PLANNING COMMISSION
City of Campbell, California

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October 13, 2020
Tuesday
Zoom

AGENDA

CONVENE MEETING
This Regular Planning Commission meeting will be conducted via telecommunication and is compliant with provisions of the Brown Act and Executive Order N-29-20 issued by the Governor.

The following members of the Planning Commission are listed to permit them to appear electronically or telephonically at the regular Planning Commission meeting on October 13, 2020: Chair Michael Krey, Vice-Chair Maggie Ostrowski, Commissioners Adam Buchbinder, Andrew Rivlin; Nick Colvill; and Stuart Ching.

Members of the public will not be able to attend meetings at the Campbell City Council Chamber physically. The Planning Commission meeting will be live-streamed on Channel 26, the City's website, and YouTube (https://www.youtube.com/user/CityofCampbell).

Those members of the public wishing to participate are asked to register in advance at: https://us02web.zoom.us/j/88159398469?pwd=aDViYWpNWUg3N3c4OFJpTnRHcTdiZz09. After registering, you will receive a confirmation email containing information about joining the meeting.

Public comment for the Planning Commission meetings will be accepted via email at planning@campbellca.gov prior to the start of the meeting. Written comments will be posted on the website and distributed to the PC. If you choose to email your comments, please indicate in the subject line “FOR PUBLIC COMMENT” and indicate the item number.

ROLL CALL

APPROVAL OF THE MINUTES September 22, 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. **PLN2019-192** Continued Public Hearing (from the meeting of September 22, 2020) to consider the Appeal by Nitin Srivastava of the Community Development Director's denial of a Tree Removal Permit (PLN2019-192) to remove one (1) oak tree located in the rear yard of property located at **1698 Hyde Drive**. Staff is recommending that this item be deemed Statutorily 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.*

2. **PLN-2020-78** Public Hearing to consider the application of Christian Nielsen for a Conditional Use Permit (PLN-2020-78) for establishment of a medical office use (orthodontic office) within an existing office space on property located at **2155 S. Bascom Avenue, Suite 140**. 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.*

3. **PLN2109-148** Public Hearing to consider the application (PLN2019-148) of Robson Homes LLC for a Zoning Map Amendment to rezone the project site from R-1-6 (Single-Family Residential) to P-D (Planned Development); a Planned Development Permit to allow construction of 25 single-family homes, five accessory dwelling units (4 detached and one interior), a new private street, and associated site, parking, and landscaping improvements; a Density Bonus to allow a 32.5% increase in the allowable density, use of State parking standards, and provision of two Very Low Income below-market-rate (BMR) units; a Tentative Vesting Subdivision Map to create 25 private lots and four common lots, and associated public and private easements; and a Tree Removal Permit to allow removal of 17 on-site protected trees, on property located at **16179 East Mozart Avenue** in the proposed P-D (Planned Development) Zoning District. A Mitigated Negative Declaration has been prepared for this project. Tentative City Council Meeting Date: November 17, 2020. Project Planner: *Daniel Fama, Senior Planner*

NEW BUSINESS

4. **PLN-2020-106** Study Session to consider a Preliminary Application (PLN-2020-106) for an approximately 8,000 square-foot 2-story office building on property located at **1940 Hamilton Avenue**. Project Planner: *Daniel Fama, Senior Planner*.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting of **October 27, 2020**, at 7:30 p.m., and likely to be conducted using Zoom.

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

SEPTEMBER 22, 2020
REMOTE ON-LINE ZOOM MEETING

The Planning Commission meeting of September 22, 2020, was called to order at 7:30 p.m. by Chair Krey and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present:	Chair:	Michael Krey
	Vice Chair:	Maggie Ostrowski
	Commissioner:	Adam Buchbinder
	Commissioner:	Stuart Ching
	Commissioner:	Nick Colvill
	Commissioner:	Andrew Rivlin
Commissioners Absent:	None	
Staff Present:	Community Development Director:	Paul Kermoyan
	Senior Planner:	Daniel Fama
	Assistant Planner:	Naz Pouya Healy
	City Attorney:	William Seligmann
	Recording Secretary:	Corinne Shinn

APPROVAL OF MINUTES

Motion: **Upon motion by Commissioner Ostrowski, seconded by Commissioner Rivlin, the Planning Commission minutes of the meeting of September 8, 2020, were approved as submitted. (5-0-0-1; Commissioner Buchbinder abstained)**

COMMUNICATIONS

None

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

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

PUBLIC HEARINGS

1. **PLN2019-192** Public Hearing to consider the Appeal by Nitin Srivastava of the Community Development Director's denial of a Tree Removal Permit (PLN2019-192) to remove one (1) oak tree located in the rear yard of property located at **1698 Hyde Drive**. Staff is recommending that this item be deemed Statutorily 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 Ostrowski asked who is responsible for trees at a neighbor's property.

Planner Naz Pouya Healy replied that the tree is owned by the property on which the trunk is located. This property owner is the one that submitted this application for removal.

Commissioner Buchbinder clarified that if a tree is causing damage to a structure it qualifies for removal. However, if the damage is to other property improvements such as a fence, retaining wall or concrete, it is not eligible.

Planner Naz Pouya Healy replied that the Ordinance identifies structural damage to the main home, pools and other structures on site greater than 200 square feet in size.

Commissioner Buchbinder said that it is considered that the repair and/or replacement of other such items is not found to be an undue hardship in order to retain a viable protected tree.

Planner Naz Pouya Healy replied correct. She added that this existing retaining wall needs repair and can be done so as not to so tightly restrict this tree's trunk when rebuilt larger enough to contain it.

Commissioner Rivlin asked if there is any impact in consideration when a property such as this one is so close to the shared jurisdictional border with Los Gatos.

Planner Naz Pouya Healy replied no.

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

Nitin Srivastava, Appellant and Property Owner, 1698 Hyde Drive:

- Explained that he would be left with no adequate space to walk if this existing retaining will must be expanded to accommodate this existing tree.
- Reported that in the five years of his ownership of this property, this tree has moved and bent the retaining wall. He showed two photographs depicting the decline between 2015 and 2020.
- Stated he is willing to place a similar tree elsewhere on his property in replacement..
- Reported that a fence contractor said any new fence put in would again bow as a result of this tree.
- Assured that he wouldn't have appealed if he could easily put a replacement retaining wall, but the area is small, and a large wall would leave no space to walk by it.
- Pointed out a crack in the sidewalk on this site and the increase in its size between 2015 and 2020.
- Said the question remains, is it worth it to require him to retain this tree.
- Concluded by saying he now rests his case.
- Pointed out that with the fires occurring in California and the need for defensible spaces that might be an added consideration for this tree removal.

Commissioner Ostrowski asked the Appellant what the width of the retaining wall is. It seems to be about two-foot distance between edge to fence.

Nitin Srivastava said that it is less than one foot and the tree is situated at the intersection of three properties.

Commissioner asked if there is anything else planted in the area created by the retaining wall.

Nitin Srivastava replied just this one tree.

Commissioner Rivlin asked the intended purpose for this retaining wall. Is it to retain soil or simply to serve as a planter for the tree?

Nitin Srivastava said that his neighbor's property is elevated three feet higher than his property, so it is primarily to hold back that soil.

Commissioner Rivlin asked where the roots impact the soil surface,

Nitin Srivastava said that the tree trunk is growing beneath the dirt. The roots are not oozing out of it.

Commissioner Rivlin asked if this retaining wall is holding up this tree?
Nitin Srivastava:

- Stated that if this existing retaining wall is removed for repair it would have to be rebuilt due to this three-foot difference in grade.
- Said that the retaining wall is holding the neighbor's land (soil). It has to be replaced.
- Added that retention of this tree would complicate the replacement more.

- Said that the new retaining wall would have to be brought further into his property. It cannot be replaced in exactly the same place.

Commissioner Buchbinder directed his question to staff as to whether this tree were within a larger retaining wall and blocking passage around it from both directions, would that be a valid reason to remove the tree so as not to have to expand the depth of the retaining wall?

Director Paul Kermoyan:
- Reported that there needs to be adequate access around the structure for fire access.
- Added that Fire would not have to go around this corner as long as there is access from the other direction to that point.
- Stated that this tree is probably helping to stabilize this retaining wall area of the property against soil movement.
- Reminded that this existing retaining wall must be replaced or there could be geological issues.
- Pointed out that a tree can actually outgrow or adapt to its confined conditions.
- Advised that the tree roots are probably going the other direction away from the house and into the higher soil on the adjacent property.
- Said that the base of this tree is right on the soil and going straight down on Mr. Srivastava's side and with its roots growing outward onto the other side's higher-grade soil.

Commissioner Buchbinder:
- Reminded that Mr. Srivastava has concerns that roots from this tree are going to one day damage his house and/or that there is danger of this tree falling over onto his house.
- Asked if there is any written professional assessment to this risk provided.

Nitkin Srivastava:
- Replied that he has not retained a tree expert or arborist.
- Advised that he just has the feedback of the contractor who came in to quote the replacement retaining wall.

Commissioner Ostrowski asked if there is something on the other side of the fence that is blocking light thus causing the angled trunk.

Planner Naz Pouya Healy:
- Said that this tree is surrounded.
- Added that a tree reaches into the direction where there is most light.
- Stated that if a tree experiences a sudden lean, that is a concern.

Commissioner Buchbinder pointed out that an arborist report could determine the risk of falling for this tree.

Planner Naz Pouya Healy agreed that an arborist could look at the existing conditions and make a recommendation on its viability.

Lynne Lampos: Neighbor on Hyde Drive:

- Thanked the Commission for the opportunity to speak to this request.
- Admitted that she appreciates the care taken in consideration of this matter.
- Said that she is a neighbor across the street and is in favor of her neighbor's request to remove this tree.
- Stated that in her opinion this tree has just outgrown its location. It is a big tree in a tiny space between three properties.
- Added that this tree will continue to grow even bigger.
- Pointed out that this tree may well be a "volunteer" that is simply out of place. Again, it has outgrown its location.
- Advised that there are other trees on all three of these adjacent properties, so they won't be robbed of beauty if this tree is gone.
- Suggested that one option could be that Nitkin be allowed to contribute to an in-lieu fund to allow the planting of a replacement tree elsewhere in the city where it can better be accommodated.
- Stressed that this tree does not fit where it is.
- Stated that she loves trees, but this one doesn't add to this yard or its adjacent yards as evidenced by the damaged fences on all three properties caused by this tree.
- Reminded that this removal is not to allow for the construction of a mega-house or to put in a new pool. It is a tree that has become a headache with little in return.
- Reiterated her support for removal and expressed her appreciation on the thoughtful and careful questions by the Planning Commission and staff.

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

Commissioner Ostrowski:
- Said that she too loves trees.
- Added that the City's Tree Protection Ordinance is important.
- Admitted that this request is a tough one due to this tree's location on this property and the fact that it may be a "volunteer" rather deliberately planted under these conditions within a narrow retaining wall at the junction of three adjacent properties' fences.
- Said that it is pretty difficult to imagine success for this tree. Perhaps if it were not situated so close to this home and the fences.
- Listed the issues of the retaining wall, dilapidated fences and proximity of the tree to this house as challenging.
- Said that even if the retaining wall is rebuilt the fence would still have to be built to butt up against that tree.
- Stated that as a result, she supports this request to remove this tree and have it replaced with either one or several trees per Ordinance requirements.

Commissioner Buchbinder:
- Agreed that this tree is very inconveniently located on this property.
- Pointed out that within the Tree Protection Ordinance there are no provisions to support removal of a protected tree if the impact is to things other than a structure such as concrete or fencing. That is intentional. Unless the evidence can be provided that shows damage to the house or a structure, it is the obligation of a property owner to retain this tree.

Chair Krey:
- Stated that tree issues like this are always tough.
- Said that the Ordinance is pretty stringent as it really tries to save trees.
- Added that we have to be subjective and must ask ourselves, “Are we going overboard here?”
- Pointed out that he is not an expert on trees himself and has to depend on our experts.
- Added that we try to be as fair as possible.
- Advised that he would lean toward denying this appeal based on the Ordinance.
- Stated that he knows this is a tough situation for this owner.

Commissioner Rivlin:
- Stated that he is torn on this request for removal.
- Agreed that this tree will continue to grow and present new problems.
- Questioned whether we should look at the long-term aspects of this situation or just this current period of time.

City Attorney William Seligmann advised the Commission that they can consider what would happen in the future when considering their action on this request.

Commissioner Rivlin:
- Said that in this case, this tree is located close to this home. The tree is already leaning in the direction of the house.
- Stated that the tree could pose a future disaster and/or structural damage to the home itself.
- Opined that having to rebuild walls and fencing every five years or so does equate to a hardship for this owner.
- Said that this owner has a replanting location on his property and with the required replacement tree(s) he is trying to make the case for the appellant.
- Concluded that he sees a reason to side with the appellant’s case here.

Commissioner Colvill:
- Said he respects everyone’s feedback and agrees with the case made by Commissioner Rivlin.
- Stated that the question he asks himself, “How bad must it get before we can remove a tree?”
- Pointed out that we all have trees.
- Concluded that he is just weighing in here.

Commissioner Ching:
- Agreed that this situation is difficult.
- Stated that the Community Development Director’s conclusions are right. This request for removal doesn’t meet the Ordinance standards.
- Added that he also agrees with the comments made by Commissioners Ostrowski and Rivlin.
- Advised that he too is a big fan of trees and it pains him to support this removal since it doesn’t meet the removal standards.

- Suggested that perhaps instead of just one replacement tree this owner be required to plant two replacement trees of 24-inch box size perhaps at the front of his property instead.

Commissioner Ostrowski:
- Pointed out that there will be a point at some time in the future when this tree will have grown large enough to have to be removed.
- Added that the new tree(s) replaced by this owner as a condition of this tree's removal will grow larger with time as well.

Commissioner Rivlin:
- Reminded that this owner also has a side yard with a few suitable spaces for new tree(s).
- Pointed out that side yard space is actually bigger than the front yard on this property.
- Suggested that the replacement would be an Oak tree and he is fine with just one replacement rather than two trees.

Commissioner Ching pointed out that the rational to require two is due to the fact that this removal request does not meet the established criteria within the Tree Protection Ordinance to support its removal. If the tree were damaging the home, it could be approved and the replacement ratio in that situation would be a single tree.

Commissioner Buchbinder:
- Stated his agreement with Commissioner Ching's comments.
- Added that one does not envision a tree of this size being wedged into such a small box but again this removal request doesn't meet established criteria.
- Said that since it doesn't meet criteria there should be more than a one to one replacement.

Commissioner Ostrowski pointed out that there is not enough space remaining on this property to accommodate two large mature trees.

Chair Krey said if a motion to approve is made there is no draft resolution for approval of the appeal.

Director Paul Kermoyan:
- Suggested that the Commission should continue this item to a specified meeting date of October 13, 2020, to allow staff to prepare the findings and conditions for an approval to bring back for adoption.
- Said that there is enough support here amongst the Commission and they should vet out what mitigations they want included as part of the approval.

Commissioner Ching:
- Said one outstanding issue is whether there should be one or two replacement trees.
- Added that he would propose leaving that decision up to the Director on which number and species of tree replacement to require.

Director Paul Kermoyan:

- Stated that we don't want to over plant the site but rather allow new tree(s) to have ample space for growth.
- Suggested permits requiring one replacement and an in-lieu fee instead of the second tree requirement.
- Asked the Commission to consider a condition offering the appellant one option (two replacement trees) or the second option (one tree and in-lieu fee instead of a second tree).

Commissioner Buchbinder supported leaving the two options up to this appellant/property owner. He can choose to plant two new trees or one new tree and one in-lieu fee instead of the second tree.

Chair Krey called for a motion

Motion: **Upon motion of Commissioner Ostrowski, seconded by Commissioner Ching, the Planning Commission CONTINUED TO THE PLANNING COMMISSION MEETING DATE CERTAIN OF OCTOBER 13, 2020, the approval of the Appeal of the Community Development Director's denial of a Tree Removal Permit (PLN2019-192) to remove one (1) oak tree located in the rear yard of property located at 1698 Hyde Drive, with the following guidance to staff in terms of the draft resolution:**

- **Requiring the replacement of the removed tree with one 24-inch box and (at the applicant's discretion) either:**
  - **Requiring a second replacement 24-inch box tree; or**
  - **Requiring the payment of a $500 in-lieu fee;**

by the following roll call vote:

AYES: Buchbinder, Ching, Colvill, Ostrowski and Rivlin
NOES: Krey
ABSENT: None
ABSTAIN: None

Chair Krey advised that this item would return to the next meeting on October 13, 2020, for the adoption of an approval resolution

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

2. **PLN-2020-48** Public Hearing to consider the application of Grand Petroleum Inc., for a Modification (PLN-2020-48) to a previously approved Conditional Use Permit (UP 78-2) with Site and Architectural Review to allow site and building alterations to an existing gasoline service station including reconfiguration of the fuel station layout, a new fuel station canopy, new trash enclosure, restriping of parking stalls, installation of new landscaping, and accessibility

improvements, for property located at **1533 W. Campbell Avenue**. Staff is recommending that this item be deemed Statutorily 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*

Mr. Daniel Fama, Senior Planner, provided the staff report.

Chair Krey asked if there were questions for staff.

Commissioner Buchbinder asked why this item is before the Planning Commission.

Planner Daniel Fama reported that it is not for the use itself but rather for the construction of a new canopy and other changes to the site.

Commissioner Ostrowski asked if there would be any work on the existing underground tanks.

Planner Daniel Fama said that aspect of the project does not fall within the purview of the Planning Commission. Tanks must be updated and as such this owner decided it was a good time to do additional improvements to the site, which the Commission reviews.

Amin Salki, Property Owner/Applicant:
- Claimed that his architect, Sunny Tam, did not receive the link to this meeting.
- Stated that his plan is to put added capital investment to improve the look and flow of this site.

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

Chair Krey asked if there are any questions from the Commission for the applicant.

There were none.

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

Commissioner Ostrowski provided the Site and Architectural Review Committee report as follows:
- Reported that this applicant is trying to improve the flow and circulation of his site and since he has to replace his tanks at this time, it was the time to do the rest.
- Stated that SARC was very supportive.
- Added that overall, the proposed changes look good.
- Concluded that there were no concerns for SARC.

Commissioner Ching agreed.

Commissioner Buchbinder said this request is straightforward and provides a clear improvement to this location. He stated his support.

Motion: **Upon motion of Commissioner Ostrowski, seconded by Commissioner Ching, the Planning Commission took adopted Resolution No. 4574 approving a Modification (PLN-2020-48) to a previously approved Conditional Use Permit (UP 78-2) with Site and Architectural Review to allow site and building alterations to an existing gasoline service station including reconfiguration of the fuel station layout, a new fuel station canopy, new trash enclosure, restriping of parking stalls, installation of new landscaping, and accessibility improvements, for property located at 1533 W. Campbell Avenue, as modified by the desk item, by the following roll call vote:**

AYES: Buchbinder, Ching, Colvill, Krey, Ostrowski and Rivlin
NOES: None
ABSENT: None
ABSTAIN: None

Chair Krey advised that the Planning Commission action is final unless appealed in writing to the City Clerk within ten calendar days.

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Chair Krey called for a five-minute break at 8:33 p.m.

Chair Krey reconvened the meeting at 8:38 p.m.

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

3. **PLN2019-206** Public Hearing to consider the application of Michael Schwager for a Planned Development Permit (PLN2019-206) to allow construction of an approximately 7,000 square-foot single-story industrial building; a Parking Modification Permit to allow a reduction in the number of required parking stalls; and a Variance (PLN2019-207) to allow retention of existing overhead utility lines, for property located at **1055 Florence Way**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Tentative City Council Meeting Date: October 20, 2020. Project Planner: *Daniel Fama, Senior Planner*

Mr. Daniel Fama, Senior Planner, provided the staff report.

Chair Krey asked if there were questions for staff.

Commissioner Buchbinder said it seems that neither PG&E nor the applicant want to underground. Where is that coming from?

Planner Daniel Fama replied City Code. Undergrounding in this case would require more poles rather than losing any. The intent of the Code is to reduce the number of poles and not increase them.

Commissioner Buchbinder asked how much interior bike parking there will be.

Planner Daniel Fama replied seven spaces for bikes, scooters and motorcycles. They are also providing indoor showers for those who commute on bike.

Chair Krey said it seems that approving Variances for utility poles is fairly typical. It's happening a lot now.

Planner Daniel Fama replied correct.

Chair Krey asked if there have been parking issues in this area.

Planner Daniel Fama:
- Said that there are always parking challenges with older buildings that result in a lot of spillover onto the public streets. This building is located on a private street not a public street.
- Added that there have been no complaints about parking.

Commissioner Rivlin asked what might occur if the private street were to disappear.

Planner Daniel Fama:
- Said within current developments a private street is shared common space.
- Reported that some older developments such as this one on Florence, there are easements in place to allow for use of the private street by the buildings located along it.
- Added that it would be challenging for Florence to go away due to those easements.

Commissioner Ostrowski provided the Site and Architectural Review Committee report as follows:
- Reported that SARC was in favor of this applicant receiving a Variance to not underground the overhead lines.
- Said they found that it makes no sense to do so if it still results in more poles than fewer. There would be two extra poles in this case.
- Added that SARC was supportive of the Parking Modification Permit.

