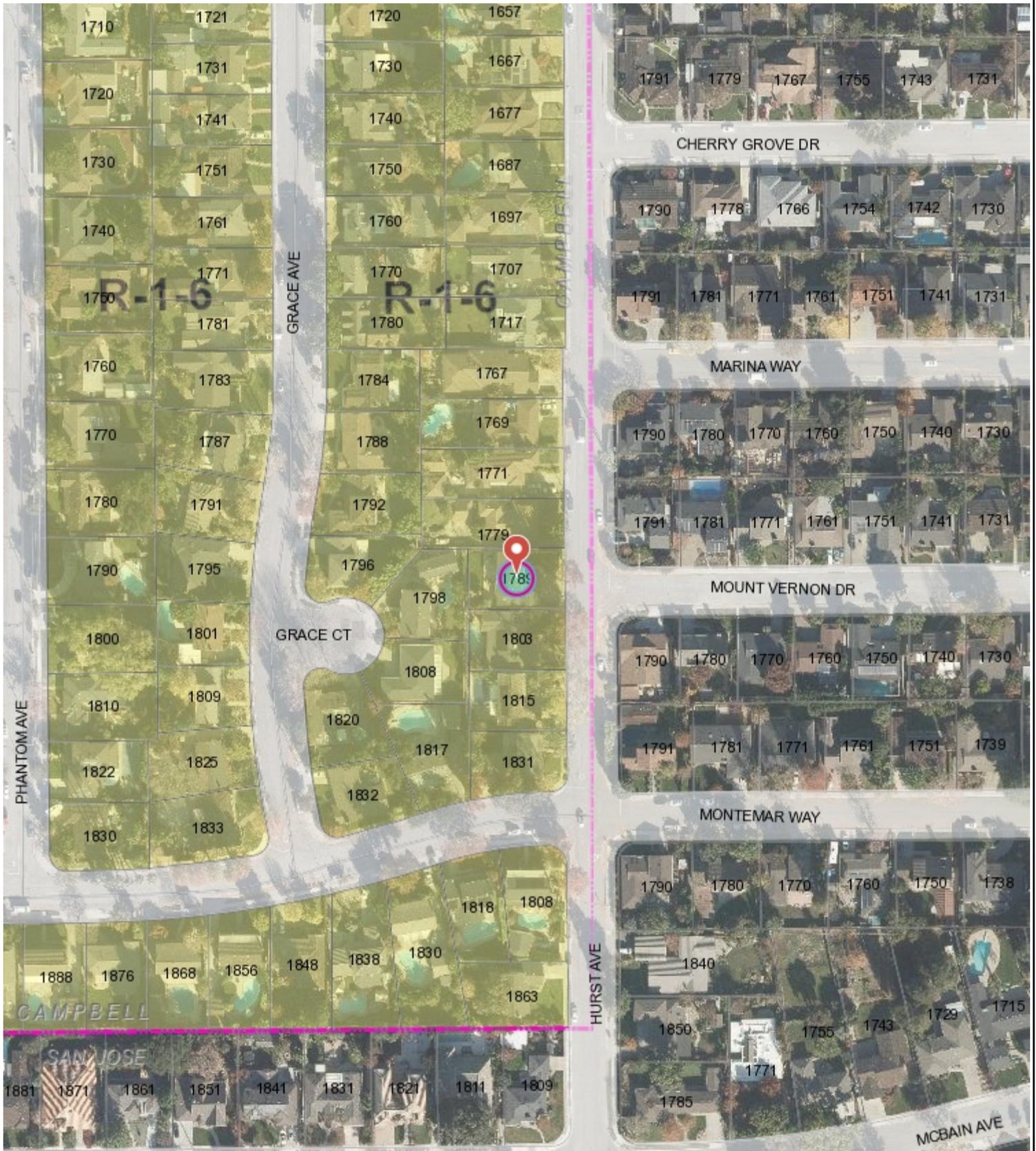
- Should a reduction in interior side setback and/or increase in floor area ratio be supported?
- Should the horizontal control joint and vertical trim be removed?
- Should the applicant exploring offsetting the front or side elevation?