Chair Krey opened the Public Hearing for Agenda Item No. 3.

Mike Schwager, Applicant, & Property Owner, Schwager-Davis, Inc.:
- Said that he has lived in the Bay Area for 45 years and may end up being the owner-occupant of this
- Stated that Schwager-Davis, Inc. is a commercial real estate and transportation firm.
- Said that they are well aware of the importance of having sufficient parking.
- Added that they are excited by this site and its proximity to Highway 17 and modes of mass transit including VTA Light Rail, VTA buses, rideshares such as Lyft and Uber and the Los Gatos Creek Trail.
- Pointed out that this site is located just 600 feet away from the LG Creek Trail.

- Advised that he personally bikes to work and currently has to keep his bike in his office at work and there are no shower facilities there.
- Assured that they would have the required parking, including bike parking indoors and showers for those who bike to work to use on arrival.
- Reported that Florence functions as a wide private driveway to the buildings located along it.
- Said that a previous project was approved in 2012 that planned for 12 parking stalls and said with their project tonight they have added an additional three spaces than the 12 previously approved.
- Cautioned that they are maxed out in terms of available space for parking at 15 spaces.
- Reiterated the close proximity to public transit and other alternative forms of commuting are increasing.
- Reported that other surrounding cities and industries require less parking.
- Assured that with 15 parking spaces proposed, they have twice the parking capacity that they will need for their intended use. The estimate for their own use is just six spaces needed.
- Advised that they own three similar buildings in San Jose.
- Thanked the Commission for their consideration.

Chair Krey asked if there were any questions from the Commission for the applicant.

Commissioner Buchbinder verified with Mike Schwager that their desired parking is six spaces and that 15 spaces is as many as they could fit in. The City required 18 spaces.

Mike Schwager replied correct.

Chair Krey asked if there were any others with questions for this project.

There were none.

Chair Krey closed the Public Hearing for Agenda Item No. 3.

Commissioner Buchbinder asked how the Zoning Ordinance for Industrial treats bicycle versus vehicle parking standards. Do we have that here.

Planner Daniel Fama replied no.

Chair Krey:
- Said that this is a nice project.
- Added that a parking modification and Variance to not have to underground utilities are the only issues.
- Agreed that this is a congested area.
- Admitted that he is happy this building will provide showers for those who bike to work there. He said he is much in favor of biking.
- Concluded that this project looks good.

Commissioner Ching:

- Reported that he serves on SARC.
- Thanked Mike Schwager for his investment in Campbell.
- Stated that this is a well-designed project.
- Added that the request for a Variance not to have to underground is requested since doing so would result in more poles to this site rather than the fewer desired per intent of the Ordinance.
- Concluded the Underground Variance is understandable.

Commissioner Buchbinder:
- Said he concurs with Commissioner Ching.
- Thanked the applicant for bringing forth such a nice-looking building that has a nice flair to it.
- Stated his appreciation for the provision of bike lockers plus two outdoor bike spaces.
- Added that such provision allows employees to take advantage of existing biking infrastructure.
- Concluded that there is no reason not to support this project.

Commissioner Rivlin:
- Stated his support to forward this project on to Council with a recommendation for their approval.
- Concurred with the finding of nice design for this building.

Commissioner Krey asked for a motion.

Director Paul Kermoyan pointed out that the previous building approved for this site consisted of less square footage and conformed to parking standards.

Motion: **Upon motion of Commissioner Ching, seconded by Commissioner Rivlin, the Planning Commission took the following actions:**

1. **Adopted Resolution No. 4575 recommending the that the City Council approve a Planned Development Permit with a Parking Modification Permit to allow construction of a 7,002 square-foot single-story industrial building; and**
2. **Adopted Resolution No. 4576 recommending that the City Council approve a Variance to allow retention of existing overhead utility lines;**

on property located at 1055 Florence Way, by the following roll call vote:

AYES: **Buchbinder, Ching, Colvill, Krey, Ostrowski and Rivlin**
NOES: **None**
ABSENT: **None**
ABSTAIN: **None**

Chair Krey advised that this item would be considered for final action by the City Council at its meeting on October 20, 2020.

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REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan provided the following update:

- Reported that Council considered the Planning Commission's request to initiate an Update to the Parking Ordinance.
- Said the item was discussed but Council felt that this is not the right time.
- Advised that Council wants to see if there are other Boards and Commissions that might also have work plan suggestions. They would like to solicit a complete list of what each Advisory Body may feel the City should be working on for the Council to consider all at one time when developing the next work plan.
- Added that the Commission's ideas and observations were much appreciated,
- Said that staff would continue with issue identification. Thus far, the Planning Commission has ADU Amnesty, FAR Standards and Parking Standards.
- Concluded that in January, Council will begin discussions for Work Plan priorities that also involves evaluating and budgeting for the cost for each project undertaken.

Commissioner Colvill asked if there is any plan yet for a Joint Council/Planning Commission Session.

Commissioner Buchbinder said he hopes to see the wish list developed in January.

Director Paul Kermoyan:

- Said that this will be on a Council agenda in January.
- Added that the Planning Commission can identify those items of importance to them.
- Admitted that he is not sure at this time just how the Mayor will organize this process.

Commissioner Buchbinder asked if Council would get back to us.

Director Paul Kermoyan said yes. He reiterated that PC has two or three suggestions already in mind.

Commissioner Buchbinder admitted that he also has a couple of more items to propose.

Director Paul Kermoyan asked that each Commissioner keep their individual list of ideas.

ADJOURNMENT

The Planning Commission meeting adjourned 9:10 p.m. to the next Regular Planning Commission Meeting on **October 13, 2020,** which will be conducted on Zoom.

SUBMITTED BY: _____
Corinne Shinn, Recording Secretary

APPROVED BY: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

RESOLUTION NO. 4574

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A MODIFICATION (PLN-2020-48) TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (UP 78-2) WITH SITE AND ARCHITECTURAL REVIEW TO ALLOW SITE AND BUILDING ALTERATIONS TO AN EXISTING GASOLINE SERVICE STATION INCLUDING RECONFIGURATION OF THE FUEL STATION LAYOUT, A NEW FUEL STATION CANOPY, NEW TRASH ENCLOSURE, RESTRIPING OF PARKING STALLS, INSTALLATION OF NEW LANDSCAPING, AND ACCESSIBILITY IMPROVEMENTS, FOR PROPERTY LOCATED AT **1533 W. CAMPBELL AVENUE**.

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 No. PLN-2020-48:

1. The Project Site is a 15,297 square-foot parcel improved with a gasoline service station with a convenience market and motor vehicle maintenance facility, approved by Conditional Use Permit 'UP 78-2,' granted on April 4, 1978 by adoption of Planning Commission Resolution No. 1683.

2. The Project Site is located at the northwest corner of West Campbell Avenue and North San Tomas Aquino Road.

3. The project site is zoned C-1 (Neighborhood Commercial) as shown on the Campbell Zoning Map.

4. The Project Site is designated *Neighborhood Commercial* as shown on the Campbell General Plan Map.

5. The Proposed Project is an application for a Modification (PLN-2020-48) to a previously approved Conditional Use Permit (UP 78-2) with Site and Architectural Review to allow site and building alterations to an existing gasoline service station including reconfiguration of the fuel station layout, a new fuel station canopy, new trash enclosure, restriping of parking stalls, installation of new landscaping, and accessibility improvements.

6. The existing motor vehicle maintenance facility ("smog shop") is a legal non-conforming use subject to the provisions of CMC Section 21.58.040 (Restrictions on nonconforming uses). As this use is not being expanded or otherwise modified, it may remain with the Proposed Project, consistent with Section 21.58.040.C.1, which provides that "[a] nonconforming use of a site or structure may be changed to a use of the same or more restricted classification as determined by the community development director."

7. City Council approval of 'UP' 95-15, as extended by Planning Commission approval of a one-year extension ('R' 96-01), for the off-site sale of alcoholic beverages was never exercised by obtainment of a liquor license from the Department of Alcoholic Beverage (ABC), and is therefore void.

8. The Proposed Project would be consistent with the following General Plan policy and strategies:

Policy LUT-5.3: Variety of Commercial and Office Uses: Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services and entertainment.

Policy LUT-11.2: Services Within Walking Distance: Encourage neighborhood services within walking distance of residential uses.

Policy LUT-9.3: Design and Planning Compatibility: Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.

Strategy LUT-9.3d: Building Design: Design buildings to revitalize streets and public spaces by orienting the building to the street, including human scale details and massing that engages the pedestrian.

Strategy LUT-9.3e: Building Materials: Encourage the use of long-lasting, high quality building materials on all buildings to ensure the long-term quality of the built environment.

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

Conditional Use Permit Finding (CMC Sec. 21.45.040):

1. The proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;

2. The proposed use is consistent with the General Plan;

3. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;

4. The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;

5. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property; and

6. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

Site and Architectural Review Permit Finding (CMC Sec. 21.42.060.B):

7. The project will be consistent with the general plan;

8. The project will aid in the harmonious development of the immediate area; and

9. The project is consistent with applicable adopted design guidelines, development agreement, overlay district, area plan, neighborhood plan, and specific plan(s).

Environmental Findings (CMC Sec. 21.38.050):

10. The project is Categorically Exempt under Section 15301 (Class 1) of the California Environmental Quality Act (CEQA) Guidelines, pertaining to alterations to existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Modification (PLN-2020-48) to a previously approved Conditional Use Permit (UP 78-2) with Site and Architectural Review to allow site and building alterations to an existing gasoline service station including reconfiguration of the fuel station layout, a new fuel station canopy, new trash enclosure, restriping of parking stalls, installation of new landscaping, and accessibility improvements, for property located **at 1533 W. Campbell Avenue**, subject to the attached Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 22nd day of September, 2020, by the following roll call vote:

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

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Conditional Use Permit Modification (PLN-2020-48) with Site and Architectural Review Permit

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 Modification (PLN-2020-48) to a previously approved Conditional Use Permit (UP 78-2) with Site and Architectural Review to allow site and building alterations to an existing gasoline service station including reconfiguration of the fuel station layout, a new fuel station canopy, new trash enclosure, restriping of parking stalls, installation of new landscaping, and accessibility improvements, for property located at **1533 W. Campbell Avenue**. The project shall substantially conform to the Revised Project Plans, stamped as received by the Community Development Department on July 23, 2020, except as may be modified by the Conditions of Approval contained herein.

2. Permit Expiration: The Modification (PLN-2020-48) to a previously approved Conditional Use Permit (UP 78-2) with Site and Architectural Review ("Approval") shall be valid for one (1) year from the date of final approval. 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 Approval being rendered void. Once established, this Approval shall be valid in perpetuity on the property subject to continued operation of the previously approved gasoline service station except upon revocation pursuant to Condition of Approval No. 10 (Revocation of Permit). If this Approval expires or is voided, operation of the gasoline service station shall revert back to Conditional Use Permit 'UP' 78-2 (PC Resolution No. 1683).

3. Previous Conditions of Approval: Upon the effective date of this Approval, the previously approved Conditions of Approval provided in Conditional Use Permit 'UP' 78-2 (PC Resolution No. 1683) shall be void and shall permanently be superseded in their entirety by the Conditions of Approval specified herein, except as noted by Condition of Approval No. 2 (Approval Expiration).

4. Planning Final Required: Planning Division clearance is required prior to Building Permit final. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

5. Subsequent Building Improvements: Exterior improvements to convenience market/smog shop building that are determined to be consistent with the architectural design provided in the approved project plans may be administratively reviewed and approved by the Community Development Director.

6. Signage: All new signage shall require separate approval of a Sign Permit.

7. Timely Completion: Once under construction it shall be the obligation of the property owner and contractor to demonstrate continued progress on the project. In the event the building permit expires, the City may impose fines or exercise administrative remedies to compel timely completion of work.

8. Landscaping: 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. A completed Landscape Information Form.

   c. 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."

   Note: All existing landscaping areas, including all areas currently covered in artificial turf, shall be required to be rehabilitated with new landscaping plantings.

9. Operational Standards: Operation of the existing gasoline service station with a convenience market and motor vehicle repair and maintenance facility shall conform to the following operational standards. Significant deviations from these standards (as determined by the Community Development Director) shall require approval by the Planning Commission.

   a. **Approved Use**: The approved use is "gasoline station" with an ancillary "convenience market" and "motor vehicle repair and maintenance, minor" (smog shop) facility, as defined by the Campbell Municipal Code and limited by the operational standards listed herein. Activity inconsistent with these land use definitions is prohibited.

   b. **Hours of Operation**: Hours of Operation for the "gasoline station" with an ancillary "convenience market" and "motor vehicle repair and maintenance, minor" facility shall be 6:00 AM to 11:00 PM, daily. Except for emergencies, no customers or employees shall be present on the propery outside of approved Hours of Operation.

c. **Smoking**: "No Smoking" signs shall be posted on the premises in compliance with CMC Sec. 6.11.060.

d. **Noise**: Regardless of decibel level, no noise generated by gasoline service station and its ancillary uses shall obstruct the free use of neighboring properties so as to unreasonably interfere with the comfortable enjoyment of the neighboring residents. In the event verified complaints are received by the City regarding such noise, the Community Development Director may immediately curtail the Hours of Operation, pursuant to Condition of Approval No. 10 (Revocation of Permit).

e. **Trash Disposal and Clean-Up**: Refuse and recycling receptacles shall be kept within the trash enclosure except during collection in compliance with CMC Chapter 6.04 (Garbage and Rubbish Disposal). Emptying of trash receptacles and placement of refuse and recyclable materials into the trash enclosure receptacles shall occur only during the approved “Hours of Operation."

f. **Alcohol Sales**: The sale of alcoholic beverages is prohibited.

g. **Loitering**: There shall be no loitering allowed on the premises. The business owner is responsible for monitoring the premises to prevent loitering.

h. **Property Maintenance**: The property is to be maintained free of any combustible trash, debris, and weeds until the time that actual construction commences. Any vacant existing structures shall be secured, by having windows boarded up and doors sealed shut, or be demolished or removed from the property (Section 11.201 and 11.414, 1985 Ed. Uniform Fire Code).

i. **Landscape Maintenance**: All landscaped areas shall be continuously maintained in accordance with CMC Chapter 21.26. Landscaped areas shall be kept free of weeds, trash, and litter. Dead or unhealthy plants shall be replaced with healthy plants of the same or similar type.

j. **Outdoor Storage**: No outdoor storage is permitted on the subject property, including the storage equipment, materials, and inoperable vehicles.

k. **Parking and Driveways**: All parking and driveway areas shall be maintained in compliance with the standards provided in CMC Chapter 21.28 (Parking and Loading). Parking stalls shall not be used to store vehicles pending service.

l. **Security Plan**: If deemed necessary by the Police Department, the business owner shall prepare a security plan to the satisfaction of the Police Chief, including, but not limited to, provision of private security and/or installation of a security camera system.

m. **Limitations of Use**: The existing "motor vehicle repair and maintenance, minor" (smog shop) facility shall not be enlarged or otherwise intensified, consistent with CMC Section 21.58.040 (Restrictions on nonconforming uses).

10. 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.

11. Revocation of Permit: Operation of the existing gasoline service and its ancillary uses pursuant to this Approval is subject to Sections 21.68.020, 21.68.030 and 21.68.040 of the Campbell Municipal Code authorizing the appropriate decision making body to modify or revoke a Conditional Use Permit if it is determined that operation of the use has become a nuisance to the City's public health, safety or welfare or for violation of the Conditional Use Permit or any standards, codes, or ordinances of the City of Campbell.

    At the discretion of the Community Development Director, if the establishment generates three (3) verifiable complaints related to violations of conditions of approval (e.g., noise, parking, etc.) within a twelve (12) month period, a public hearing before the Planning Commission may be scheduled to consider modifying conditions of approval or revoking its Conditional Use Permit. The Community Development Director may commence proceedings for the revocation or modification of the Approval upon the occurrence of less than three (3) complaints if the Community Development Director determines that the alleged violation warrants such an action. The Director may also at such time immediately restrict the establishment's Hours of Operation to address noise complaint in a timely manner. In exercising this authority, the decision making body may consider the following factors, among others:

    a. The number and types of Police Department calls for service at or near the establishment that are reasonably determined to be a direct result of patrons actions;

    b. The number of complaints received from residents, business owners and other citizens concerning the operation of an establishment,

c. The number of arrests for alcohol, drug, disturbing the peace, fighting and public nuisance violations associated with an establishment;

d. Violation of conditions of approval.

Building Division:

12. Permits Required: A building permit application shall be required for the building and site improvements.

13. Trash Enclosure: Access to the trash enclosure appears to be restricted by the concrete wheel stops as-drawn and the parking signage that is not-drawn. At building permit submittal push the two accessories as far to the left as able.

PUBLIC WORKS DEPARTMENT

14. General Note: The City of Campbell's adopted Streetscape Standards and have identify this portion of West Campbell Avenue as an Image Street with very specific frontage improvement requirements as shown on page 9 of the document. If the scope of this project triggers the requirement for the installation of the streetscape improvements (see page 14 of the document) then the applicant will be required to construct these improvements and have them completed prior to occupying the building. From the Planning level documents submitted, the project is proposing to decrease the number fueling positions from 8 to 6 and therefore does not appear to trigger the Image Street requirements – it will however trigger standard street improvement requirements including the repair of damage sidewalk, the installation of ADA compliant driveways, and the installation of street trees. The Streetscape Standards can be viewed here: (http://www.campbellca.gov/DocumentCenter/View/168).

15. Construction Drawings: The applicant shall submit the following permit applications prior to, or concurrent with the main Building permit application:

    a. Encroachment Permit for Street Improvement Plans: The frontage improvements for the project shall be shown on a separate street improvement plan as detailed here: https://www.campbellca.gov/187/Street-Improvements

    b. Building Permit for On-Site / Grading & Drainage Plans: The on-site grading, drainage, stormwater, landscaping, ADA and site improvements for the project shall be shown on a separate building permit plan as detailed here: https://www.campbellca.gov/DocumentCenter/View/16594

16. Preliminary Title Report: *Prior to issuance of any grading or building permits for the site,* the applicant shall provide a current (within the past 6 months) Preliminary Title Report.

17. Drainage System: Prior to occupancy clearance, the applicant shall refurbish, remodel, and reconstruct the on-site drainage system, as necessary, to demonstrate that the facilities are functioning normally in accordance with the requirements of the City.

18. Storm Water Information: On the preliminary grading/utility plans show the area to be disturbed.

19. Stormwater Pollution Prevention Measures: The Grading and Drainage Plan (sheet C1) is showing total area disturbed to be 3,952 sf. The following conditions will be updated if the total area disturbed is equal or more than 5,000 sf.

    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.

20. Trash Capture: Install trash capture inserts (KriStar FloGard or approved equal) in all on-site storm drain catchbasins, and a full trash capture screen (StormTek ST3G or approved equal) in the existing storm drain catchbasin along the frontage.

21. Plan Lines: Prior to issuance of any grading or building permits for the site, the applicant shall provide a plan layout showing the correct distance from the street centerline to the property line, dimensions of sidewalk and other relevant information in the public right of way.

22. Utilities: All on-site utilities shall be installed underground per Section 21.18.140 of the Campbell Municipal Code for any new or remodeled buildings or additions. Applicant shall comply with all plan submittals, permitting, and fee requirements of the serving utility companies.

    Utility locations shall not cause damage to any existing street trees. Where there are utility conflicts due to established tree roots or where a new tree will be installed, alternate locations for utilities shall be explored. Include utility trench details where necessary.

23. Undergrounding Street Frontage Utilities: The project is decreasing the number of existing fueling positions from 8 to 6 and therefore does not trigger the applicability criteria in Section 21.18.140 of the Campbell Municipal Code.

24. Water Meter(s) and Sewer Cleanout(s): Existing and proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line.

25. 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.

26. 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.

27. Street Improvement Agreements / Plans / Encroachment Permit / Fees / Deposits: *Prior to issuance of any grading or building permits for the site*, the applicant shall execute a street improvement agreement, cause plans for public street improvements to be prepared by a registered civil engineer, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approve by the City Engineer:

    a. Show the future property line with the implementation of the Image Street plan along Campbell Avenue project frontage.

    b. Show location of all existing utilities within the existing public right of way.

    c. Relocation of all existing utilities including utility boxes, covers, poles, etc. outside of sidewalk area. No utility boxes, covers, etc. will be allowed in the sidewalk area.

    d. Upgrade of the existing driveways along Campbell Avenue and San Tomas Aquino Road project frontages to City standard ADA compliant driveways.

    e. Removal of uplifted, broken and non-standard sidewalk segments along Campbell Avenue and San Tomas Aquino Road project frontages. Removal of sidewalk shall be from score mark to score mark.

    f. Installation of City standard curb, gutter and sidewalk.

    g. Street Trees and Tree Well:

        i. Removal of the existing tree stump and tree well along San Tomas Aquino Road project frontage. Tree well shall be replace with City standard sidewalk.
        ii. Relocation of the tree well along Campbell Avenue frontage to the west. Tree well shall be 15' away from the existing shared driveway with the adjacent property to the west.
        iii. Installation of City approved street trees, *tree wells and irrigation*.

h. Installation of full trash capture device (StormTek ST3G or approved equal) in existing storm drain inlet along project frontages.

i. Construction of conforms to existing public and private improvements, as necessary.

j. Submit final plans in a digital format acceptable to the City.

28. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required *street improvements* installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

29. Maintenance of Landscaping: Owner(s), current and future, are required to maintain the landscaped park strip and tree wells in the public right of way. This includes, but is not limited to: trees, lawn, plantings, irrigation, etc. Trees shall not be pruned in a manner that would not allow the tree to grow to a mature height.

30. Utility Encroachment Permit: Separate encroachment 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.

FIRE DEPARTMENT

31. Fire Sprinklers Required: (As noted on Sheet A0.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. 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. CFC Sec. 903.2 as adopted and amended by CBLMC

32. Fire Alarm Requirements: (As noted on Sheet A0.0) Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72. Submit shop drawings (3 sets) and a permit application to the SCCFD for approval before installing or altering any system. Call (408) 378-4010 for more information.

33. Access: Fire department access to the site, the building, and to all fire protection systems shall be maintained at all times, in accordance with CFC Chapter 5. (As noted on Sheet A0.0).

34. Water Supply Requirements: (As noted on Sheet A0.0) 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/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). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

35. Construction Site Fire Safety: (As noted on Sheet A0.0) 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

36. Address Identification: (Modifications as noted on Sheet A0.0) 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.

37. Tank Removal: Further review and permits are required for the tank removal and new installation processes. (As noted on Sheet A0.0)

RESOLUTION NO. 4575

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL RECOMMENDING THAT THE CITY COUNCIL APPROVE A PLANNED DEVELOPMENT PERMIT (PLN2019-206) TO ALLOW CONSTRUCTION OF A 7,002 SQUARE-FOOT SINGLE-STORY INDUSTRIAL BUILDING AND A PARKING MODIFICATION PERMIT TO ALLOW A REDUCTION IN THE NUMBER OF REQUIRED PARKING STALLS, FOR PROPERTY LOCATED AT **1055 FLORENCE WAY**. FILE NO.: PLN2019-206

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 Planned Development Permit (PLN2019-206) with a Parking Modification Permit:

1. The Proposed Project is application for a Planned Development Permit (PLN2019-206) to allow construction of an approximately 7,000 square-foot single-story industrial building with a Parking Modification Permit to allow a reduction in the number of required parking stalls; and an associated Variance to allow retention of existing overhead utility lines, under separate approval.

2. The Project Site is an approximately 17,500 square-foot vacant parcel located at the corner of E. Sunnyoaks Avenue and Florence Way.

3. The Project Site is an undeveloped component of a May 2012 City Council approval of a Planned Development rezoning and a Tentative Parcel Map to allow the subdivision of the subject property into two parcels and construction of a 6,700 square-foot light industrial building designed to accommodate automotive repair businesses. Although the lot split was finalized and the property remains zoned Planned Development, the approved building was never constructed, and the Planned Development Permit approval lapsed.

4. The Project Site is designated by the Campbell Zoning Map as P-D (Planned Development) and by the Campbell General Plan Land Use Diagram as *Light Industrial*.

5. Campbell Municipal Code Section 21.28.040, Table 3-1 (Parking Requirements by Land Use) specifies that 'General manufacturing, industrial, and processing uses' require parking in an amount equal to 1 stall per 400 square-feet of gross floor area. For the proposed 7,000 square-foot industrial building, this standard yields a requirement of 18 parking stalls (17.5 rounded up).

6. The requested Parking Modification Permit would allow a reduction in parking from 18 stalls to 15 stalls. The Project Applicant has requested the reduction due to the proximity public transportation and bicycle trails and incorporation of indoor bicycle and scooter parking, and personal showering facilities.

7. The Institute of Transportation Engineers (ITE) *Parking Generation* guide indicates a parking demand of five vehicles based on the average ITE rate or seven vehicles based on the ITE fitted curve for a 7,000 square-foot building.

8. The Planned Development Permit approval would restrict the allowable land uses to manufacturing and warehousing commensurate with the provided parking. Establishment of any other use would require discretionary review by Community Development Director through consideration of an Administrative Planned Development Permit.

9. The Proposed Project would be consistent with the following General Plan policies and strategies:

Policy LUT-5.7:	Industrial Areas: Industrial development should have functional and safe vehicular, bicycle and pedestrian circulation, good site and architectural design, be sensitive to surrounding uses, connect to public transit, and be energy efficient. New projects should contribute to the positive character of industrial areas and the overall image of the City.
Policy LUT-9.3:	Design and Planning Compatibility: Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces and natural resources.
Strategy LUT-9.3d:	Building Design: Design buildings to revitalize streets and public spaces by orienting the building to the street, including human scale details and massing that engages the pedestrian.
Strategy LUT-11.1d:	Bicycle and Pedestrian Connections in Development: Encourage new or redeveloping projects to provide logical bicycle and pedestrian connections on site, between parking areas, buildings, and street sidewalks and to existing or planned public right-of-way facilities and encourage pedestrian passages between street-front sidewalks and rear-lot parking areas. Ensure that the bicycle and pedestrian connections interface safely.
Strategy LUT-12.1c:	Parking Lot Design: Design parking lots to minimize impacts on the street system by providing adequate sized driveways, sufficient queuing and efficient circulation.
Strategy LUT-13.1:	Variety of Uses: Attract and maintain a variety of uses that create an economic balance within the City while maintaining a balance with other community land use needs, such as housing and open space, and while providing high quality services to the community.
Policy LUT-9.3:	Design and Planning Compatibility: Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.
Strategy LUT-9.3d:	Building Design: Design buildings to revitalize streets and public spaces by orienting the building to the street, including human scale details and massing that engages the pedestrian.
Strategy LUT-9.3e:	Building Materials: Encourage the use of long-lasting, high quality building materials on all buildings to ensure the long-term quality of the built environment.

Strategy LUT-5.7a: Industrial Design Guidelines: Industrial Design Guidelines: Develop Industrial Design Guidelines with specific policies including, but not limited to the following:

- Require varied, high-quality, finished construction materials such as glass, stucco, plaster, or brick. No exposed concrete block or flat sheet metal.
- Enhance the street frontage of building with landscaping and an emphasis on the office portion of the building.
- Orient service activities such a loading docks to the rear of the site.

10. 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.

11. 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.

12. 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.

13. 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:

Planned Development Permit Findings (CMC Sec. 21.12.030.H.6)

1. The proposed development will clearly result in a more desirable environment and use of the land than would be possible under any other zoning district classification;

2. The proposed development will be compatible with the General Plan of the City and will aid in the harmonious development of the immediate area;

3. The proposed development will not result in allowing more residential units than would be allowed by other residential zoning districts, which are consistent with the General Plan designation of the property;

4. The proposed development will not be detrimental to the health, safety or welfare of the neighborhood or the City as a whole;

5. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project;

6. There is a reasonable relationship between the use of the fees imposed upon the project and the type of development project; and

7. No substantial evidence has been presented from which a reasonable argument could be made that shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

Parking Modification Permit Findings (CMC Sec. 21.28.050.G)

8. Due to the unique nature and circumstances of the project, or special development features, the anticipated number of parking spaces necessary to serve the use or structure is less than that required by the applicable off-street parking standard, and would be satisfied by the existing or proposed number of parking spaces, as supported by review of the applicant's documentation and/or a parking demand study prepared by a qualified transportation engineer accepted by the decision-making body;

9. Conditions of approval have been incorporated into the project to ensure the long-term adequacy of the provided off-street parking; and

10. Approval of the parking modification permit will further the purpose of the Parking and Loading Chapter.

Environmental Findings (CMC Sec. 21.38.050):

11. The project is Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to new construction of small structures which allows up to four (4) commercial buildings with a floor area not exceeding 10,000 square feet in an urbanized area

THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council approve a Planned Development Permit (PLN2019-206) to allow construction of an approximately 7,000 square-foot single-story industrial building and a Parking Modification Permit to allow a reduction in the number of required parking stalls, for property located at **1055 Florence Way**, subject to the attached recommended Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 22nd day of September, 2020, by the following roll call vote:

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

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

RECOMMENDED CONDITIONS OF APPROVAL
Planned Development Permit (PLN2019-206) with a Parking Modification Permit

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 Planned Development Permit (PLN2019-206) to allow construction of an approximately 7,000 square-foot single-story industrial building with a Parking Modification Permit to allow a reduction in the number of required parking stalls, for property located at **1055 Florence Way**. The project shall substantially conform to the Revised Project Plans, stamped as received by the Community Development Department on July 29, 2020, except as may be modified by the Conditions of Approval contained herein.

2. Permit Expiration: The Planned Development Permit (PLN2019-206) with a Parking Modification Permit ("Approval") shall be valid for two (2) years from the date of final approval. Within this two-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 Approval being rendered void.

3. Planning Final Required: Planning Division clearance is required prior to Building Permit final. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

4. Timely Completion: Once under construction it shall be the obligation of the property owner and contractor to demonstrate continued progress on the project. In the event the building permit expires, the City may impose fines or exercise administrative remedies to compel timely completion of work.

5. Alternative Transportation Measures: The project must incorporate indoor bicycle, scooter, and motorcycle parking, and a personal showering facility, as shown on the Approved Project Plans.

6. Conditions of Approval: The adopted City Council Resolution, including these Conditions of Approval, shall be included in full behind the coversheet of the construction drawings submitted for a building permit.

7. Signage: All new signage shall require separate approval of a Sign Permit.

8. General Operational Standards: Occupancy of the approved industrial is subject to the following general operational standards:

    a. **Land Use Restriction**: The approved industrial building may only be occupied by a manufacturing and/or warehousing use (including contractor's indoor material and equipment storage). Establishment of any other use shall require approval of an Administrative Planned Development Permit.

    b. **Hours of Operation**: Unless otherwise authorized by an Administrative Planned Development Permit, the hours of operation of any use within the approved industrial building is limited to 6:00 AM to 11:00 PM, daily.

    c. **Smoking**: "No Smoking" signs shall be posted on the premises in compliance with CMC Sec. 6.11.060.

    d. **Noise**: Regardless of decibel level, no noise generated within the approved industrial building shall obstruct the free use of neighboring properties so as to unreasonably interfere with the comfortable enjoyment of the neighboring residents. In the event verified complaints are received by the City regarding such noise, the Community Development Director may immediately curtail the Hours of Operation, pursuant to Condition of Approval No. 11 (Revocation of Permit).

    e. **Trash Disposal and Clean-Up**: Refuse and recycling receptacles shall be kept within the trash enclosure except during collection in compliance with CMC Chapter 6.04 (Garbage and Rubbish Disposal). Emptying of trash receptacles and placement of refuse and recyclable materials into the trash enclosure receptacles shall occur only during the approved “Hours of Operation."

    f. **Parking Management**: If the establishment results in excessive parking demand, the Community Development Director may require preparation of a parking management plan. If the parking management plan fails to adequately address the site's parking demand, the Community Development Director may commence a revocation hearing pursuant Condition of Approval No. 11 (Revocation of Permit).

    g. **Loitering**: There shall be no loitering allowed on the premises. The business owner is responsible for monitoring the premises to prevent loitering.

    h. **Property Maintenance**: The property is to be maintained free of any combustible trash, debris, and weeds until the time that actual construction commences. Any vacant existing structures shall be secured, by having windows boarded up and doors sealed shut, or be demolished or removed from the property (Section 11.201 and 11.414, 1985 Ed. Uniform Fire Code).

    i. **Landscape Maintenance**: All landscaped areas shall be continuously maintained in accordance with CMC Chapter 21.26. Landscaped areas shall

be kept free of weeds, trash, and litter. Dead or unhealthy plants shall be replaced with healthy plants of the same or similar type.

j. **Outdoor Storage**: No outdoor storage is permitted on the subject property, including the storage equipment, materials, and inoperable vehicles.

k. **Parking and Driveways**: All parking and driveway areas shall be maintained in compliance with the standards provided in CMC Chapter 21.28 (Parking and Loading).

l. **Security Plan**: If deemed necessary by the Police Department, the property owner shall prepare a security plan to the satisfaction of the Police Chief, including, but not limited to, provision of private security and/or installation of a security camera system.

9. Landscaping: This project is subject to the updated California Model Water Efficient Landscape Ordinance (MWELO). 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. A Landscape Documentation Package prepared by an authorized and licensed professional demonstrating compliance with the full MWELO requirements with the following required elements:

      1) Project Information per Section 492.3.
      2) Water Efficient Landscape Worksheet per Section 492.4 (Appendix B of the MWELO).
         i. Include the worksheet within the plan set AND
         ii. Provide a separate 8.5x11 hard copy or pdf via email to the project planner.
      3) Soil Management Report per Section 492.5 (unless significant mass grading is planned, in which case the report shall be submitted prior to permit final).
      4) Landscape Design Plan per Section 492.6.
      5) Irrigation Design Plan per Section 492.7.
      6) Grading Design Plan per Section 492.8.

      Note that a Soil Management Report (if not submitted as part of the Landscape Documentation Package) and Certificate of Completion will be required prior to permit final.

   b. A completed Landscape Information Form.

   c. 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."

10. 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.

11. Revocation of Permit: Occupancy of the approved industrial building is subject to Sections 21.68.020, 21.68.030 and 21.68.040 of the Campbell Municipal Code authorizing the appropriate decision making body to modify or revoke the Planned Development Permit if it is determined that operation a use has become a nuisance to the City's public health, safety or welfare or for violation of the Conditional Use Permit or any standards, codes, or ordinances of the City of Campbell.

    At the discretion of the Community Development Director, if the property generates three (3) verifiable complaints related to violations of conditions of approval (e.g., noise, parking, etc.) within a twelve (12) month period, a public hearing before the City Council may be scheduled, upon recommendation of the Planning Commission, to consider modifying conditions of approval or revoking the Planned Development Permit. The Community Development Director may commence proceedings for the revocation or modification of the Approval upon the occurrence of less than three (3) complaints if the Community Development Director determines that the alleged violation warrants such an action. In exercising this authority, the decision making body may consider the following factors, among others:

    a. The number and types of Police Department calls for service at or near the establishment that are reasonably determined to be a direct result of patrons actions;

    b. The number of complaints received from residents, business owners and other citizens concerning the operation of an establishment regarding parking, noise, and/or other operational impacts.

    c. Violation of conditions of approval.

PUBLIC WORKS DEPARTMENT

12. General Note: The scope of this project triggers the requirement for Frontage Improvements as required by Campbell Municipal Code 11.24.040. The applicant will be required to apply for an Encroachment permit to construct frontage improvements as listed below.

13. Construction Drawings: The applicant shall submit the following permit applications prior to, or concurrent with the main Building permit application:

    a. Encroachment Permit for Street Improvement Plans: The frontage improvements for the project shall be shown on a separate street improvement plan as detailed here: https://www.campbellca.gov/187/Street-Improvements

    b. Building Permit for On-Site / Grading & Drainage Plans: The on-site grading, drainage, stormwater, landscaping, ADA and site improvements for the project shall be shown on a separate building permit plan as detailed here: https://www.campbellca.gov/DocumentCenter/View/16594

14. Grading and Drainage Plan: Prior to issuance of any grading or building permits for the site, the applicant shall conduct hydrology studies based on a ten-year storm frequency, prepare an engineered grading and drainage plan, and pay fees required to obtain necessary grading permits. Prior to occupancy, the design engineer shall provide written certification that the development has been built per the engineered grading and drainage plans.

    In addition, a plan review letter will be required of the Geotechnical engineer for the entire grading and drainage system which should include but is not limited to a review of the subsurface of the non-compacted biotreatment material that may have potential for subsurface failure and surface failure due to vehicle loads.

15. Storm Water Information: On the preliminary grading/utility plans show the amount, in square footage, of:

    a. Existing impervious area
    b. Proposed impervious area
    c. Proposed pervious area

16. 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. Specifically the project must include source control, site design and treatment measures to achieve compliance with Provision C.3. of the NPDES Permit. Measures may include, but are not limited to, minimization of impervious surface area, vegetated swales, infiltration areas, and treatment devices. 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.

Upon submission of the preliminary site/grading plans, the applicant shall calculate and submit to the City the amount of impervious surface created by the development including the types of stormwater controls to be used. The applicant shall submit preliminary sizing and design showing stormwater controls meet the City's requirements.

Prior to issuance of any grading or building permits:

a. The applicant's designer or engineer shall submit the required certification indicating that sizing, selection, and design of treatment BMP's for the project site has been completed to meet the requirements of the City of Campbell's NPDES permit, No. 01- 119, Provision C.3.

b. The applicant shall sign the "Covenants for the Operation and Maintenance of Stormwater Facilities" and submit a Stormwater Management Plan.

Prior to occupancy:

a. A qualified BMP certifier is required to inspect the stormwater management facilities, submit a complete set of as-built drawings to Public Works Engineering, and certify on these drawings that:
    i. The stormwater management facilities were constructed in compliance with the approved plans.
    ii. The as-built drawings show all pertinent constructed dimensions, elevations, shapes, and materials.
    iii. All variations in construction from the approved design plan have been identified, including omissions to and additions from the approved plan.
    iv. Any changes are in conformance with local, state, or federal regulations.

17. <u>Water Meter(s) and Sewer Cleanout(s):</u> Existing and proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line. Revise plan to show the water meter and sewer clean out are behind the new property line.

18. <u>Utilities:</u> All on-site utilities shall be installed underground per Section 21.18.140 of the Campbell Municipal Code for any new or remodeled buildings or additions. Applicant shall comply with all plan submittals, permitting, and fee requirements of the serving utility companies.

19. Undergrounding Street Frontage Utilities: All overhead utility lines along the project's public street frontage shall be installed underground per Section 21.18.140 of the Campbell Municipal Code. Applicant shall comply with all utility applications, plan submittals, permitting, and fee requirements of the serving utility companies. Please note that the Municipal Code does not allow the setting of new poles, therefore the project is required to underground to the next existing pole beyond the project's frontage or receive a Variance.

20. 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.

21. 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.

22. Plans / Encroachment Permit / Fees / Deposits: Prior to issuance of any grading or building permits for the site, the applicant shall execute a street improvement agreement, cause plans for public street improvements to be prepared by a registered civil engineer, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:
    a. Show location of all existing utilities within the new and existing public right of way.
    b. Relocation of all existing utilities including utility boxes, covers, poles, etc. outside of sidewalk area. No utility boxes, covers, etc. will be allowed in the sidewalk area.
    c. Installation of City approved street trees *and irrigation* at 30 feet on center.
    d. Connection to public storm drain main as necessary to serve the project.
    e. Installation of City standard ADA compliant driveway approach. Installation of engineered structural pavement section to centerline, as required by the City Engineer.
    f. Installation of asphalt concrete overlay per street pavement restoration plan for utility installation and/or abandonment, as required by the City Engineer.
    g. Installation of streetlights, conduits, conductors and related facilities in accordance with the City of Campbell's Street Lighting Policies.

h. Installation of traffic control, stripes and signs.

i. Construction of conforms to existing public and private improvements, as necessary.

j. Submit final plans in a digital format acceptable to the City.

23. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required *street improvements* installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

24. Property Corner Monuments: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, Carroll Engineering shall set the monuments as shown on the recorded Parcel Map (878-M-29) for this property. Once completed, the monument bond deposit on file will be refunded.

25. Maintenance of Landscaping: Owner(s), current and future, are required to maintain the landscaped park strip and tree wells in the public right of way. This includes, but is not limited to: trees, lawn, plantings, irrigation, etc. Trees shall not be pruned in a manner that would not allow the tree to grow to a mature height.

26. Utility Encroachment Permit: Separate encroachment 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.

27. Additional Street Improvements: Should it be discovered after the approval process that new utility main lines, extra utility work or other work is required to service the development, and should those facilities or other work affect any public improvements, the City may add conditions to the development/project/permit, at the discretion of the City Engineer, to restore pavement or other public improvements to the satisfaction of the City.

28. Trash Enclosure Requirements:

a. NPDES Permit No. CAS612008 (CRWQCB): C.3.a.i. (7):

For all new development and redevelopment projects that are subject to the Permittee's planning, building, development, or other comparable review, but not regulated by Provision C.3, encourage the inclusion of adequate source control measures to limit pollutant generation, discharge, and runoff. These source control measures should include: Covered trash, food waste, and compactor enclosures.

b. Campbell Municipal Code 14.02.030 "Stormwater Pollution Control / Requirements". The code states that no pollutants or water containing pollutants can be discharged into the City's storm drain system. Trash enclosures contain pollutants. During a rain event (or during general cleaning) water washes over and into roofless enclosures, collecting pollutants and discharging to the City's

storm drain system. Applicants are required to show how new trash enclosures will not discharge pollutants into the storm drain system. One possible method is to provide a sanitary drain in the trash enclosure.

c. West Valley Sanitation District (WVSD), the local sanitary sewer agency, will require a roof on the enclosure if the trash enclosure drain connects to their sanitary sewer system.

FIRE DEPARTMENT

29. Fire Sprinklers Required: (As noted on Cover Sheet) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. 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. CFC Sec. 903.2 as adopted and amended by CBLMC. An automatic fire sprinkler system shall be provided and installed per NFPA 13 to include trash enclosure coverage.