Attachments:

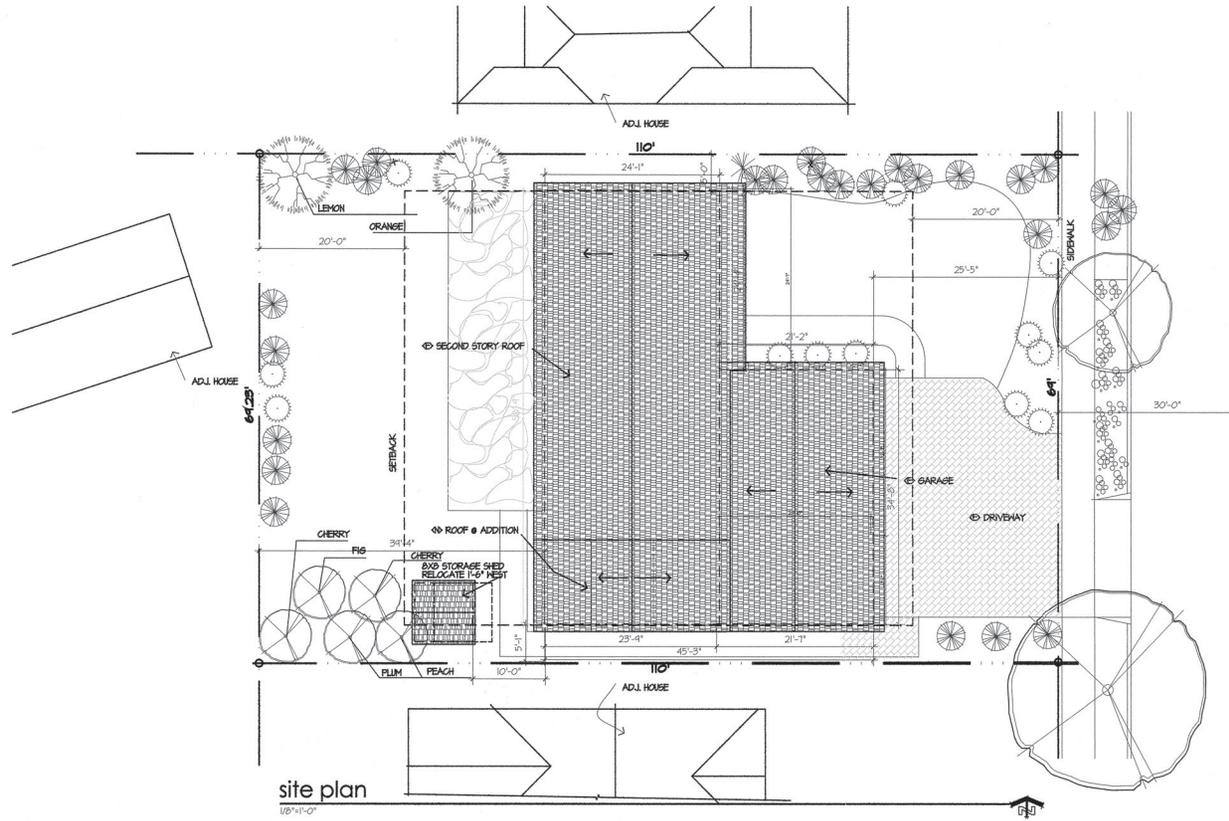
1. Location Map
2. Project Plans
3. Written Statement
4. Streetscape Exhibit



Location Map 1789 Hurst Avenue



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.

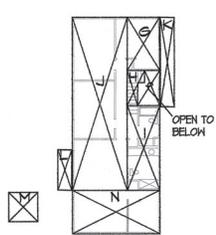


1030 N. EL CAMINO REAL #1448	NO.	REVISIONS
SUNNYVALE, CALIFORNIA #4087		
PROJECT: MASTER BEDROOM EXTENSION		
CLIENT: BETH LAHMY RESIDENCE		
ADDRESS: 1100 N. MONTEHAR WAY		
CITY: SAN PEBBLE, CA		
DATE: 1/27/2017		

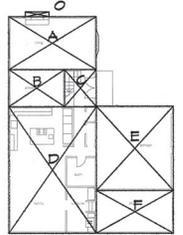
1030 N. EL CAMINO REAL #1448
SUNNYVALE, CALIFORNIA #4087

shafte architecture
ARCHITECTS & INTERIORS
1030 N. EL CAMINO REAL #1448
SUNNYVALE, CALIFORNIA #4087
PH: (408) 340-1336

area calcs



Room	Dimensions	Area (SF)
G	8'-11" x 4'-5"	129 SF
H	8'-11" x 9'-1"	84 SF
I	8'-11" x 2'-9"	206 SF
J	15'-2" x 4'-1"	713 SF
K	4' x 24' (2nd FLR BAL)	1082 SF
L	4' x 11' (4th FLR DECK)	46 SF
M	8' x 8' (SHED)	64 SF
N	24'-1" x 11'-10"	285 SF
		1521 SF



Room	Dimensions	Area (SF)
A	24'-1" x 4'-4"	346 SF
B	15'-4" x 10'-1"	155 SF
C	8'-8" x 10'-1"	87 SF
D	24'-1" x 3'-4"	831 SF
E	21'-2" x 22'-1"	478 SF
F	21'-2" x 12'-1"	255 SF
O	6'-1" x 1'-4"	9 SF
		2161 SF

general notes

PROGRAM: EXPAND EXISTING MASTER BEDROOM BY 285 SF.