30. Fire Alarm Requirements: (As noted on Cover Sheet) Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72. Submit shop drawings (3 sets) and a permit application to the SCCFD for approval before installing or altering any system. Call (408) 378-4010 for more information.

31. 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.

32. Address Identification: (Address change to 1055 Florence Wy is in progress with the City of Campbell) 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. Please note new address on all future submittals.

33. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

34. Buildings and Facilities Access: (As noted on Sheet A1.1) Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. [CFC, Section 503.1.1]. Hose pull lengths of no greater than 150' from the apparatus to all exterior portions of the structure along a path that is accessible to operations crews is now provided with a 5' emergency access easement between this parcel and the building.

35. Battery Storage and Charging: Battery type, quantities, storage methods and charging system information shall be submitted in accordance with CFC Section 608.

RESOLUTION NO. 4576

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL RECOMMENDING THAT THE CITY COUNCIL APPROVE A VARIANCE (PLN2019-207) TO ALLOW RETENTION OF EXISTING OVERHEAD UTILITY LINES TO SERVE A PROPOSED DEVELOPMENT ON PROPERTY LOCATED **1055 FLORENCE WAY**. FILE NO.: PLN2019-207

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 Variance (PLN2019-207):

1. The Proposed Project is application for a Variance (PLN2019-207) to allow retention of existing overhead utility lines in association with a proposed Planned Development Permit (PLN2019-206) to allow construction of an approximately 7,000 square-foot single-story industrial building with a Parking Modification Permit to allow a reduction in the number of required parking stalls.

2. Campbell Municipal Code (CMC) Section 21.18.140.B.2 requires that construction of a non-residential main structure located along an arterial or collector street—as identified by the Campbell Roadway Classifications Diagram—include removal of existing utility poles and associated overhead utility lines located along the abutting frontage the development site to be replaced with underground utilities. However, CMC Section 21.18.140.B.2 further provides that a Variance to the linear feet of overhead utility lines to be replaced underground may be granted in compliance with Chapter 21.48, (Variances).

3. Hacienda Avenue is "Commercial/Industrial Collector" street as identified by the Campbell Roadway Classifications Diagram. The proposed project is, therefore, subject to the frontage utility undergrounding requirements specified by CMC Sec. Section 21.18.140.B.2.

4. The proposed Variance would allow retention of existing overhead utility lines and use of overhead utilities to serve the proposed development pursuant to CMC Section 21.18.140.B.2

5. The proposed Variance (PLN2019-207) is considered in conjunction with and subject to, a Planned Development Permit (PLN2019-206) to allow construction of a 7,000 square-foot single-story industrial building.

6. Removal of the existing overhead utility lines located along the public street frontage of the project site would require placement of two additional utility poles and potential replacement of existing overhead utility service to multiple neighboring properties that are under control by the applicant.

7. A Variance to allow retention of existing overhead utility lines and installation of a new utility pole on private property would result in no new poles and not disrupt adjacent properties.

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

1. The strict or literal interpretations and enforcement of the specified regulation(s) would result in a practical difficulty or unnecessary physical hardship inconsistent with the objectives of the Zoning Code.

2. The strict or literal interpretations and enforcement of the specified regulation(s) would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

3. There are exceptional or extraordinary circumstances or conditions applicable to the subject property (i.e. size, shape, topography) which do not apply generally to other properties classified in the same zoning district.

4. The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations on other properties classified in the same zoning district.

5. The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the area.

THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council approve a Variance (PLN2019-207) to allow retention of existing overhead utility lines, located at **1055 Florence Way**, subject to the attached recommended Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 22nd day of September, 2020, by the following roll call vote:

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

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

RECOMMENDED CONDITIONS OF APPROVAL
Variance (PLN2019-207)

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 Variance (PLN2019-207) to allow retention of existing overhead utility lines as indicated on Revised Project Plans, stamped as received by the Community Development Department on July 29, 2020, for property located at **1055 Florence Way**.

2. Final Design: The utility plan, including the location and alignment of all new risers, new overhead utility lines, and underground utilities shall be to the satisfaction of the City Engineer and Community Development Director.

ITEM NO. 1

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · October 13, 2020

PLN2019-192
Srivastava, N.

Continued Public Hearing (from the meeting of September 22, 2020) to consider the Appeal of the Community Development Director's denial of a Tree Removal Permit (PLN2019-192) to remove one (1) oak tree located in the rear yard of property located at **1698 Hyde Dr** in the R-1-6 (Single-Family Residential) Zoning District.

STAFF RECOMMENDATION

The Planning Commission take the following action:

1. **Adopt a Resolution**, approving the appeal of the Community Development Director's denial of a Tree Removal Permit (PLN2019-192) to remove one (1) oak tree from the subject property.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15304 (class 4) of the California Environmental Quality Act (CEQA) pertaining to minor alterations in landscaping.

BACKGROUND

Planning Commission Meeting: The Planning Commission considered this appeal at its meeting of September 22, 2020 (reference **Attachment 3** – 9/22/20 Planning Commission Staff Report). During the public hearing, the appellant provided additional explanation and photographs in support of tree removal. After considerable discussion, the Planning Commission concluded that the tree's proximity to the home and above-grade location within a retaining wall will lead to future damage to the home (reference **Attachment 4** – 9/22/20 Draft Planning Commission Meeting Minutes) and directed staff to provide a resolution in support of the appeal with specific replacement requirements (reference **Attachment 1** – Draft Resolution).

Attachments:

1. Draft Resolution
2. Location Map
3. 9/22/20 Planning Commission Staff Report
4. 9/22/20 Draft Planning Commission Meeting Minutes

Prepared by: _____
Naz Pouya Healy, Assistant Planner

Approved by: _____
Paul Kermoyan, Community Development Director

RESOLUTION NO. 45XX

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APROVING AN APPEAL OF THE COMMUNITY DEVELOPMENT DIRECTOR'S DENIAL OF A TREE REMOVAL PERMIT (PLN2019-192) TO ALLOW REMOVAL OF ONE (1) OAK TREE LOCATED ON PROPERTY LOCATED AT **1698 HYDE DRIVE** IN THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT.

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 number PLN2019-192:

1. The property is zoned R-1-6 (Single-Family Residential) and currently developed with a single-family residence.

2. One (1) oak tree is located in the rear yard at the side/rear property line and requires approval of a Tree Removal Permit to remove.

3. The applicant submitted a Tree Removal Permit application to remove one (1) oak tree located in the rear yard on October 4, 2019, which was denied on November 21, 2019.

4. The applicant submitted an Appeal application to request removal of the one (1) oak tree on December 2, 2019 due to damage to the paved walkway, retaining wall, and fencing, a lean towards the home, and difficulties repairing the retaining wall.

5. Pursuant to Campbell Municipal Code Section 21.32.080, approval of a Tree Removal Permit may only be granted when at least one of the following findings can be made: 1) Diseased or Danger of Falling, 2) Structure Damage, 3) Utility Interference, 4) Overplanting, 5) Economic Enjoyment and Hardship.

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

1. The tree's proximity to the home and above-grade location within a retaining wall will lead to future damage to the home that cannot be controlled or remedied through reasonable modification of the tree's root or branch structure.

2. The project qualifies as a Categorically Exempt project under Section 15304, Class 4 of the California Environmental Quality Act (CEQA) pertaining to minor alterations in landscaping.

THEREFORE, BE IT RESOLVED that the Planning Commission approves an Appeal of the Community Development Director's denial of a Tree Removal Permit (PLN2019-192) to allow removal of one (1) oak tree from property located at **1698 Hyde Drive**, subject to the attached Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 13th day of October, 2020, by the following roll call vote:

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

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Approval of Appeal – 1698 Hyde Drive (PLN2019-192)

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.

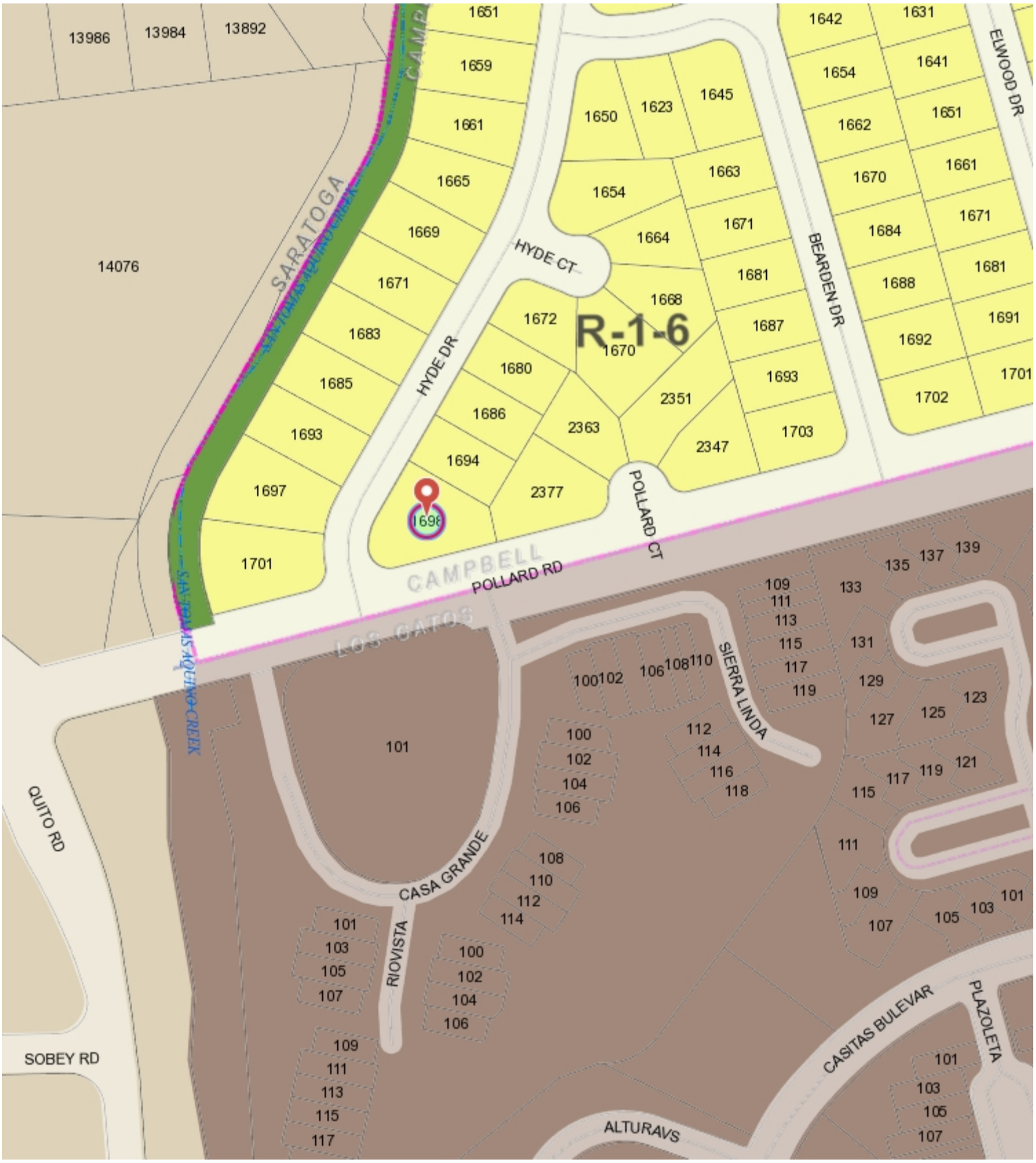
COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division:

1. Replacement Trees: The appellant shall 1) Plant two (2) 24-inch box trees OR 2) pay the in-lieu fee for one (1) 24-inch box tree and plant one (1) 24-inch box tree on private property located at 1698 Hyde Drive within 30 days of the removal of the one (1) oak tree in the rear yard. The replacement species shall be an ash, cedar, oak, or redwood in locations subject to approval by the Community Development Director prior to installation. The replacement trees shall be provided with permanent irrigation to the satisfaction of the Community Development Director. Should the replacement trees decline in health, they shall be replaced with new trees subject to the above conditions.

1698 Hyde Dr

Attachment No. 2



376 0 188 376 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1: 2,257

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.

ITEM NO. 1

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · September 22, 2020

PLN2019-192
Srivastava, N.

Public Hearing to consider the Appeal of the Community Development Director's denial of a Tree Removal Permit (PLN2019-192) to remove one (1) oak tree located in the rear yard of property located at **1698 Hyde Dr** in the R-1-6 (Single-Family Residential) Zoning District.

STAFF RECOMMENDATION

The Planning Commission take the following action:

1. **Adopt a Resolution**, denying the appeal and upholding the Community Development Director's denial of a Tree Removal Permit (PLN2019-192) to remove (1) oak tree from the subject property.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find that this project is Statutorily Exempt under Section 15270(a) of the California Environmental Quality Act (CEQA) pertaining to projects which are disapproved. CEQA does not apply to projects which a public agency rejects or disapproves.

BACKGROUND

On October 4, 2019 the applicant submitted a Tree Removal Permit application (PLN2019-192) requesting the removal of one (1) Coast Live Oak tree located in the rear yard of the subject property at the side/rear property line (reference **Attachment 3** – Tree Removal Permit Application). Pursuant to Campbell Municipal Code (CMC) Section 21.32.080, approval of a Tree Removal Permit may only be granted when the approval authority can make at least one of the following findings of the Campbell Tree Protection Ordinance: 1) Diseased or Danger of Falling, 2) Structure Damage, 3) Utility Interference, 4) Overplanting, 5) Economic Enjoyment and Hardship. The application stated the reason for removal of the oak tree is proximity to the home and damage to a retaining wall and concrete walkway. Finding No. 2 (Structure Damage) states:

> 2. Structure Damage. The tree or trees have caused or may imminently cause significant damage to the existing main structure(s) that cannot be controlled or remedied through reasonable modification of the tree's root or branch structure.

The Tree Protection Ordinance includes the following definitions:

> "Main structure" means a primary structure allowed under the zoning district in which a property is located to provide reasonable economic use of a property. For developed single-family properties, this specifically includes

dwelling units, in-ground swimming pools, detached garages, and other accessory structures over two hundred square feet.

"Significant damage" means structural damage to a building foundation, floor framing, roof framing, or exterior walls, or to the wall of a swimming pool.

Based upon a review of the submitted materials and an inspection of the tree and the existing home where no signs of damage were observed, the Community Development Director determined that the required findings had not been met. The determination included an assessment that the oak tree was able to adapt to its constrained environment for many years and replacement of the wood retaining wall would improve the tree's retention. On November 21, 2019 the Planning Division sent a notice informing the applicant that the Tree Removal Permit application has been denied for the oak tree (reference **Attachment 4** – Tree Removal Permit Denial).

On December 2, 2019 the applicant appealed the denial. Consideration of the appeal was previously scheduled for the March 10, 2020 Planning Commission meeting, which was cancelled due to lack of a quorum. The suspension of city services in response to Covid-19 shortly after has resulted in additional delay in processing the appeal application.

DISCUSSION

The appellant is requesting approval to remove the oak tree due to a lean towards the home, damage to the paved walkway, retaining wall, and fencing, and difficulties repairing the retaining wall (reference **Attachment 5** – Appeal Application).

The oak tree appears to have developed a lean as a young tree, possibly due to its location between a building wall and fence, in order to reach more sunlight. On its own a lean does not substantiate the Diseased/Danger of Falling finding (No. 1) and the tree appears to be healthy otherwise. A sudden lean can be an indication of root damage or decay but the soil around the base does not appear to be lifting or cracking, though the examination was limited to the subject property's side of the fence. Staff's attempt to contact the rear neighbor and access their rear yard was unsuccessful. Staff also requested the appellant's assistance in obtaining access or photos without success, so the tree was not inspected from the other side of the fence.

As described, the Structure Damage finding (No. 2) applies to main structures. Staff inspected the building's exterior and did not observe any signs of damage to the foundation from tree roots and there are no large limbs located low enough on the trunk to create a conflict with the roof.

Damage to the walkway, retaining wall, and fencing does not constitute Structure Damage as these features can reasonably be replaced or repaired to preserve the existing tree. The existing

retaining wall is constructed with posts and boards made of wood, a material susceptible to deterioration/failure with constant exposure to soil. To protect both the home and tree, a new retaining wall should be constructed with a more durable, lasting material such as masonry or concrete.

Public Comments: One letter in support of the appeal was received as a Desk Item for the previously scheduled March 10, 2020 meeting (reference Attachment 6 – Public Comments).

ALTERNATIVES

Due to the level of staff time required to bring this appeal forward, if the Planning Commission does not feel adequate information was provided by the appellant, staff recommends denying the appeal rather than continuing the item. The appellant may submit any new information as part of a new Tree Removal Permit for consideration by staff.

As an alternative to the provided recommendation (deny the appeal and uphold the Community Development Director's decision), the Planning Commission may instead take the following action:

1. Approve the appeal, allowing removal of the oak tree subject to replacement pursuant to CMC Section 21.32.100. If the Commission selects this option, staff recommends continuing the item to the next meeting so that an approval resolution can be returned.

Attachments:
1. Draft Resolution
2. Location Map
3. Tree Removal Permit Application
4. Tree Removal Permit Denial
5. Appeal Application
6. Public Comments

Prepared by: _____
Naz Pouya Healy, Assistant Planner

Approved by: _____
Paul Kermoyan, Community Development Director

RESOLUTION NO. 45XX

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL DENYING AN APPEAL AND UPHOLDING THE COMMUNITY DEVELOPMENT DIRECTOR'S DENIAL OF A TREE REMOVAL PERMIT (PLN2019-192) TO REMOVE ONE (1) OAK TREE LOCATED ON PROPERTY LOCATED AT **1698 HYDE DRIVE.**

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 number PLN2019-192:

1. The property is zoned R-1-6 (Single-Family Residential) and currently developed with a single-family residence.

2. One (1) oak tree is located in the rear yard at the side/rear property line and requires approval of a Tree Removal Permit to remove.

3. The applicant submitted a Tree Removal Permit application to remove one (1) oak tree on October 4, 2019, which was denied on November 21, 2019.

4. The applicant submitted an Appeal application to request removal of the one (1) oak tree on December 2, 2019 due to damage to the paved walkway, retaining wall, and fencing, a lean towards the home, and difficulties repairing the retaining wall.

5. Pursuant to Campbell Municipal Code Section 21.32.080, approval of a Tree Removal Permit may only be granted when at least one of the following findings can be made: 1) Diseased or Danger of Falling, 2) Structure Damage, 3) Utility Interference, 4) Overplanting, 5) Economic Enjoyment and Hardship.

6. The oak tree appears to have developed a lean as a young tree and on its own a lean does not substantiate the Danger of Falling finding.

7. A sudden lean can be an indication of root damage or decay, but the soil around the base does not appear to be lifting or cracking, though the examination was limited to the subject property's side of the fence. Staff's attempts at inspecting the tree or obtaining photos from the adjacent property were unsuccessful.

8. The Structure Damage finding applies to main structures however no signs of damage to the home's foundation from the tree roots or signs of damage to the roof from the limbs or trunk were observed.

9. Damage to the walkway, retaining wall, or fencing does not constitute Structure Damage as these features can reasonably be replaced or repaired to preserve the existing tree.

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

1. The application does not demonstrate that the tree in is danger of falling.

2. The application does not demonstrate that the tree has caused or will cause structure damage to the existing home.

3. The application does not demonstrate any of the other required findings.

4. The project qualifies as a Statutorily Exempt project under Section 15270 of the California Environmental Quality Act (CEQA) pertaining to projects which a public agency disapproves.

THEREFORE, BE IT RESOLVED that the Planning Commission denies an Appeal and upholds the Community Development Director's denial of a Tree Removal Permit (PLN2019-192) to remove one (1) oak tree located on property located at **1698 Hyde Drive**.

PASSED AND ADOPTED this 22nd day of September, 2020, by the following roll call vote:

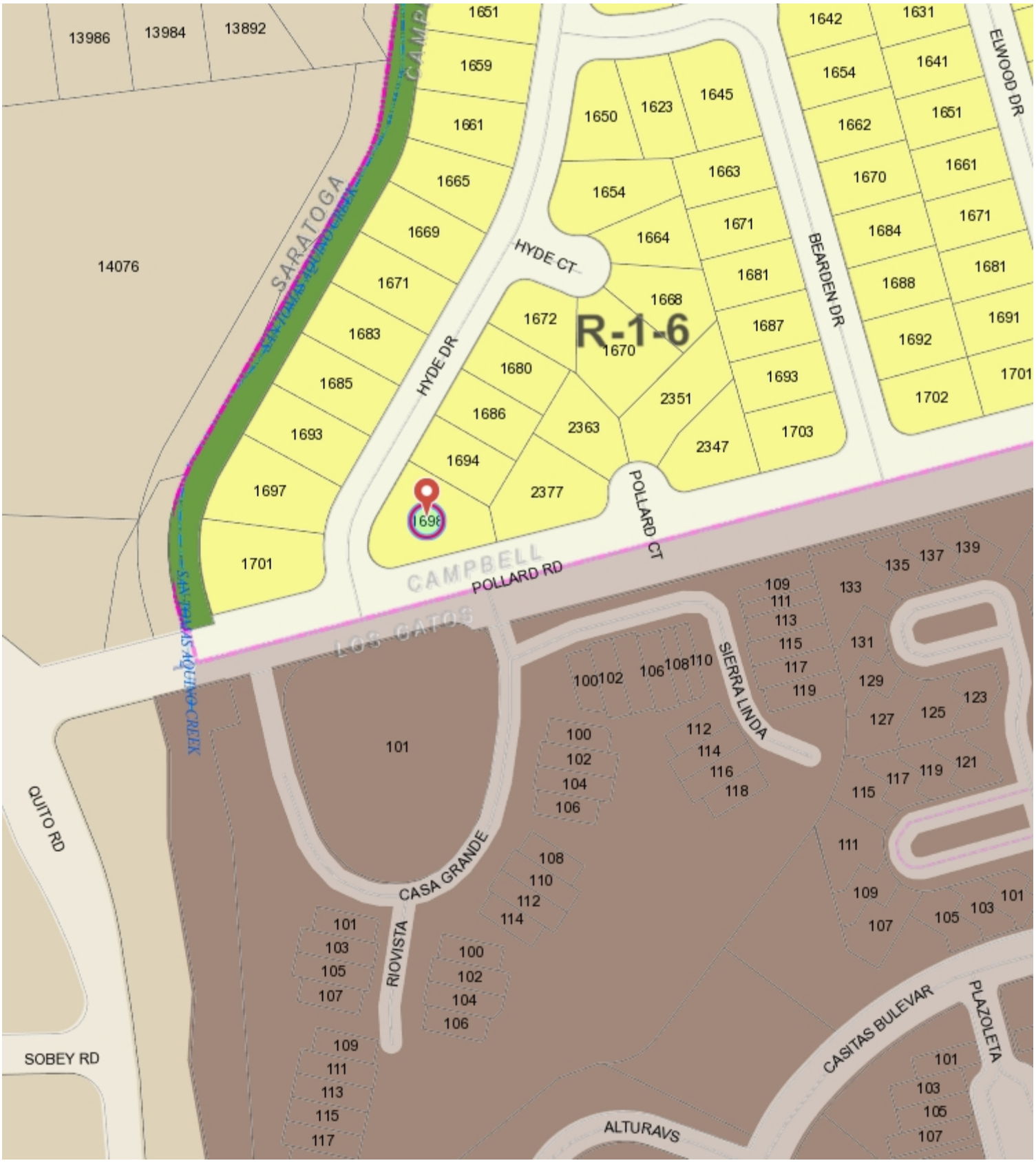
AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

1698 Hyde Dr

Attachment No. 3-2



376 0 188 376 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1: 2,257

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.

DATE RECEIVED
(City Date Stamp)
RECEIVED
OCT 04 2019
CITY OF CAMPBELL
PLANNING DEPT

CITY OF CAMPBELL
Community Development Department

PROJECT INTAKE
(City Use Only)
File No(s): PLN2019-192
Checked in by: PR

TREE REMOVAL PERMIT APPLICATION

Filed Independent of a Development Application

Property Address 1698 HYDE DR. CAMPBELL Community Name (if applicable) _____

Name of Property Owner NITIN SRIVASTAVA Phone 408-368-8239 Email NITUKS@HOTMALL.COM

Property Owner's Mailing Address 1698 HYDE DR. CAMPBELL

Name of Applicant NITIN SRIVASTAVA Phone 408-368-8239 Email NITUKS@HOTMALL.COM

Applicant's Mailing Address 1698 HYDE DR. CAMPBELL

Species of Tree(s) (see last page for a list of "protected trees")	**Size of Tree(s)** (diameter measured 4- ft. above grade)	**Reason for Removal** (Must meet criteria of Section 21.32.080 of the Tree Protection Ordinance – see last page)*
OAK	15 inch	STRUCTURAL DAMAGE: The tree has grown very close to home & broken the retaining wall.

*If the tree(s) is dead or dying, please complete the 'Authorization to Remove a Dead or Dying Tree' form instead of this application.

SUBMITTAL REQUIREMENTS:

1. ____ Color photographs of trees proposed for removal (depicting reason for requested removal);
2. ____ Site Plan (see attached details);
3. _____ Tree Replanting Plan (see attached details); and
4. _____ Application Filing Fee $244 + $76 each additional tree (single-family properties exempted from

ARBORIST REPORTS

PLEASE DO NOT SUBMIT AN ARBORIST REPORT WITH YOUR APPLICATION

An arborist report is **NOT** required, except when the condition or viability of the tree(s) or its impact to property is not readily evident. In such a circumstance, the City may require outside preparation of an arborist report at the applicant's expense. The planner assigned to your application will inform you if an arborist report is necessary.

Property Owner's Signature: _____ Date: 10-4-19

Applicant's Signature: _____ Date: 10-4-19

Homeowners Assoc. President's Signature: _____ Date: _____

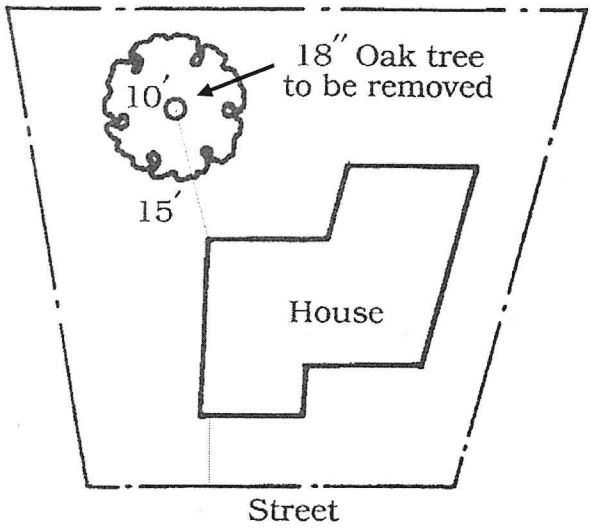
Homeowners Assoc. President's Name: _____

SITE PLAN

Sketch a site plan (aerial view) of location of tree(s) and their drip line(s) showing:

1. Location, size and species of protected trees to be removed; and
2. Existing and/or proposed footprint of the structure(s), paving, and landscape areas.

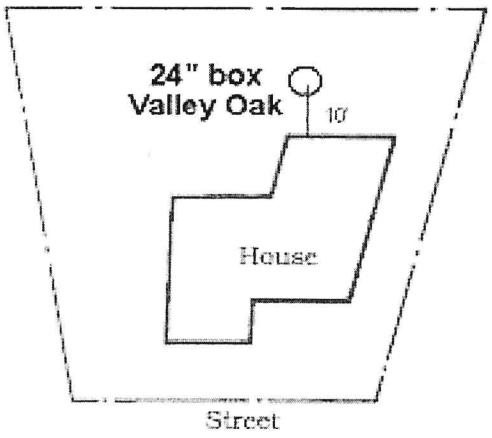
EXAMPLE:



REPLANTING PLAN

Sketch a site plan indicating the location, size and specie(s) of replacement tree(s) as required by the 'Replacement Tree Requirements' table on the following page.

EXAMPLE:



36″ box tree

TREE REPLACEMENT REQUIREMENTS

Number and Size: The number and size of replacement trees is based on the number and size of trees approved for removal, as indicated in the table below. If you are replacing a tree that was required as a part of an approved Landscaping Plan, the replacement species must be consistent with the Landscaping Plan. Otherwise, the replacement tree may be of any species that continues the diversity of trees found in the community (i.e., not a fruit bearing tree or any variety of Eucalyptus).

REPLACEMENT TREE REQUIREMENTS

Trunk Size of Removed Tree (measured at 4 feet above grade)		**Replacement Ratio Required (per tree removed)**	
Diameter (inches)	*Circumference (inches)*	*Number of replacement trees*	*Minimum Size*
12 to 24	38 to 75	1	24 inch box
Greater than 24	Greater than 75	1	36 inch box
Heritage Trees		1	48 inch box

In Lieu Fee: If the site layout cannot reasonably accommodate the number of trees required in compliance with the above table, at the discretion of the Community Development Director, payment of an in-lieu fee equal to fair market value of a standard City street tree, delivered and installed, may be accepted (currently $500 per tree).

Other Requirements: The following requirements and standards apply to all Tree Removal Permit applications:

a. **Cost of Replacement Trees**: Replacement trees shall be obtained and planted at the expense of the applicant.

b. **Replanting Period**: Replacement trees shall be installed within thirty days from the date the tree removal permit is issued unless accepted arboricultural practices dictate a preferential planting period for the species chosen as the replacement tree.

c. **Inspection**: City staff shall be permitted to enter the property to verify the installation of the replacement trees.

d. **Maintenance of Replacement Trees**: Any person who is required to plant replacement trees as a condition of a tree removal permit shall maintain such trees in a healthy condition to ensure their long term survival.

e. **Maintenance Bond**. A faithful performance bond, maintenance bond or other security deposit may be required to be paid to the City prior to the issuance of the Tree Removal Permit. The bond shall be in an amount of money and for a period of time determined by the Community Development Director to ensure acquisition and proper planting and maintenance of the replacement trees.

PROCESSING REQUIREMENTS

Protected Trees: The following trees are considered "protected" and require approval of a Tree Removal Permit:

a. **All Properties**: (1) Any tree shown on an approved landscaping plan or required to be planted or retained as a condition of approval of a development application, a building permit, or a tree removal permit; (2) Any tree designated as a "Heritage Tree" by the Historic Preservation Board.

b. **Single-Family Residential Properties**. Any Oak, Redwood, Cedar, or Ash tree measuring 12-inches in diameter or greater (as measured 4-feet above grade).

c. **All Other Properties**. Any tree measuring 12-inches in diameter or greater (as measured 4-feet above grade).

Exceptions: Regardless of size, fruit trees and Eucalyptus trees, are not considered "protected" and do not require a Tree Removal Permit.

Determination on an Application Request: The Community Development Director may only approve a Tree Removal Permit after making at least one of the following findings:

a. **Diseased or Danger of Falling**. The tree or trees are diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices such that the public health or safety requires its removal.

b. **Structure Damage**. The tree or trees have caused or may imminently cause significant damage to the existing main structure(s) that cannot be controlled or remedied through reasonable modification of the tree's root or branch structure.

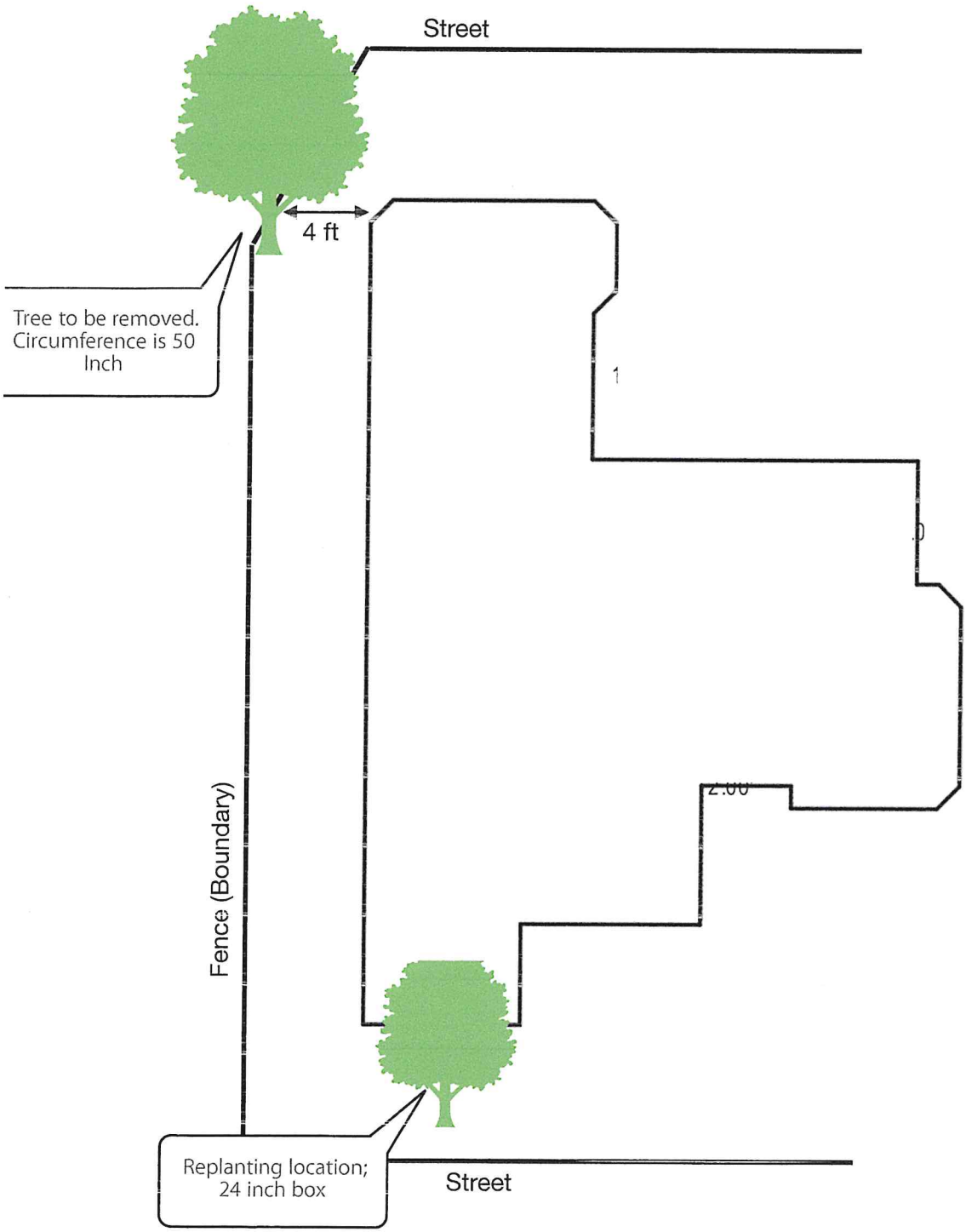
c. **Utility Interference**. The tree or trees have interfered with utility services where such interference cannot be controlled or remedied through reasonable modification/relocation of the utility services and/or reasonable modification of the tree's root or branch structure.

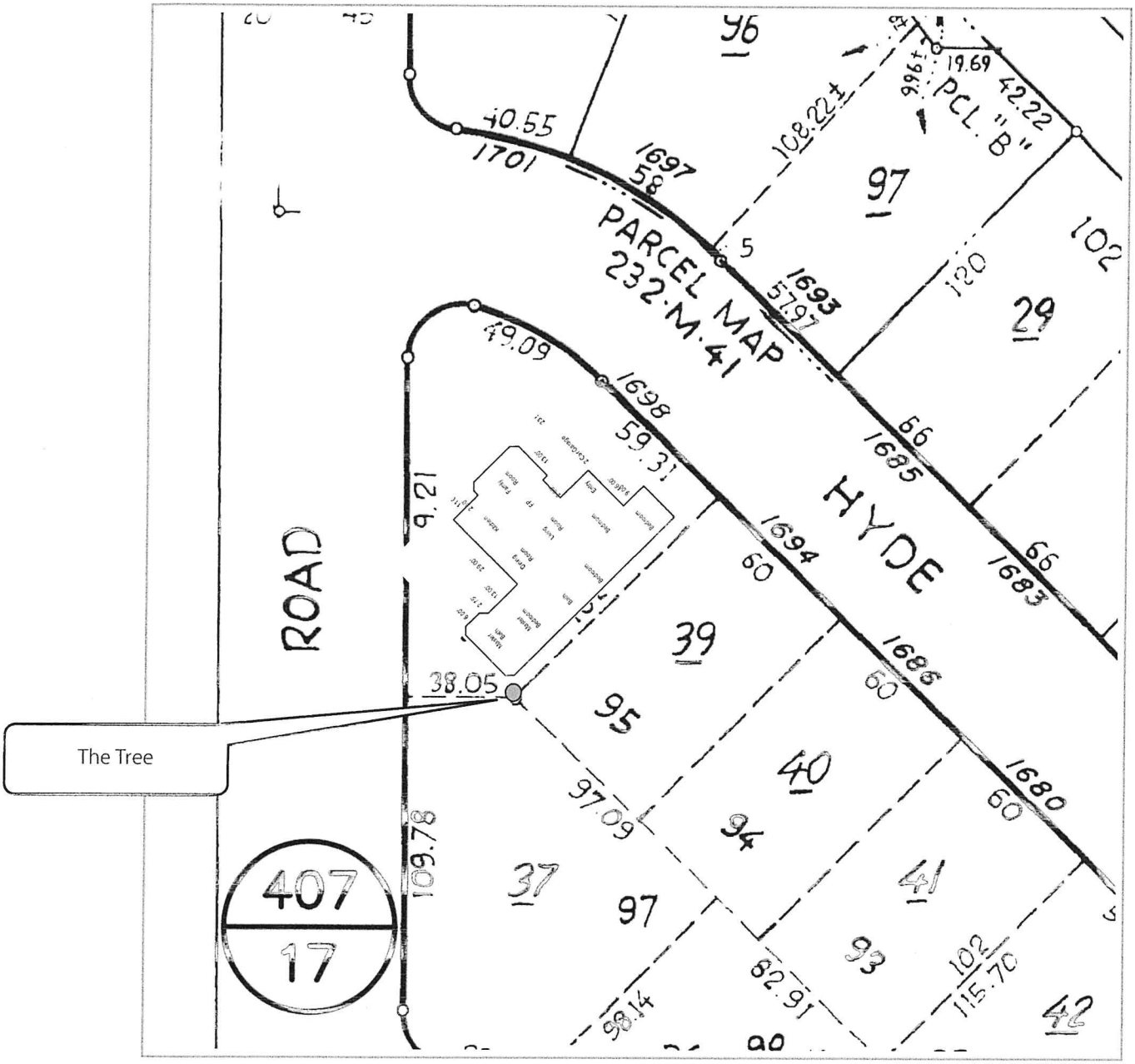
d. **Overplanting**. The tree(s) is crowding other protected tree(s) to the extent that removal is necessary to ensure the long-term viability of adjacent tree(s).

e. **Economic Enjoyment and Hardship**. The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the approval authority that there are no reasonable alternatives to preserve the tree(s). A minor reduction of the potential number of residential units or building size due to the tree location does not represent a severe limit of the economic enjoyment of the property.

Public Noticing (Single-Family Residential): Upon rendering a decision on an application, the Community Development Director will mail a notice to neighboring property owners informing them of the decision. This notice will begin a 10 day appeal period. If an appeal is not received, the tree(s) may be removed once the appeal period has passed.

Public Noticing (All Other Properties): After an application is submitted and reviewed, a notice will be mailed to the owners of record within a 300-foot radius of the subject property. The notice will be mailed a minimum of 10 calendar days before a decision is rendered. Once a decision is rendered, a 10 day appeal period will begin. If an appeal is not received, the tree(s) may be removed once the appeal period has passed.