SITE SUMMARY
 AREA OF SITE: 1540 SF, +/-
 CONST TYPE: V-B
 APN: 288-25-078

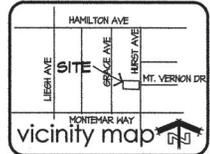
BLDG AREA	ADJ HOUSE (th FLR)	ADDITION
ADJ HOUSE (th FLR)	1674 SF.	1674 SF.
2nd FLR	1222 SF.	1222 SF. - 44 SF. = 1205 SF.
TOTAL LIVING AREA	2296 SF.	3191 SF.
FIREPLACE	4 SF.	4 SF.
GARAGE	478 SF.	478 SF.
SHED	64 SF.	64 SF.
F.A.R.	3,447 / 1540 = 45.4	3,685 / 1540 = 40.6

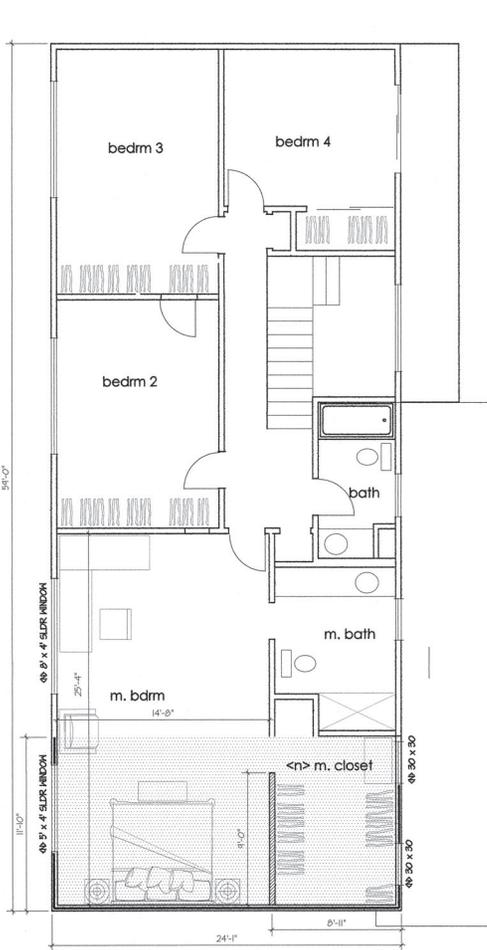
LOT COVERAGE: (1674 SF. + 4 SF. + 96 SF. + 64 SF. + 478 SF.) / 1540 = 30.6 %
 (CBC STANDARDS) UNO.

- ALL INTERIOR FINISHES SHALL BE CLASS B FIRE RESISTANT MATERIALS.
- ALL INTERIOR PARTITIONS TO MEET STRUCTURAL REQUIREMENTS OF CBC 2014, CRC, CFC, CHG, CFC, CEC.
- LIGHTING AND ELECTRICAL WORK IN ACCORDANCE WITH STATE OF CALIFORNIA ENERGY CONSERVATION STANDARDS, (TITLE 24) AND NATIONAL ELECTRICAL CODE.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL DUCTWORK TO BE INSTALLED AND INSULATED PER CBC ENERGY REQUIREMENTS.
- SPECIAL CONDITIONS TO BE HANDLED ON AN INDIVIDUAL BASIS.
- USE 205 F.T.D.P. MIDRILL ANCHOR @ 4'-0" O.C. W/ 5/8" X 6" ANCHOR BOLTS W/ 5/8" W/ WAGERS, TYP. UNO.
- COMPLY WITH ALL REQUIRED CODES, ORDINANCES, ETC. 2014 CBC, CRC, CHG, CEC, CFC & CFC AND 2014 CA. ENERGY CODE
- ALL METAL FASTENERS IN CONTACT WITH TREATED LUMBER TO BE HOT DIPPED ZINC COATED GALVANIZED STL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- ALL FASTENERS TO COMPLY WITH TABLE CRC R602.3 (I)

legend

- HALLS TO REMAIN
- - - HALLS TO BE REMOVED
- NEW EXTERIOR WALLS- 2 x 4 HD. STUDS @ 16" O.C. W/ 1/2" GYP. BD. ON INTERIOR WALL AND 1/2" GYP. BD. ON EXTERIOR. CEMENT PLASTER, R-5 BATT INSULATION UNO.
- INTERIOR WALLS- 2 x 4 HD STUDS W/ 1/2" GYP. BD. EA. SIDE UNO.
- DETAIL KEY
- DETAIL NO.
- DETAIL NO.
- ELEVATION KEY
- ELEC. OUTLETS (10)
- SMOKE DETECTOR (10 V) INTERCONNECTED W/ BATTERY BACKUP UNO.
- LIGHT FIXTURE
- F - FLUORESCENT OR LED
- I - INCANDESCENT
- J - JUNCTION BOX
- RECESSED LIGHT FIXTURE
- SWITCH
- OUTLET
- GUADFLEX
- PHONE OUTLET
- DATA (COAX, CAT5 OR CAT6)

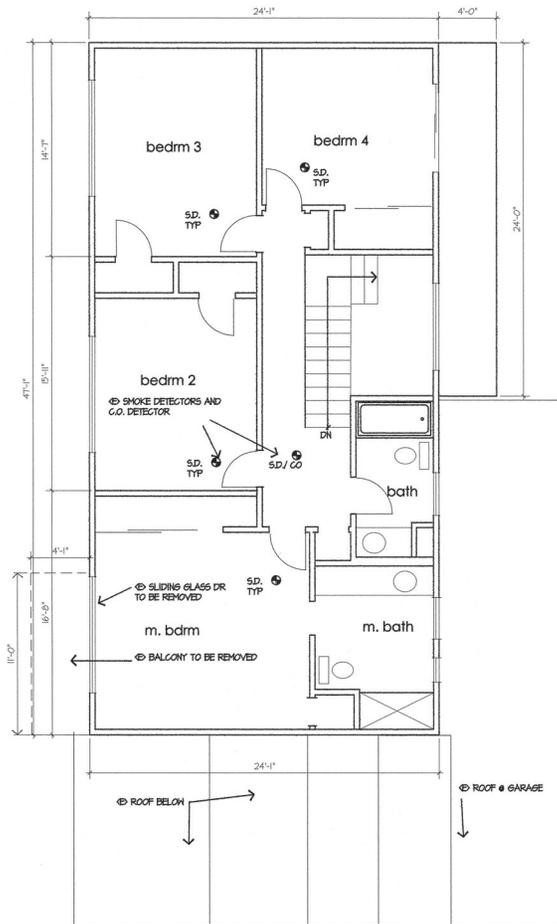




<n> 2nd floor plan

114'-11-0"

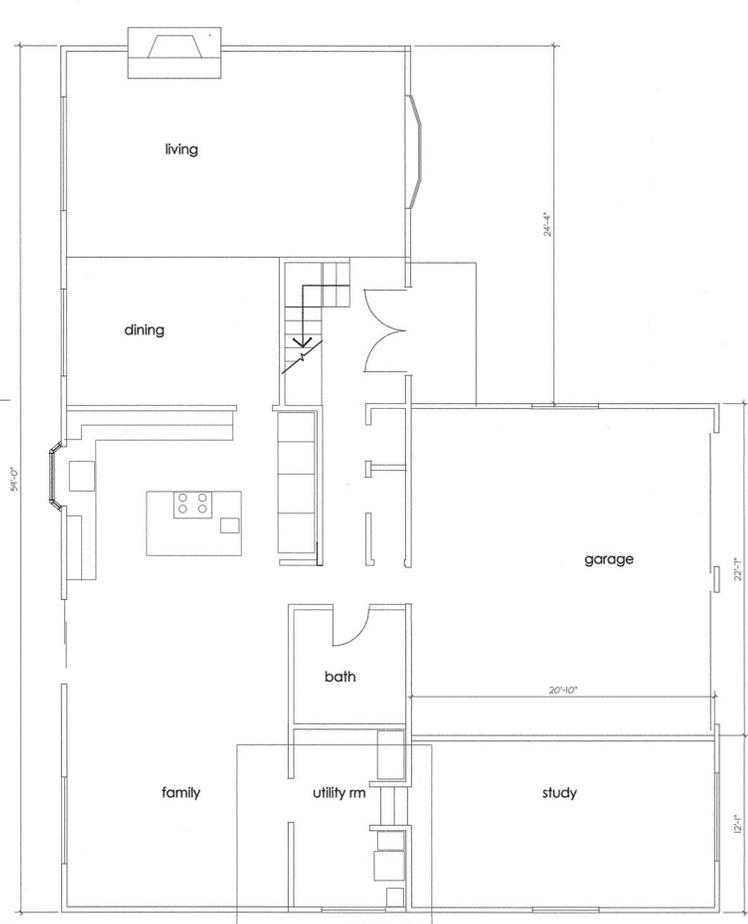
1082 SF LIVING, 96 BAL, REMOVE 44 BAL
 8' 295 ADDITION
 1367 SF LIVING, 96 BAL, 1463 SF TOTAL