Street
4 ft
Tree to be removed. Circumference is 50 Inch
Fence (Boundary)
Replanting location; 24 inch box
Street


The Tree
407
17
ROAD
HYDE
PARCEL MAP
232-M-41
PCL. "B"
40.55
1701
1697
58
108.22±
19.69
42.22
96
97
102
120
29
1693
57.97
49.09
1698
59.31
66
1685
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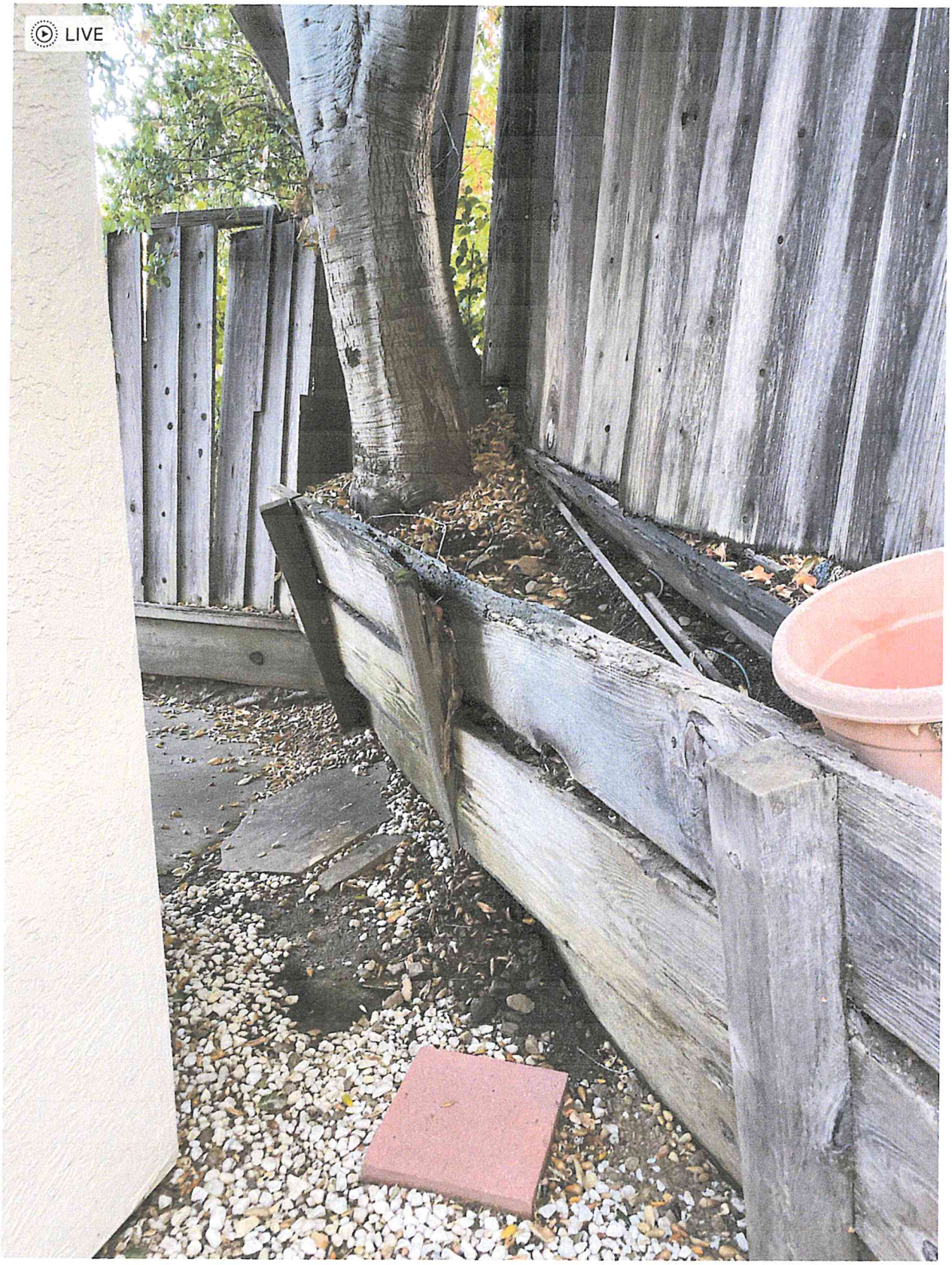
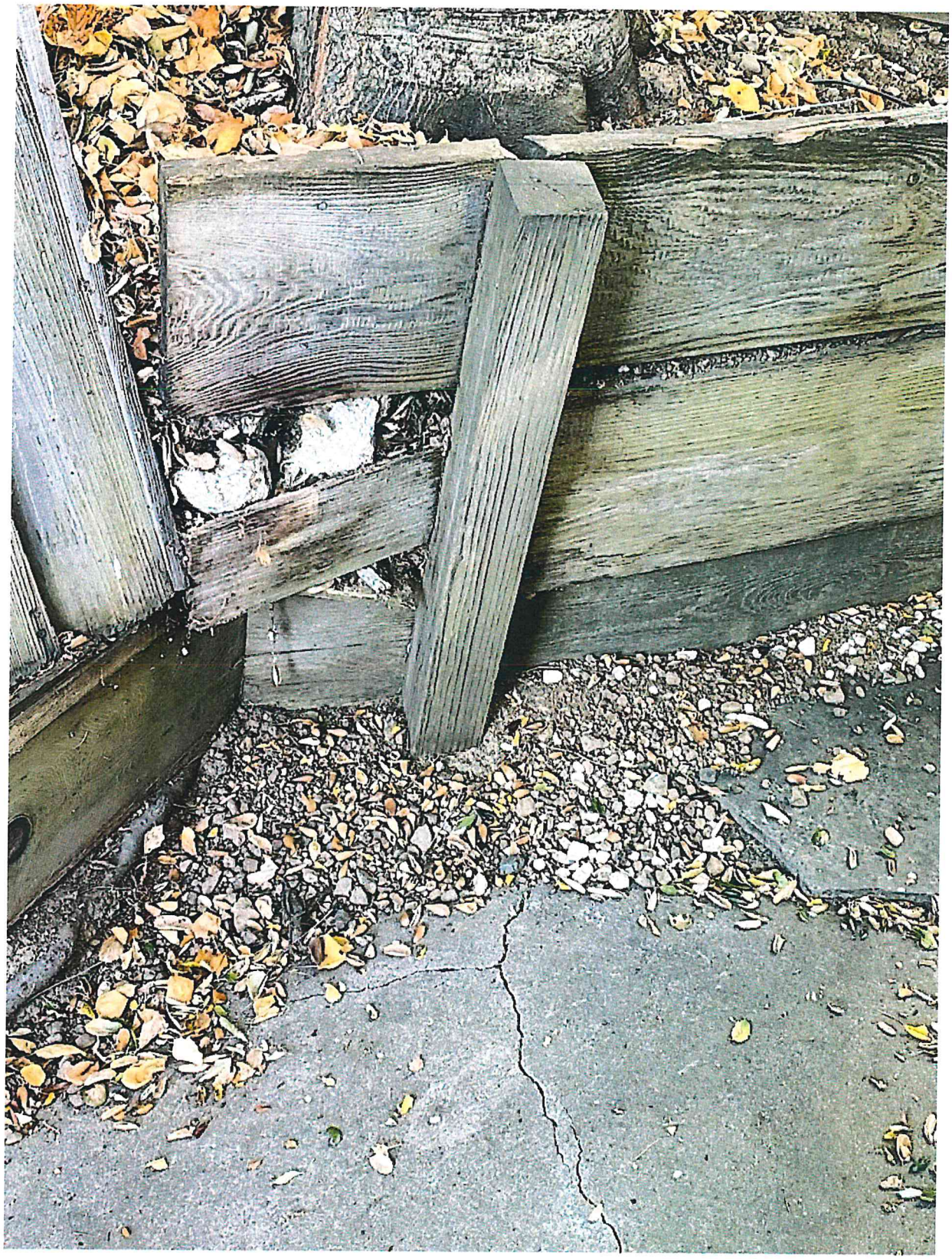

LIVE



On Nov 12, 2019, at 8:36 AM, Paula Ruffinelli <paular@campbellca.gov> wrote:

Re: Request to remove Tree

Nitin Srivastava <nituks@hotmail.com>
Tue 11/12/2019 9:20 AM
To: Paula Ruffinelli <paular@campbellca.gov>

WARNING: This email originated from an external sender!

Hi Paula -

Here is the pics that show the crack. The crack in the cement has increased significantly which is troubling and points to roots of the trees moving towards the house.

However my major concern is the retaining wall, which the tree is pushing out, and breaking. With seasonal rain and storm that may be coming, I'm worried that if I don't get the tree removed and fix the retaining wall, it will create liability and issue for me.

Based on what you saw, in person, do you have doubts on the removal?

Thx
Nitin

Nitin,

I am reviewing the tree removal permit and had to trace back to this email regarding a crack in the cement. I did not see any crack when I did an inspection, do you have any photos of this?

Thank you

Paula

From: Nitin Srivastava <nituks@hotmail.com>
Sent: Tuesday, October 1, 2019 9:42 AM
To: Planning Division <planning@campbellca.gov>
Subject: Request to remove Tree

WARNING: This email originated from an external sender!

Hello,

I'm a Campbell resident (1698 HYDE DR. CAMPBELL CA 95008). We have an Oak Tree in our property which has grown significantly in last few year. As such it has broken our retaining wall, is creating a crack on the foundation and cement floor.

I understand Oak tree is protected tree. I also counseled with few retaining wall constructors and all said that the tree must be removed to save the house. I would like to seek permission to remove the tree. Please let me know the process and next steps.

Thanks,
Nitin Srivastava

CITY OF CAMPBELL
Community Development Department

November 20, 2019

Nitin Srivastava
1648 Hyde Dr
Campbell, Ca, 95008

Re: **File No**: PLN2019-192
Address: 1648 Hyde Dr
Application: Tree Removal Permit
Status: Denied

Dear Applicant,

The Campbell Planning Division has completed review of your Tree Removal Permit application (PLN2019-192) for removal of one (1) Oak Tree measuring 15" in diameter located at the back of the abovementioned property.

Pursuant to Campbell Municipal Code Sec. 21.32.080 (Campbell Tree Protection Ordinance), the Community Development Director may only approve a Tree Removal Permit after making at least one of the following findings:

1. Diseased or Danger of Falling - The tree or trees are diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices such that the public health or safety requires its removal.

2. Structure Damage - The tree or trees can have caused or may imminently cause significant damage to the existing main structure(s) that cannot be controlled or remedied through reasonable modification of the tree's root or branch structure.

3. Utility Interference - The tree or trees have interfered with utility services where such interference cannot be controlled or remedied through reasonable modification/relocation of the utilities or reasonable modification of the tree's root or branch structure.

4. Overplanting - The tree(s) is crowding other protected tree(s) to the extent that removal is necessary to ensure the long-term viability of adjacent tree(s).

5. Economic Enjoyment and Hardship - The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the approval authority that there are no reasonable alternatives to preserve the tree(s). A minor reduction of the potential number of residential units or building size due to the tree location does not represent a severe limit of the economic enjoyment of the property.

The stated reason for removal states structural damage because the home has grown very close to the home and broken the retaining wall.

Based upon a review of the application documents, the Community Development Director has determined that the required findings for approval have not been met and the application is denied.

Finding #2 applies to main structure(s) which, per Section 21.32.020 of Campbell Municipal Code, includes dwelling units, in-ground swimming pools, detached garages, and other accessory structures over 200 square feet. Damage to walkways, patios, fences, retaining walls or other paved areas, which are not considered main structures, cannot substantiate a request for removal. Based on the areas staff was allowed to inspect, staff did not observe signs of damage or imminent damage to the existing structure, foundation or the rear neighbor's property.

This decision is final in 10 calendar days of the Community Development Director's decision, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 North First Street, Campbell, on or before December 2 2019. A written appeal must be accompanied by the required $200 appeal filing fee.

If you have any questions regarding this letter, please contact me by phone at (408) 866-2732 or by email at paular@cityofcampbell.com.

Sincerely,

Paula Ruffinelli
Planning Technician

cc: Paul Kermoyan, Community Development Director

Date: Dec-2

RECEIVED
DEC 02 2019
CITY OF CAMPBELL
PLANNING DEPT.

Sub: APPEAL to Reconsider
File: PLN2019-192

I want to appeal the decision to DENY my request to remove the tree from my backyard. As I pointed out in my application and in my discussions with Paula Ruffinelli, that the tree is posing a danger to house, and us.

My words can'to articulate the risks, if the tree is not removed, but I sent pictures and talked to Paula few times. Here is the summary, again,

1. The Crack on the contrete floor, leading up to basement
2. The tree is sitting on retaing wall and has broken the wall. It has also broken the fences.
3. The tree is inclining towards the house, and makes it risky to fix the retaining wall. Aagain the pics and details have been provided in previous communications.

I will request you to reconsider your decision.

Thank you

Nitin Srivastava
1698 HYDE DR, LOS GATOS CA 95032

Naz Healy

From: Harvey Richmond <hwrmaupin@gmail.com>
Sent: Sunday, March 8, 2020 11:56 AM
To: Naz Healy
Subject: Fwd: Tree Removal Permit - 1698 Hyde Drive

WARNING: This email originated from an external sender!

I failed to mention, in my first email, that there is another large tree, near the other back corner of the lot at 1698 Hyde Drive. This a conifer, and the home builder did leave adequate space, between the retaining wall and the fence along Pollard Road, for a large tree. I believe this conifer has been there since the homes were built.

Yours,
Harvey Richmond

Begin forwarded message:

From: Harvey Richmond <hwrmaupin@gmail.com>
Subject: Tree Removal Permit - 1698 Hyde Drive
Date: March 5, 2020 at 2:49:38 PM PST
To: nazh@campbellca.gov

My name is Harvey Richmond, my address is 1694 Hyde Drive, next door to 1698 Hyde Drive. I would like to express my support for the removal of the oak tree at the rear of 1698 Hyde Drive.

The oak tree is planted in a location, at the top of a retaining wall next to the fence between our two properties. I do not know whether the oak tree was planted by a former owner of the property, or by a squirrel burying an acorn. It almost certainly was not left in that location by the home builder. It is a location better suited for a tree rose than a large oak.

When these houses were built, in 1967 and 1968, there were three very large, ancient oak trees further down the street, near 1603, 1627 and the line between 1606 and 1610 Hyde Drive. The builder, the Elwood Leep development company made special provision to try to save those trees, causing the sidewalks to curve around them, and into the respective lots, so as not to cut into the roots near the base of the trees. In at least one of the three cases, the curb outside the planting area, was curved outward, cutting into the parking area along that part of the street, for the same purpose.

No provision of any kind was made for a space for a large tree where the subject oak tree is located, which is why I say it is better suited to a tree rose planting.

The growth of the oak tree, in its present location, has contributed to the breakdown of the fence between the two properties, 1694 and 1698 Hyde Drive, and of the retaining wall below the tree. For the past one or two years the owner of the 1698 property and I have discussed getting the fence repaired. Finally, in December of last year he, the owner at 1698, hired a contractor to make the repairs. The contractor rebuilt the retaining wall and the fence. I do not know, but the other owner surely does, whether the retaining wall had to be moved closer to his house. The fence, however, did have to be moved. The result was that a corner of my property moved from my side to his side of the fence.

If a permit is not granted to remove the tree I have a few questions:

First, would I need a permit to remove unwanted branches of the tree on my side of the fence?
Second, would I need a permit to cut away any roots that cross under the fence, robbing moisture from plants on my side?
Third, If I were to cut away some of those roots and the tree were to die and cause damage by falling onto his house, would I be liable for the damage?
Fourth, If the tree were to die and fall, whether or not I cut any roots, would the City of Campbell be liable for damage, after having refused a permit?
Fifth, having helped to pay for the contractor's work in moving the fence have I given away lawful title to a part of my property?

Sincerely,
Harvey W. Richmond

ORAL REQUESTS

None

***

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

PUBLIC HEARINGS

1. **PLN2019-192** Public Hearing to consider the Appeal by Nitin Srivastava of the Community Development Director's denial of a Tree Removal Permit (PLN2019-192) to remove one (1) oak tree located in the rear yard of property located at **1698 Hyde Drive**. Staff is recommending that this item be deemed Statutorily 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 Ostrowski asked who is responsible for trees at a neighbor's property.

Planner Naz Pouya Healy replied that the tree is owned by the property on which the trunk is located. This property owner is the one that submitted this application for removal.

Commissioner Buchbinder clarified that if a tree is causing damage to a structure it qualifies for removal. However, if the damage is to other property improvements such as a fence, retaining wall or concrete, it is not eligible.

Planner Naz Pouya Healy replied that the Ordinance identifies structural damage to the main home, pools and other structures on site greater than 200 square feet in size.

Commissioner Buchbinder said that it is considered that the repair and/or replacement of other such items is not found to be an undue hardship in order to retain a viable protected tree.

Planner Naz Pouya Healy replied correct. She added that this existing retaining wall needs repair and can be done so as not to so tightly restrict this tree's trunk when rebuilt larger enough to contain it.

Commissioner Rivlin asked if there is any impact in consideration when a property such as this one is so close to the shared jurisdictional border with Los Gatos.

Planner Naz Pouya Healy replied no.

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

Nitin Srivastava, Appellant and Property Owner, 1698 Hyde Drive:

- Explained that he would be left with no adequate space to walk if this existing retaining will must be expanded to accommodate this existing tree.
- Reported that in the five years of his ownership of this property, this tree has moved and bent the retaining wall. He showed two photographs depicting the decline between 2015 and 2020.
- Stated he is willing to place a similar tree elsewhere on his property in replacement..
- Reported that a fence contractor said any new fence put in would again bow as a result of this tree.
- Assured that he wouldn't have appealed if he could easily put a replacement retaining wall, but the area is small, and a large wall would leave no space to walk by it.
- Pointed out a crack in the sidewalk on this site and the increase in its size between 2015 and 2020.
- Said the question remains, is it worth it to require him to retain this tree.
- Concluded by saying he now rests his case.
- Pointed out that with the fires occurring in California and the need for defensible spaces that might be an added consideration for this tree removal.

Commissioner Ostrowski asked the Appellant what the width of the retaining wall is. It seems to be about two-foot distance between edge to fence.

Nitin Srivastava said that it is less than one foot and the tree is situated at the intersection of three properties.

Commissioner asked if there is anything else planted in the area created by the retaining wall.

Nitin Srivastava replied just this one tree.

Commissioner Rivlin asked the intended purpose for this retaining wall. Is it to retain soil or simply to serve as a planter for the tree?

Nitin Srivastava said that his neighbor's property is elevated three feet higher than his property, so it is primarily to hold back that soil.

Commissioner Rivlin asked where the roots impact the soil surface,

Nitin Srivastava said that the tree trunk is growing beneath the dirt. The roots are not oozing out of it.

Commissioner Rivlin asked if this retaining wall is holding up this tree?
Nitin Srivastava:

- Stated that if this existing retaining wall is removed for repair it would have to be rebuilt due to this three-foot difference in grade.
- Said that the retaining wall is holding the neighbor's land (soil). It has to be replaced.
- Added that retention of this tree would complicate the replacement more.

- Said that the new retaining wall would have to be brought further into his property. It cannot be replaced in exactly the same place.

Commissioner Buchbinder directed his question to staff as to whether this tree were within a larger retaining wall and blocking passage around it from both directions, would that be a valid reason to remove the tree so as not to have to expand the depth of the retaining wall?

Director Paul Kermoyan:
- Reported that there needs to be adequate access around the structure for fire access.
- Added that Fire would not have to go around this corner as long as there is access from the other direction to that point.
- Stated that this tree is probably helping to stabilize this retaining wall area of the property against soil movement.
- Reminded that this existing retaining wall must be replaced or there could be geological issues.
- Pointed out that a tree can actually outgrow or adapt to its confined conditions.
- Advised that the tree roots are probably going the other direction away from the house and into the higher soil on the adjacent property.
- Said that the base of this tree is right on the soil and going straight down on Mr. Srivastava's side and with its roots growing outward onto the other side's higher-grade soil.

Commissioner Buchbinder:
- Reminded that Mr. Srivastava has concerns that roots from this tree are going to one day damage his house and/or that there is danger of this tree falling over onto his house.
- Asked if there is any written professional assessment to this risk provided.

Nitkin Srivastava:
- Replied that he has not retained a tree expert or arborist.
- Advised that he just has the feedback of the contractor who came in to quote the replacement retaining wall.

Commissioner Ostrowski asked if there is something on the other side of the fence that is blocking light thus causing the angled trunk.

Planner Naz Pouya Healy:
- Said that this tree is surrounded.
- Added that a tree reaches into the direction where there is most light.
- Stated that if a tree experiences a sudden lean, that is a concern.

Commissioner Buchbinder pointed out that an arborist report could determine the risk of falling for this tree.

Planner Naz Pouya Healy agreed that an arborist could look at the existing conditions and make a recommendation on its viability.

Lynne Lampos: Neighbor on Hyde Drive:

- Thanked the Commission for the opportunity to speak to this request.
- Admitted that she appreciates the care taken in consideration of this matter.
- Said that she is a neighbor across the street and is in favor of her neighbor's request to remove this tree.
- Stated that in her opinion this tree has just outgrown its location. It is a big tree in a tiny space between three properties.
- Added that this tree will continue to grow even bigger.
- Pointed out that this tree may well be a "volunteer" that is simply out of place. Again, it has outgrown its location.
- Advised that there are other trees on all three of these adjacent properties, so they won't be robbed of beauty if this tree is gone.
- Suggested that one option could be that Nitkin be allowed to contribute to an in-lieu fund to allow the planting of a replacement tree elsewhere in the city where it can better be accommodated.
- Stressed that this tree does not fit where it is.
- Stated that she loves trees, but this one doesn't add to this yard or its adjacent yards as evidenced by the damaged fences on all three properties caused by this tree.
- Reminded that this removal is not to allow for the construction of a mega-house or to put in a new pool. It is a tree that has become a headache with little in return.
- Reiterated her support for removal and expressed her appreciation on the thoughtful and careful questions by the Planning Commission and staff.

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

Commissioner Ostrowski:
- Said that she too loves trees.
- Added that the City's Tree Protection Ordinance is important.
- Admitted that this request is a tough one due to this tree's location on this property and the fact that it may be a "volunteer" rather deliberately planted under these conditions within a narrow retaining wall at the junction of three adjacent properties' fences.
- Said that it is pretty difficult to imagine success for this tree. Perhaps if it were not situated so close to this home and the fences.
- Listed the issues of the retaining wall, dilapidated fences and proximity of the tree to this house as challenging.
- Said that even if the retaining wall is rebuilt the fence would still have to be built to butt up against that tree.
- Stated that as a result, she supports this request to remove this tree and have it replaced with either one or several trees per Ordinance requirements.

Commissioner Buchbinder:
- Agreed that this tree is very inconveniently located on this property.
- Pointed out that within the Tree Protection Ordinance there are no provisions to support removal of a protected tree if the impact is to things other than a structure such as concrete or fencing. That is intentional. Unless the evidence can be provided that shows damage to the house or a structure, it is the obligation of a property owner to retain this tree.

Chair Krey:
- Stated that tree issues like this are always tough.
- Said that the Ordinance is pretty stringent as it really tries to save trees.
- Added that we have to be subjective and must ask ourselves, “Are we going overboard here?”
- Pointed out that he is not an expert on trees himself and has to depend on our experts.
- Added that we try to be as fair as possible.
- Advised that he would lean toward denying this appeal based on the Ordinance.
- Stated that he knows this is a tough situation for this owner.

Commissioner Rivlin:
- Stated that he is torn on this request for removal.
- Agreed that this tree will continue to grow and present new problems.
- Questioned whether we should look at the long-term aspects of this situation or just this current period of time.