<e> 2nd floor plan

114'-11-0"

1082 SF LIVING, 96 BAL, 44 BAL 1222 SF TOTAL



<e> 1st floor plan

114'-11-0"

1614 SF LIVING SPACE 410 SF GARAGE 2025 SF TOTAL

THIS DOCUMENT IS THE PROPERTY OF SHAFER ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SHAFER ARCHITECTURE. ALL RIGHTS ARE RESERVED. SHAFER ARCHITECTURE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS DOCUMENT AND SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO SHAFER ARCHITECTURE. SHAFER ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED TO SHAFER ARCHITECTURE. SHAFER ARCHITECTURE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS DOCUMENT AND SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO SHAFER ARCHITECTURE. SHAFER ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED TO SHAFER ARCHITECTURE.

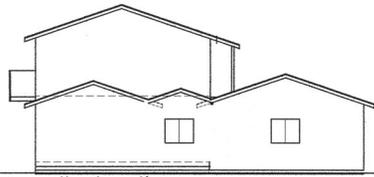
shafers
 architecture
 shafers is a registered architect
 PH (408) 343-1336

1030 e-el Camino real #1445
 sunnyvale, california 94087

MASTER BEDROOM EXTENSION
BETH ANNY RESIDENCE
 1784 HURST AVE.
 CAMPBELL, CA

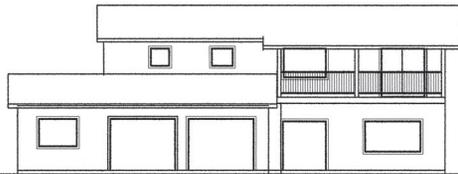
no.	revisions	date
1	initial submittal	12/28/22
2	revisions	

18-01
A2
 2/1/20



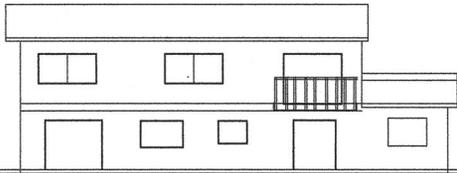
<e> south elevation

SCALE: 1/8"=1'-0"



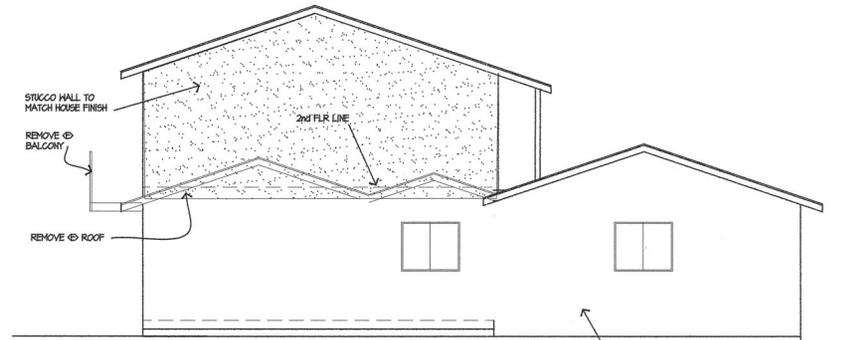
<e> east elevation

SCALE: 1/8"=1'-0"



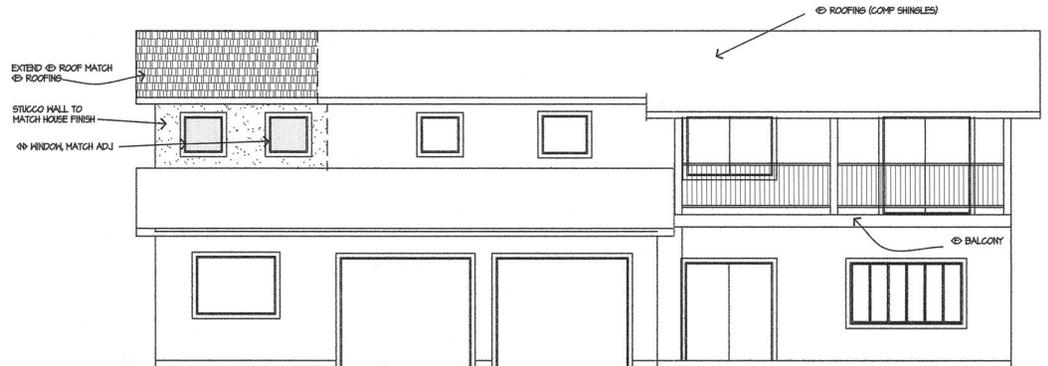
<e> west elevation

SCALE: 1/8"=1'-0"



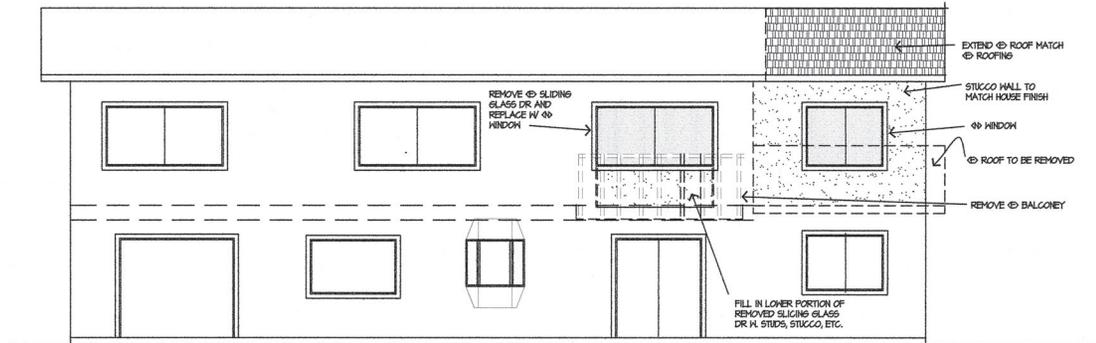
south elevation

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



east elevation

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



west elevation

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

THE ONLY DESIGN MANAGEMENT, DRAWING, SPECIFICATION AND COSTS DOCUMENTS PREPARED BY SHAFER ARCHITECTURE OF THE PROJECT. ANY OTHER ARCHITECTURE SHALL BE DEEMED THE PROPERTY OF SHAFER ARCHITECTURE AND SHALL BE RETURNED TO SHAFER ARCHITECTURE UPON COMPLETION OF THE PROJECT. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SHAFER ARCHITECTURE.

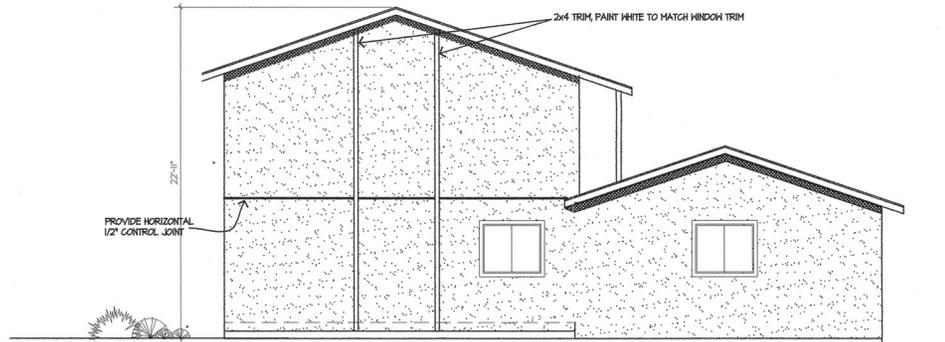
NO.	REVISIONS	DATE

MASTER BEDROOM EXTENSION
BETHLAHMY RESIDENCE
 1754 HURST AVE.
 CAMPBELL, CA

1030 S. G. Camino Real #244E
 Sunnyvale, California 94087

shafér architecture
 SHAFER ARCHITECTURE
 PRT (408) 343-1336

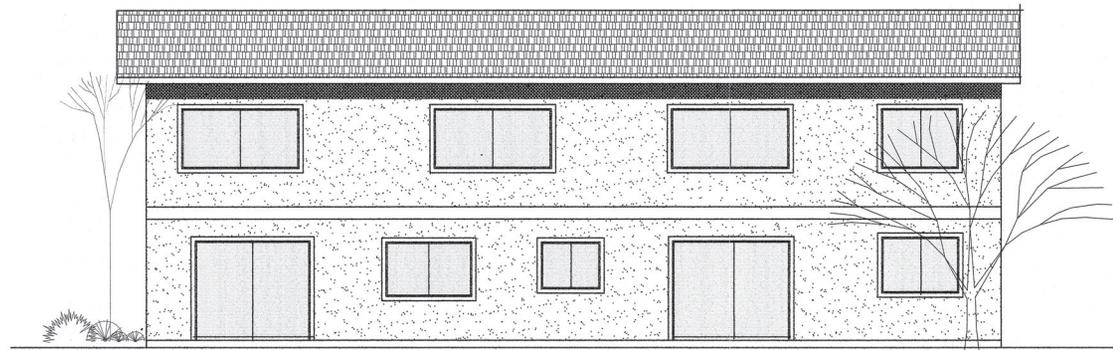
18-01
A3
 2/14/20



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



east elevation



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

no.	revisions	date
1	REV. (initials)	9/27/22

MASTER BEDROOM EXTENSION
BETHLAHMY RESIDENCE
 7164 HURST AVE
 CAMPBELL, CA

shafteer architecture
 1030 e. el camino real #445
 sunnyvale, california 94087
 phone: (408) 345-1336
 email: info@shafteerarchitecture.com