City Attorney William Seligmann advised the Commission that they can consider what would happen in the future when considering their action on this request.

Commissioner Rivlin:
- Said that in this case, this tree is located close to this home. The tree is already leaning in the direction of the house.
- Stated that the tree could pose a future disaster and/or structural damage to the home itself.
- Opined that having to rebuild walls and fencing every five years or so does equate to a hardship for this owner.
- Said that this owner has a replanting location on his property and with the required replacement tree(s) he is trying to make the case for the appellant.
- Concluded that he sees a reason to side with the appellant’s case here.

Commissioner Colvill:
- Said he respects everyone’s feedback and agrees with the case made by Commissioner Rivlin.
- Stated that the question he asks himself, “How bad must it get before we can remove a tree?”
- Pointed out that we all have trees.
- Concluded that he is just weighing in here.

Commissioner Ching:
- Agreed that this situation is difficult.
- Stated that the Community Development Director’s conclusions are right. This request for removal doesn’t meet the Ordinance standards.
- Added that he also agrees with the comments made by Commissioners Ostrowski and Rivlin.
- Advised that he too is a big fan of trees and it pains him to support this removal since it doesn’t meet the removal standards.

- Suggested that perhaps instead of just one replacement tree this owner be required to plant two replacement trees of 24-inch box size perhaps at the front of his property instead.

Commissioner Ostrowski:
- Pointed out that there will be a point at some time in the future when this tree will have grown large enough to have to be removed.
- Added that the new tree(s) replaced by this owner as a condition of this tree's removal will grow larger with time as well.

Commissioner Rivlin:
- Reminded that this owner also has a side yard with a few suitable spaces for new tree(s).
- Pointed out that side yard space is actually bigger than the front yard on this property.
- Suggested that the replacement would be an Oak tree and he is fine with just one replacement rather than two trees.

Commissioner Ching pointed out that the rational to require two is due to the fact that this removal request does not meet the established criteria within the Tree Protection Ordinance to support its removal. If the tree were damaging the home, it could be approved and the replacement ratio in that situation would be a single tree.

Commissioner Buchbinder:
- Stated his agreement with Commissioner Ching's comments.
- Added that one does not envision a tree of this size being wedged into such a small box but again this removal request doesn't meet established criteria.
- Said that since it doesn't meet criteria there should be more than a one to one replacement.

Commissioner Ostrowski pointed out that there is not enough space remaining on this property to accommodate two large mature trees.

Chair Krey said if a motion to approve is made there is no draft resolution for approval of the appeal.

Director Paul Kermoyan:
- Suggested that the Commission should continue this item to a specified meeting date of October 13, 2020, to allow staff to prepare the findings and conditions for an approval to bring back for adoption.
- Said that there is enough support here amongst the Commission and they should vet out what mitigations they want included as part of the approval.

Commissioner Ching:
- Said one outstanding issue is whether there should be one or two replacement trees.
- Added that he would propose leaving that decision up to the Director on which number and species of tree replacement to require.

Director Paul Kermoyan:

- Stated that we don't want to over plant the site but rather allow new tree(s) to have ample space for growth.
- Suggested permits requiring one replacement and an in-lieu fee instead of the second tree requirement.
- Asked the Commission to consider a condition offering the appellant one option (two replacement trees) or the second option (one tree and in-lieu fee instead of a second tree).

Commissioner Buchbinder supported leaving the two options up to this appellant/property owner. He can choose to plant two new trees or one new tree and one in-lieu fee instead of the second tree.

Chair Krey called for a motion

Motion: **Upon motion of Commissioner Ostrowski, seconded by Commissioner Ching, the Planning Commission CONTINUED TO THE PLANNING COMMISSION MEETING DATE CERTAIN OF OCTOBER 13, 2020, the approval of the Appeal of the Community Development Director's denial of a Tree Removal Permit (PLN2019-192) to remove one (1) oak tree located in the rear yard of property located at 1698 Hyde Drive, with the following guidance to staff in terms of the draft resolution:**

- **Requiring the replacement of the removed tree with one 24-inch box and (at the applicant's discretion) either:**
  - **Requiring a second replacement 24-inch box tree; or**
  - **Requiring the payment of a $500 in-lieu fee;**

by the following roll call vote:

AYES: Buchbinder, Ching, Colvill, Ostrowski and Rivlin
NOES: Krey
ABSENT: None
ABSTAIN: None

Chair Krey advised that this item would return to the next meeting on October 13, 2020, for the adoption of an approval resolution

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

2. **PLN-2020-48** Public Hearing to consider the application of Grand Petroleum Inc., for a Modification (PLN-2020-48) to a previously approved Conditional Use Permit (UP 78-2) with Site and Architectural Review to allow site and building alterations to an existing gasoline service station including reconfiguration of the fuel station layout, a new fuel station canopy, new trash enclosure, restriping of parking stalls, installation of new landscaping, and accessibility

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · October 13, 2020

PLN-2020-78
Kai
Orthodontics

Public Hearing to consider the application of Christian Nielsen for a Conditional Use Permit (PLN-2020-78) for establishment of a medical office use (orthodontic office) within existing office spaces on property located at **2155 S. Bascom Avenue, Suite 140** in the C-2 (General Commercial) and R-3 (Multiple Family Residential) Zoning District.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

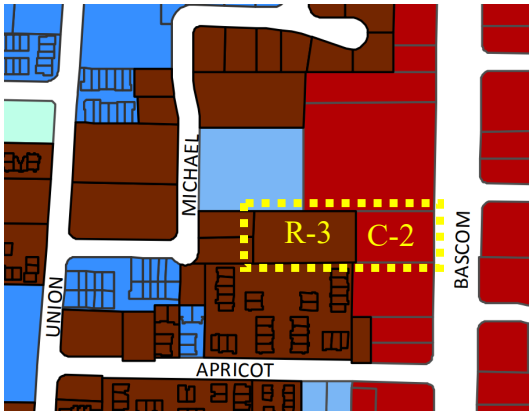
1. **Adopt a Resolution** (reference **Attachment 1**), approving a Conditional Use Permit for establishment of a medical office use (orthodontic office), subject to the attached Conditions of Approval.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15301, Class 1 of the California Environmental Quality Act (CEQA), pertaining to the operation and leasing of an existing private structure.

DISCUSSION

Project Location: The project site is an approximately 74,000 square foot property located on the west side of S. Bascom Avenue between E. Campbell and Apricot Avenues (reference **Attachment 2** – Location Map). The front portion of the parcel is zoned C-2 (General Commercial) and the rear portion is zoned R-3 (Multiple-Family Residential) as depicted in the image to the right. The site is currently developed with a two-story office building and parking lot.



PROJECT DATA

Zoning District:	C-2 (General Commercial) / R-3 (Multiple Family Residential)
General Plan Designation:	*General Commercial / High Density Residential*
Proposed Hours:	
Operational/Staff:	7:45 AM – 5:15 PM, Monday-Friday[1]
Business/Public:	8:00 AM – 5:00 PM, Monday-Friday
Building Area:	31,680 square feet

[1] Condition of Approval #3b of the Draft Resolution would allow standard commercial hours (daily 6:00 A.M. to 11:00 P.M.) for future flexibility and the occasional need for extended hours (reference **Attachment 1** – Draft Resolution).

Tenant Space Area:	4,595 square feet
Parking Required:	23 spaces (1 per 200 sf for medical use)
Parking Provided:	23 spaces[2]
Total Parking:	136 spaces

Applicant's Proposal: The applicant is requesting approval of a Conditional Use Permit to allow the establishment of a medical office use (orthodontic office) within an existing office building. The proposed orthodontic office would be created by merging two ground-floor suites but with no expansion of the building. Exterior improvements would include restriping portions of the parking lot (reference **Attachment 3 -** Project Plans).

Operational Description: The proposed business would provide orthodontic services Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. with staff on-site between the hours of 7:45 a.m. and 5:15 p.m. A maximum of 39 occupants are proposed on-site. (reference **Attachment 4** – Written Statements).

The floor plan depicts a reception/waiting area, seven exam rooms, an open operatory area, four offices, a staff lounge, as well as a laboratory and x-ray room. The facility would also have several ancillary rooms including separate customer and employee restrooms, a storage room, and a mechanical room (reference **Attachment 3** – Project Plans).

ANALYSIS

Zoning District: The property is located within the General Commercial (C-2) and Multiple Family Residential (R-3) Zoning Districts. The existing office building is located on the C-2 zoned portion of the property along S. Bascom Avenue. Within the C-2 Zoning District, the subject use is technically defined as a "medical office", which is allowed within the C-2 Zoning District with the approval of a Conditional Use Permit. The former businesses which occupied the tenant spaces were professional office uses. Because the proposed medical use is different than the previous uses, a Conditional Use Permit is required. Had the former uses been classified as medical, no Conditional Use Permit would have been required.

General Plan: The General Plan land use designation for the project site is *General Commercial* and *High Density Residential*. The *General Commercial* land use designation, where the existing office building is located, is intended to serve commercial uses that need exposure to high volumes of automobile traffic or access to transit corridors. Most of the land in Campbell that is designated for General Commercial is located along both sides of Bascom and Hamilton Avenues and parts of Winchester Boulevard. These locations are highly visible and therefore may best suit activities which would benefit from that visibility. Allowance of a medical service use (clinic), may be found consistent with the purpose of this land use designation in certain situations. The General Plan Land Use Element provides several policies and strategies pertaining to land use compatibility and site design, which may be taken into consideration by the Planning Commission in review of this request:

Policy LUT-5.1: Neighborhood Integrity: Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values, while protecting the integrity of the city's neighborhoods.

[2] 20 spaces (1 per 225 sf for previous office use) + 3 new parking spaces

Policy LUT-13.1: Variety of Uses: Attract and maintain a variety of uses that create an economic balance within the City while maintaining a balance with other community land use needs, such as housing and open space, and while providing high quality services to the community.

Use: Campbell Municipal Code (CMC) includes medical office as a use distinct from professional office. CMC defines "Medical services, clinic" as facilities primarily engaged in outpatient medical, mental health, surgical, and other personal health services and specifically includes medical, dental, and psychiatric offices.

Parking: The 1984 approval of application "S" 83-19 approved a new two-story office building with 137 parking spaces and subsequent improvements were approved for accessible parking and the building entry, which resulted in 133 parking spaces to serve the office building. The subject tenant spaces were most recently occupied by professional office uses requiring 1 parking space per 225 square feet of floor area (20 spaces), while the proposed medical office use requires 1 parking space per 200 square feet of floor area (23 spaces).

Pursuant to CMC Section 21.28.040(D)(2), when a legally established use is changed to one that requires more off-street parking, only the difference in the required number of parking spaces for the new use needs to be provided. Because there are no surplus parking spaces to make up for the additional required parking, the plans propose restriping sections of existing 9-foot wide parking spaces to standard 8.5-foot wide spaces which will create the three additional parking spaces to satisfy the requirement (reference **Attachment 3** – Project Plans).

While the proposal satisfies the code-required parking with 23 parking spaces, a maximum of 39 occupants is proposed. It's likely that each of the 10 staff members would bring their own vehicle but 39 occupants would not necessarily result in 39 vehicles. Per the applicant's description many of the patients would be children either dropped off for their appointments or accompanied by their parents. Moreover, the applicant indicates the majority of appointments will consist of adjustments to retainers and braces which can take 30 minutes or less (reference **Attachment 4** – Written Statements).

The current proposal is not anticipated to create a parking issue, however in the future the orthodontic office could be replaced by another type of medical office with different operational characteristics that could impact the parking demand. Therefore Condition of Approval #3c has been included in the Draft Resolution stating that if three verifiable complaints are received pertaining to an excessive parking demand related to the medical office, the City may take various actions such as establishment of limited duration parking, limiting the number of occupants, requiring 15 minutes between appointments to prevent overlap, limiting the hours of operation and/or return to the Planning Commission for review (reference **Attachment 1** – Draft Resolution).

Neighborhood Impacts: The proposed medical office use is not anticipated to result in adverse neighborhood impacts. The business shall be conducted entirely inside an enclosed tenant space, served by a street of sufficient size and capacity to handle the use.

Attachments:
1. Draft Resolution
2. Location Map
3. Project Plans
4. Written Statements

Prepared by: _____
Naz Pouya Healy, Assistant Planner

Approved by: _____
Paul Kermoyan, Community Development Director

RESOLUTION NO. 45XX

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A CONDITIONAL USE PERMIT (PLN-2020-78) FOR ESTABLISHMENT OF A MEDICAL OFFICE USE (ORTHODONTIC OFFICE) WITHIN EXISTING OFFICE SPACES LOCATED AT **2155 S. BASCOM AVENUE, SUITE 140**.

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 number PLN-2020-78:

1. The project site is zoned C-2 (General Commercial) and R-3 (Multiple Family Residential) and designated *General Commercial* and *High Density Residential* by the General Plan.

2. The project site is an approximately 74,000 square-foot property located on the west side of S. Bascom Avenue between E. Campbell Avenue and Apricot Avenue and is currently developed with a two-story office building.

3. The proposed project is an application to allow the establishment of a medical office use which is allowed in the C-2 Zoning District with the approval of a Conditional Use Permit.

4. The proposed project would merge two ground-floor office suites but with no expansion of the building. Exterior improvements would include restriping portions of the parking lot.

5. The hours of operation would be limited to 6:00 AM to 11:00 PM, daily.

6. The business/public hours would be limited to 6:00 AM to 11:00 PM, daily.

7. The maximum number of occupants at any one time is 39 occupants (staff members and patients/visitors).

8. Pursuant to CMC Section 21.28.040(A) the previous office use requires 20 parking spaces and the proposed medical use requires 23 parking spaces.

9. The plans propose restriping sections of existing 9-foot wide parking spaces to standard 8.5-foot wide parking spaces to create three additional parking spaces to satisfy the requirement.

10. 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 use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;

2. The proposed use is consistent with the General Plan;

3. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;

4. The proposed site is adequately served by a street (S. Bascom Avenue) of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;

5. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property;

6. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

7. The project is Categorically Exempt under Section 15301, Class 1 of the California Environmental Quality Act (CEQA), pertaining to the operation and leasing of an existing private structure.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Conditional Use Permit (PLN-2020-78) for establishment of a medical office use (orthodontic office) within existing office spaces located at **2155 S. Bascom Avenue, Suite 140**, subject to the attached Conditions of Approval (attached Exhibit “A”).

PASSED AND ADOPTED this 13th day of October, 2020, by the following roll call vote:

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

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Conditional Use Permit (PLN-2020-78)

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 Conditional Use Permit (PLN-2020-78) for establishment of a medical office use (orthodontic office) within existing office spaces located at **2155 S. Bascom Avenue, Suite 140**. The project shall substantially conform to the Project Plans and Written Statements stamped as received by the Planning Division on August 14, 2020 and September 29, 2020, except as may be modified by the Conditions of Approval contained herein.

2. Permit Approval Expiration: The Conditional Use Permit approval shall be valid for one year from the date of final approval. Within this one year period all conditions of approval shall be fulfilled and the use established. Failure to meet this deadline will result in the Conditional Use Permit being void. Abandonment, discontinuation, or ceasing of operations for a continuous period of twelve months shall void the Conditional Use Permit approved herein.

3. Operational Standards: Consistent with the submitted Written Descriptions and City standards, any medical office use operating pursuant to the Conditional Use Permit approved herein shall conform to the following operational standards. Significant deviations from these standards (as determined by the Community Development Director) shall require approval of a Modification to the Conditional Use Permit.

   a. **Maximum Occupancy**: A maximum of 39 occupants (staff members and patients/visitors) shall be permitted on the premises at any time, which is further subject to the maximum occupancy capacities of certain rooms as determined by the California Building Code (CBC). It is the responsibility of the business owner to provide adequate entrance controls to ensure that occupancy is not exceeded.

   b. **Hours of Operation**: Hours of operation shall be as follows. By the end of 'Business Hours', all patients shall have exited the premises. By the end of the 'Operational Hours' all employees shall be off the premises.

      Operational/Staff: 6:00 AM – 11:00 PM, Daily
      Business/Public: 6:00 AM – 11:00 PM, Daily

   c. **Parking Management**: In the event that three verifiable complaints are received by the City regarding parking, the Community Development Director may require establishment of limited duration parking, reduce the permitted occupancy, limit

the hours of operation, require staggering of appointments, require additional parking management strategies and/or return the project to the Planning Commission for review.

d. **Smoking**: "No Smoking" signs shall be posted on the premises in compliance with CMC 6.11.060.

e. **Loitering**: There shall be no loitering allowed outside the business. The business owner is responsible for monitoring the premises to prevent loitering.

f. **Trash Disposal and Clean-Up**: All trash disposal, normal clean-up, carpet cleaning, window cleaning, sidewalk sweeping, etc. shall occur during the "operational hours."

g. **Business License**: The business shall be required to obtain and maintain a City business license at all times.

4. Storefront Windows & Doors: At no time shall an obscure wall or barrier (i.e. drapery, window tinting, blinds, furniture, inventory, shelving units, storage of any kind or similar) be installed along, behind or attached to windows or doorways that blocks visual access to the tenant space or blocks natural light without first obtaining written approval by the Community Development Director.

5. Landscape Maintenance: All landscaped areas shall be continuously maintained in accordance with City Landscaping Requirements (CMC 21.26). Landscaped areas shall be watered on a regular basis so as to maintain healthy plants. Landscaped areas shall be kept free of weeds, trash, and litter. Dead or unhealthy plants shall be replaced with healthy plants of the same or similar type.

6. Signage: No signage is approved as part of the development application approved herein. New signage shall not be installed prior to approval of a sign permit.

7. Location of Mechanical Equipment: No roof-mounted mechanical equipment (i.e. air conditioning units, ventilation ducts or vents), shall be added to the existing building without providing screening of the mechanical equipment from public view and surrounding properties. The screening material and method shall be architecturally compatible with the building and requires review and approval by the Community Development Director and Building Division prior to installation of such screening.

8. Outdoor Storage: No outdoor storage is permitted on the subject property. No equipment, materials or business vehicles shall be parked and/or stored outside the building or within the parking lot.

9. Parking and Driveways: All parking and driveway areas shall be maintained in compliance with the standards in Chapter 21.28 (Parking & Loading) of the Campbell Municipal Code. Parking spaces shall be free of debris or other obstructions.

BUILDING DIVISION

10. Expect this application to require approval from the following:
    [x] Campbell Planning Department

[x] Campbell Public Works Department
[ ] Campbell Civil Engineering Department
[x] Campbell Building Department
[x] West Valley Sanitation District
[ ] San Jose Water District (279-7900)
[ ] Outside structural and energy plan check
[ ] Outside structural and energy and complete code plan check
[x] Santa Clara County Fire Department
[ ] HAZMAT
[x] Santa Clara County Department of Environmental Health
[ ] ……

11. This Development Review Committee (DRC) preliminary review is from Campbell's Building Department. The intent is to identify major elements of concerns or omissions and to identify an expected process for project approval and permit issue. It is not a substitute for plan check and may not identify elements that may be observed during plan check. Time needed for a plan review cannot be accurately estimated at this time. The type of project, the quantity of plan review departments and the quality of the project documents will all contribute to time needed for review and eventual approval.

12. All our permit applications are now done online. From our website www.ci.campbell.ca.us get to → Community Development → Building Inspection Division and begin the online application. You may choose from about 80 different type permits that are grouped into 10 Application Categories. Read the Application Guide as it will list the required documents as well as the required naming of files and provide links to design elements. Upload your drawings and any calculations or documents that are listed on the guide and be sure to including a completed Acknowledgement Statement. When we receive the application, we will review it. If some of the documents are missing or not named correctly, we will return it for adjustment. After acceptance, we will assess plan check fees that may be paid online and then proceed with the routing process (Fire, Planning, PW, etc.).

13. This application will require these documents (available at www.ci.campbell.ca.us)
    [ ] Demolition permit
    [x] Acknowledgement Statement (all online submittals)
    [ ] Intent to Occupy
    [ ] Owner Builder Acceptance of Liability for concurrent Planning and Building review
    [x] West Valley Sanitation District approval letter
    [ ] Special Inspection checklist (signed by owner, eng'r, and plans examiner)
    [ ] Structural Calculations and Design
    [ ] Truss Design and Calculations
    [ ] Soil Evaluation Report
    [ ] Construction Tax Exemption
    [ ] Request for classification of new vs. remodel vs. new using portions of existing
    [ ] Title-24 Energy Report

[x] Clean Bay – Santa Clara Valley Non-point Pollution Control specification sheet
[ ] California Accessibility Hardship Exemption
[ ] Receipt of Park Fees paid to Campbell Public Works Department
[x] Receipt of school district payment for developer fees
Campbell Union School District (378-3405)
Campbell Union High School District (371-0960)
Campbell Union High School District (371-0960)
Moreland School District (874-2900)
Cambrian School District (377-2103)

14. Any commercial project will require the plans to be developed by an architect.

15. Commercial projects are subject to $0.198 per sq ft developer fees. Contact the Building Division (408) 866-2130 to obtain fee payment forms and pay fees directly to the applicable school district(s).