18-01
ABA
 2/14/20

THE SEALS, STAMPS, SIGNATURES, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY SHAFTEER ARCHITECTURE FOR THE PROJECT ARE VALID ONLY FOR THE PROJECT AND SITE SPECIFIC USE. ANY REUSE OF THESE DOCUMENTS FOR OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF SHAFTEER ARCHITECTURE IS STRICTLY PROHIBITED. SHAFTEER ARCHITECTURE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE DOCUMENTS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. SHAFTEER ARCHITECTURE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. SHAFTEER ARCHITECTURE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

Written Statement

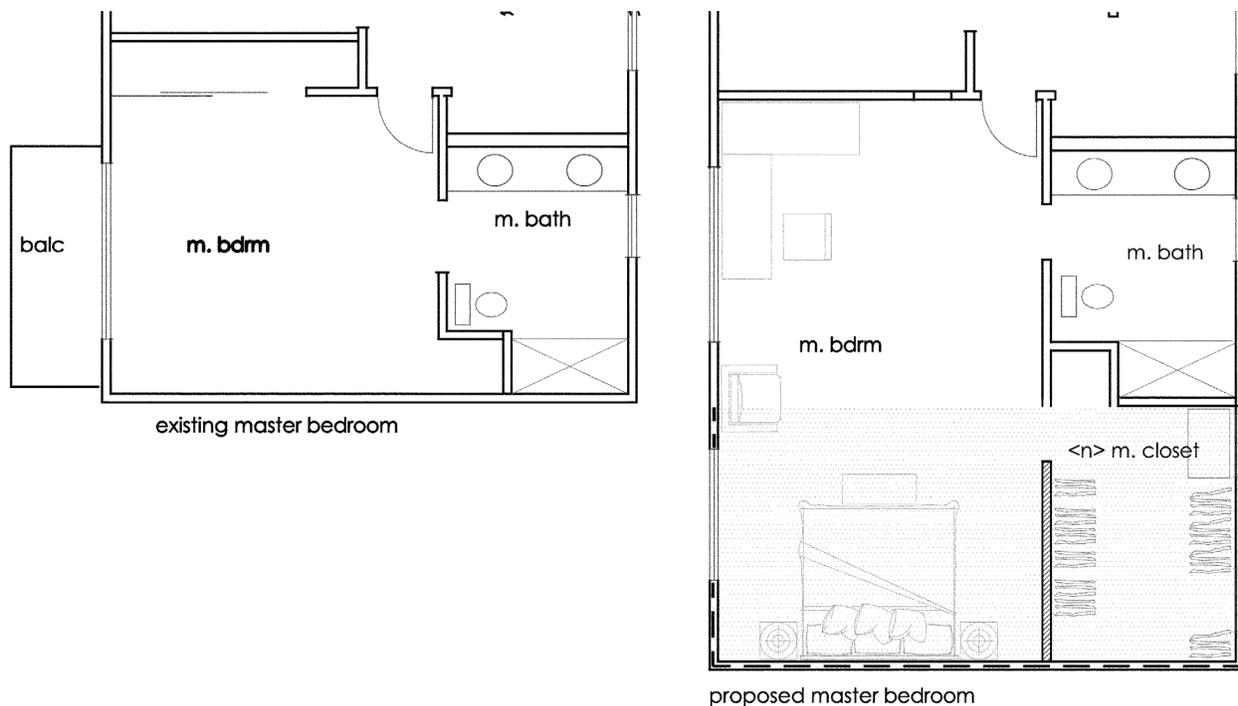
Justification Statement

1789 Hurst Ave.

Dear Planning Commissioners,

Thank you for your time and attention to our application. We respectfully request that you approve a Floor Area Ratio (FAR) increase for our home from 45.3 to 48.5% which is an increase of 285 square feet. We believe this modest increase can be justified as the perceived scale and mass of our home would be similar to neighboring homes. We have summarized the plan and rationale below:

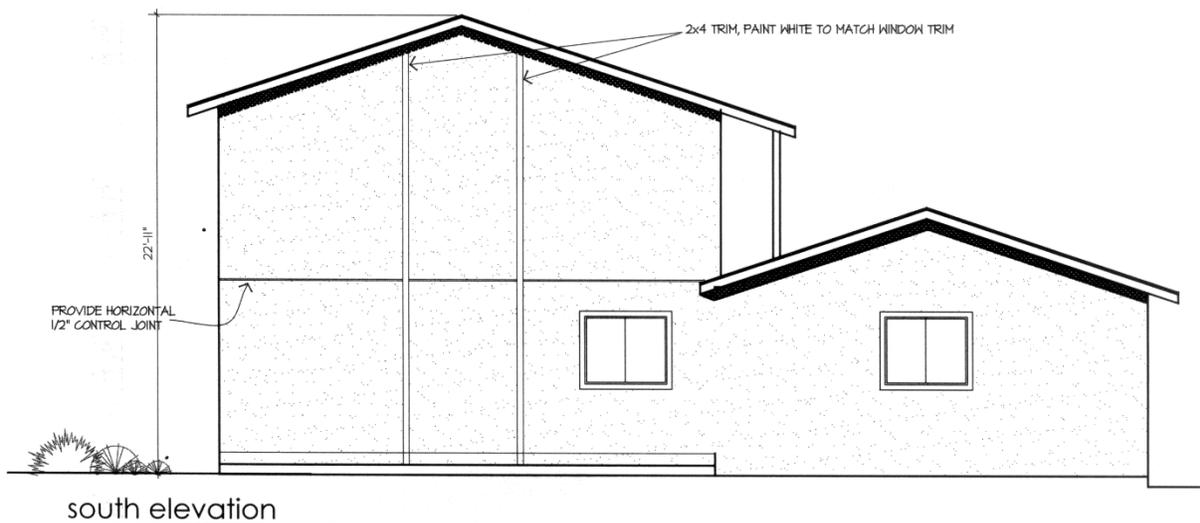
Bringing Master Bedroom to 21st Century Norms: The current master bedroom is small by today's standards for a home of this size. The layout affords little room other than for a small bed and dresser. The current closets do not provide suitable storage space. Clothing and extra bedding are now kept in the garage. The addition will enable us to have a larger bed and dresser plus a walk-in closet. This will also allow us to maximize space within the home and to move cars off the driveway/street and back into the garage.



Front of Home Design: The proposed front exterior of the home will be in keeping with its current look and feel and that of the neighborhood. The new design would extend the second-floor wall to be in line with the first-floor wall. To provide character to the front of the home, additional trim and windows will be added on the second floor to avoid long unarticulated massing.



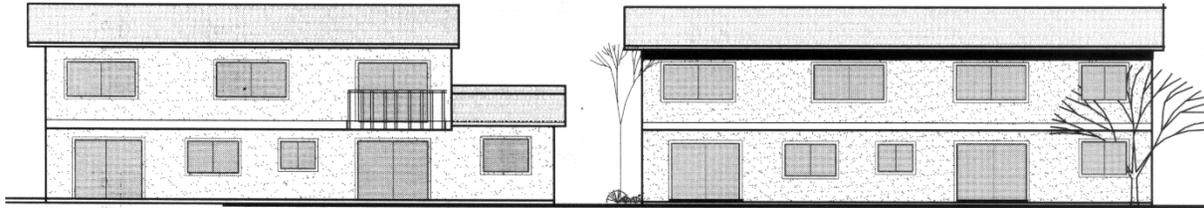
South Side of Home Design: The proposed south side of the home will be enhanced by a horizontal control joint and 2x vertical trim to match the front window trim. This will provide more character to the south side wall.



Leveraging Existing Footing for Economy: The proposed extension of the second-floor wall to be in line with the first floor's wall would be more economical construction wise. The need for a large beam to carry the wall and shear transfer elements would be eliminated since the existing footing could be used.

Enhanced Privacy for Neighbors: Overall, the proposed second floor addition will improve our neighbors' privacy.

West wall: The replacement of the master bedroom's sliding glass door and balcony with two smaller windows will significantly reduce visibility into our neighbors' yards and homes.



South wall: The proposed second floor addition will have no impact on the privacy of our next-door neighbors. Currently the south wall has no windows on the second-floor and this will not change.

Lot Size Comparison: The three lots to the south of us are of similar size. However, the thirteen lots to the north are 1,000 to 1,500 square feet larger which affords them 450 to 675 more square feet without going over the FAR.

For these reasons, we believe our request is justified and it is our hope that you agree and approve our request.