16. Include the standard, Santa Clara Valley Non-point Source Pollution Control Program specification sheet in your plan submittal package. The specification sheet (size 24" X 36") is available at: http://ca-campbell.civicplus.com/DocumentCenter/View/112

17. Although the architectural, structural, and MEP drawings have not been completely submitted for this project, the following includes the more common plan check comments that are often missed and should be included on the first submittal.

18. <u>Building, Structural & Accessibility</u>

    a. Include an emergency exit plan with electrical modifications and emergency lighting.

    b. Provide the occupant load under Project Data per CBC Section 1004. Under CBC Section 1004.6 Fixed Seats or the moveable chair seating (15 net) with open square footage, I have determined the occupant load to be at 56 and will require two exits. The layout as designed offers one exit and two exits through intervening spaces. The exit through the staff lounge could be used if the doors are without locks but a choke area is created in front of reception and two exits through the waiting area could be problematic if the waiting area were to be compromised. The exit through the Staff Hallway is workable but not direct and has 4 doors to the exit pathway. Adjust the design to provide two clear paths of exit access and discharge. An occupant load over 50 will require the exit doors to open outward and with panic hardware, signage and emergency lighting. Include door widths.

    c. Cal Green requires every project to have a Waste Management Plan and that normal trash creation is reduced 65% through better efficiencies, yield, and recycling policies. Construction trash may be source separated on-site or hauled off by an approved collection recycler. Provisions need to be in place so that rain water does not enter a trash pile and then run off into the public storm system or

the neighbor's property. This is a requirement placed on all projects and subcontractors; managed by the owner or general contractor.

State on Demo Site Plan A-2.2 the project's Waste Management Plan

(Sample) ***Waste Management Plan***

Construction wash-out water from concrete, mortar, tile, taping, and painting shall be done in a portable containment pool or in a lined evaporative pit. Wash-out shall not enter the storm water system.

Trash piles shall not be located in the front yard or visible from the street. Trash piles shall not contain: paints, solvents, glues, taping compound, food products, or easily recycle-able discards such as bottles, cans, plastics, or paper. Remaining trash shall be limited to concrete, wood, drywall, roofing, and assorted metals and shall be covered with a waterproof tarp. Trash shall be separated at an approved bay area disposal site such as Guadalupe Recycling. All trash is to be quickly hauled off site. Retain the receipt and keep with the permit documents, proof of recycle and disposal of the job site trash will be checked periodically and prior to final inspection.

or

West Valley Collection and Recycling (408) 283-9250 will deliver a roll-off debris box and sort the trash off site.

d. Provide an MEP plan or separate Mechanical, Electrical, and Plumbing plans, edit the Sheet Index for easy reference location. The plan should include: all MEP notations; gas and electric meter location and sizes; water line as it enters the building, sewer to building drain with clean out, furnace, condenser, exhaust fans, appliances and fixtures; water heater type and size and venting. Show attic access and HVAC location.

e. This suite needs fire separation from adjacent tenant space. Add notations to ensure the separation *wall to be 5/8" finished sheetrock, concrete-to-rafters; metal electric boxes (16 sq in max) shall not total more than 100 sq in within a 100 sq ft area. Boxes on opposite walls shall have 24" separation.*

f. Show the Accessible parking slopes, signage, and path of travel into the main entrance. Continue the path to the counter and the restrooms. Show a detail of the restrooms that includes grab bars, mirrors, heights, and specific dimensioning. Show counter heights.

   On sheet one, add notation: *This space and all work proposed by this permit will be in full compliance with California Accessibility Requirements Chapter 11, CBC and any addendums subsequent to the date of permit issue*.

g. Provide a reflected ceiling plan and show lighting, emergency lighting, fire sprinklers and any alarm sensors.

h. Provide an exit plan.

19. <u>Electrical</u>: All electrical details and notes are to be on the MEP or electrical plan

    a. Provide a reflected ceiling plan and show lighting, emergency lighting, fire protection elements, alarms, sensors, and exit signs per CBC Section 1008.

b. Indicate size and location of (E) electrical panel(s) and if underground or overhead fed on the MEP.

c. Indicate and show all specialty dental circuits that are either ground fault protected or surge protected including lighting and switch controls.

20. Plumbing: All plumbing details and notes are to be on the MEP or plumbing plan

a. Show the location, energy used, and type, and size of the water heater on the MEP.

b. List the water usage limits per fixture

Fixture	
Water Closet	1.28 gal/flush
Urinals	.125 gal/flush
Shower Head	1.8 gal/minute
Lavatory Faucet	0.5 gal/minute
Kitchen Faucet	1.8 gal/minute

c. After obtaining the original letter of approval from West Valley Sanitation District (408) 378-2407. **If W.V.S.D. requires "check valve protection or a property line cleanout" on this project, mark the location on the site plan and the plumbing plan**.

21. Mechanical: All mechanical details and notes are to be on the MEP or mech plan

a. Identify the gas meter location and the pipe type and size of any new gas piping as well as any HCAC equipment.

b. Show the HVAC system assumed to be on the roof. If the HVAC systems provides excess of 2,000 CFM shall be equipped with an automatic shut-off activated by smoke detection. An auto shut-off is not req'd when all occupied rooms serviced by the HVAC have direct exit to the exterior not to exceed 100' CMC 608.0.

c. Show the means of natural ventilation per CBC Section 1202.5 and CMC 402.1.3

22. Title-24 Energy and Cal-Green

a. If new lighting, glass, or HVAC systems will be installed submit a T-24 Energy report.

b. Include in the plan set Non-Residential Mandatory Measures.

PUBLIC WORKS

23. The scope of this project triggers the requirement for Frontage Improvements as required by Campbell Municipal Code 11.24.040. The applicant will need to upgrade the existing driveway to be accessible (ADA) compliant.

The City of Campbell's adopted Streetscape Standards identify this portion of Bascom Avenue as an Image Street with very specific frontage improvement requirements as shown on page 8 of the document. From the Planning level

documents submitted, it shows that 4,595 sf is proposed to be remodeled out of the 31,680 sf total building area which is less than 25% of the existing building area. The scope of the project triggers the requirement for the installation of street trees along project frontage, see page 14 of the Streetscape Standards that can be viewed here: (http://www.campbellca.gov/DocumentCenter/View/168)

24. 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.

25. Street Improvement Plans / Encroachment Permit / Fees / Deposits: Prior to issuance of any grading or building permits for the site, the applicant shall cause plans for public street improvements to be prepared by a registered civil engineer, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:

    a. Show location of all existing utilities within the new and existing public right of way.

    b. Removal of existing driveway approach and necessary sidewalk, curb and gutter.

    c. Installation of City approved street trees in the existing tree well along project frontage. And installation of irrigation for the street tree that is connected to on-site water.

    d. Installation of City standard ADA compliant driveway approach.

    e. Construction of conforms to existing public and private improvements, as necessary.

    f. Submit final plans in a digital format acceptable to the City.

26. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required street improvements installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

27. Maintenance of Landscaping: Owner(s), current and future, are required to maintain the tree wells in the public right of way. This includes, but is not limited to: trees, lawn, plantings, irrigation, etc. Trees shall not be pruned in a manner that would not allow the tree to grow to a mature height.

28. Utility Encroachment Permit: Separate encroachment 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.

FIRE DEPARTMENT

29. Formal Plan Review: Review of this development proposal is limited to accessibility of site access and water supply 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 Division all applicable construction permits.

30. Fire Sprinklers Required: (Noted on Sheet G0.1) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the CBC and shall be utilized as a means of area reduction for the purposes of circumventing automatic fire sprinkler system installation requirements. An approved automatic sprinkler system shall be provided throughout all new buildings and structures. Exceptions: a) Buildings and structures that do not exceed 1,000 SF of building area. b) Group S-2 or U occupancies used exclusively for vehicle parking and meeting all of the following conditions: i) Noncombustible construction ii) Maximum building area not to exceed 5,000 SF. iii) Structure is open on three (3) or more sides. iv) Minimum of 10 feet separation from existing buildings unless area is separated by fire walls complying with CBC 706. 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. CFC Sec. 903.2 as adopted and amended by CBLMC. Separate plan submittal and permit is required for all sprinkler modifications. The sprinkler system shall be monitored.

31. Fire Alarm Requirements: Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72. Submit shop drawings (3 sets) and a permit application to the SCCFD for approval before installing or altering any system. Call (408) 378-4420 for more information.

32. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. [CFC Chp. 33].

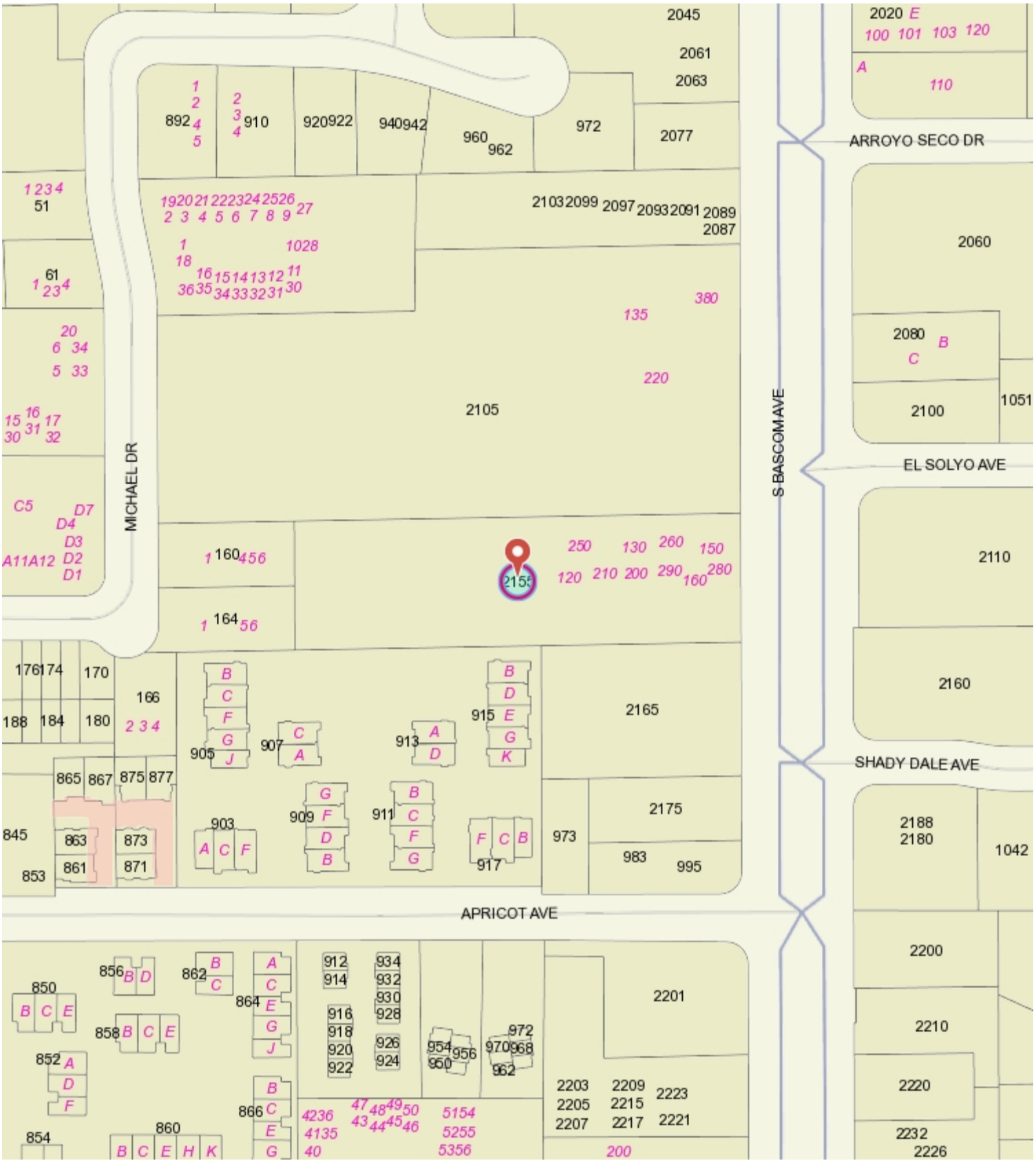
33. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the 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). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

34. 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]

2155 S. Bascom Ave

Attachment No. 2



376 0 188 376 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1: 2,257

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.

KAI ORTHODONTICS

2155 S. BASCOM AVE, #140,
CAMPBELL, CA 95008

HATCH LEGEND

ALUMINUM	CONTINUOUS LUMBER
STEEL	PLYWOOD
BATT INSULATION	GRANULAR MATERIAL
RIGID INSULATION	EARTH
CMU	CONCRETE
BRICK	CMU GROUTED SOLID
EIFS	GYPSUM BOARD

SYMBOLS

STRUCTURAL GRID LINES — 1 / A

DETAIL CUT — 4 / A3

SECTION CUT — 1 / A.1

INTERIOR ELEVATION — 1 / 2 / A.5 / 3 / 4

SHEET NUMBER LEGEND

A 2.1

SHEET NUMBER

DISCIPLINE (IE: 'A' = ARCHITECTURE)

GENERAL NOTES

1.01 ALL CONSTRUCTION WORK SHALL MEET OR EXCEED THE LATEST EDITION OF THE FOLLOWING CODES AS APPLICABLE AND AS ADOPTED BY THE LOCAL GOVERNING AGENCIES:

2019 CALIFORNIA BUILDING CODE (2018 IBC)
2019 CALIFORNIA RESIDENTIAL CODE (2018 IRC)
2019 CALIFORNIA FIRE CODE (2018 IFC)
2019 CALIFORNIA MECHANICAL CODE (2018 UMC)
2019 CALIFORNIA PLUMBING CODE (2018 UPC)
2019 CALIFORNIA ELECTRICAL CODE (2018 NEC)
2019 ENERGY EFFICIENCY STANDARD (TITLE 24)
2019 GREEN BUILDING CODE (TITLE 24)
AND ALL ORDINANCES ADOPTED BY THE GOVERNING AGENCIES.

1.02 THE GENERAL CONTRACTOR SHALL MAINTAIN THE CURRENT AND COMPLETE SET OF APPROVED CONSTRUCTION DOCUMENTS ON THE SITE AT ALL TIMES IN A SECURE LOCATION.

1.03 THE GENERAL CONTRACTOR SHALL PROVIDE COPIES OF THE APPROVED CONSTRUCTION DOCUMENTS FOR THE USE OF ALL TRADES AND SHALL PROVIDE THEM TO ALL SUBCONTRACTORS, WITH UPDATES AND APPROVED CHANGES AS REQUIRED AND NECESSARY.

1.04 THE GENERAL CONTRACTOR SHALL VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL.

1.05 ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

1.06 DO NOT SCALE THE DRAWINGS. THE DIMENSIONS SHOWN SHALL SUPERSEDE THE SCALE OF THE DRAWINGS.

1.07 ANY DISCREPANCY IN DIMENSIONS OR CONFLICT IN PLANS OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUANCE OF THE WORK IN THE AFFECTED AREA. IF THE WORK IS CONTINUED IN THE AFFECTED AREA, WITHOUT INSTRUCTION OR CLARIFICATION BY THE ARCHITECT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTANT DEFECT, DAMAGE OR CHANGE REQUIRED.

1.08 AT JOB COMPLETION, PRIOR TO SUBMITTING THE REQUISITION FOR FINAL PAYMENT, THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A REDLINED SET OF PRINTS SHOWING AS-CONSTRUCTED CONDITIONS.

1.09 THE GENERAL CONTRACTOR SHALL PROVIDE PROPER CONTAINERS ON HE JOB SITE TO ASSURE CONTINUOUS RECYCLING OF MATERIALS.

1.10 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING SUBCONTRACTORS AND ASSUMING THEIR COMPLIANCE WITH THE RECYCLING PROGRAM.

1.11 NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL THE INSULATION INSPECTION BY PROPER AUTHORITIES IS COMPLETED.

ABBREVIATIONS

BLKG	BLOCKING	PT.	PRESSURE TREATED
BOT.	BOTTOM	PLWD	PLYWOOD
CONC.	CONCRETE	REF.	REFER
CONT.	CONTINUOUS	REQ'D	REQUIRED
CU.FT.	CUBIC FEET	SCHED	SCHEDULE
DIA.	DIAMETER	S.F.	SQUARE FEET
DWGS	DRAWINGS	S.S.	STAINLESS STEEL
(E)	EXISTING	STD	STANDARD
EA.	EACH	STL	STEEL
EN	END NAIL	SQ.	SQUARE
EQ.	EQUAL	T&B	TOP & BOTTOM
EXT.	EXTERIOR	TBD	TO BE DETERMINED
FDTN	FOUNDATION	TYP.	TYPICAL
FT.	FEET OR FOOT	U.N.O.	UNLESS NOTED OTHERWISE
GYPBD	GYPSUM WALLBOARD		
IN.	INCH	VERT.	VERTICAL
INT.	INTERIOR	VIF	VERIFY IN FIELD
LG	LONG	WD	WOOD
MAX.	MAXIMUM	W/	WITH
MIN.	MINIMUM		
MTL	METAL		
(N)	NEW		
O/	OVER		
O.C.	ON CENTER		

VICINITY MAP

PROJECT DIRECTORY

OWNER / CLIENT
MARCUS Y. KAI, DDS, MSD, INC.
1930 S. BASCOM AVE, STE. 110
CAMPBELL, CA 95008
PH: (408) 377-3388
EMAIL: mkaiortho@gmail.com

ARCHITECT
NIELSEN STUDIOS
228 B FERN ST., SANTA CRUZ, CA 95060
CONTACT: CHRISTIAN NIELSEN
PH: (831) 621-3926
FAX: (925) 287-0666
EMAIL: cnielsen@nielsenarchitects.com

SHEET INDEX

G0.1 COVER SHEET
G0.2 SITE PHOTOGRAPHY SHEET
G0.3 CONDITIONS OF APPROVAL
TOPOGRAPHIC MAP
A0.1 SITE PLAN
A1.1 EXISTING-DEMO FIRST FLOOR PLAN
A1.2 PROPOSED FIRST FLOOR PLAN
A1.3 PROPOSED ACCESSIBILITY PLAN

PROJECT DATA

APN: 412-11-063
ZONING DISTRICT: C-2/ R-3
CONSTRUCTION TYPE: V-B SPRINKLERED
PROJECT AREA: 4,595 SF
OCCUPANCY: B

SCOPE OF WORK

TENANT IMPROVEMENT TO PROVIDE AN ORTHODONTIC OFFICE SUITE IN A SPACE PREVIOUSLY OCCUPIED BY TWO OFFICE SUITES IN AN EXISTING COMMERCIAL BUILDING. THE IMPROVEMENT WILL CONSIST IN MODIFYING THE INTERIOR LAYOUT AND PROVIDING (N) ADA COMPLIANT TOILET ROOMS. TWO PARKING SPACES WILL BE RESTORED AND THREE (N) PARKING SPACES WILL BE ADDED TO THE (E) PARKING LOT.

GROSS FLOOR AREA	EXISTING AREA (SQ. FT)	PROPOSED (SQ. FT)	TOTAL (N) AREA (SQ. FT)
FIRST FLOOR AREA	14,976	0	14,976.0
SECOND FLOOR AREA	16,704	0	16,704.0
TOTAL	31,680	0	31,680.0

FLOOR AREA RATIO	EXISTING AREA (SQ. FT)	PROPOSED AREA (SQ. FT)	TOTAL (N) AREA (SQ. FT)
TOTAL FLOOR AREA	31,680	0	31,680
NET SITE AREA	74,487	74,487	74,487
FLOOR AREA RATIO	42.5%	0.0%	42.5%

LOT COVERAGE	EXISTING AREA (SQ. FT)	PROPOSED AREA (SQ. FT)	TOTAL (N) AREA (SQ. FT)
TOTAL FOOTPRINT AREA	16,704	0	16,704
NET SITE AREA	74,487	74,487	74,487
FLOOR AREA RATIO	22.4%	0.0%	22.4%

EXTERIOR SURFACES COVERAGE	EXISTING AREA (SQ. FT)	PROPOSED AREA (SQ. FT)	TOTAL (N) AREA (SQ. FT)
LANDSCAPE AREA	11,563	0	11,563
PAVING AREA	46,220	0	46,220

nielsenstudios
ARCHITECTURE + DESIGN
228-B Fern Street Santa Cruz 831 621 3926
1727 64th Street Emeryville 925 324 4247
info@nielsenarchitects.com
www.nielsenarchitects.com

FOR DISCRETIONARY REVIEW ONLY

JOB NAME: KAI ORTHODONTICS
CLIENT: MARCUS Y. KAI, DDS, MSD, INC.
ADDRESS: 2155 S. BASCOM AVE, #140, CAMPBELL, CA 95008
APN: 412-11-063

THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DRAWINGS. THE ARCHITECT SHALL BE NOT BE RESPONSIBLE FOR THE PROJECT. SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE PROJECT CONFORMS TO ALL CODES, REGULATIONS, LAWS AND CODE REQUIREMENTS.

1" = 1" (FULL)

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1	PLAN CHECK	8/13/20

Date:	8/14/20
Scale:	AS NOTED
Drawn:	BF
Checked:	CN/AP
Job:	20-10

USE PERMIT

G0.1

Plotted On: 8/14/20

COVER SHEET

1 EAST FACADE - BUILDING FRONTAGE, S BASCOM AVE

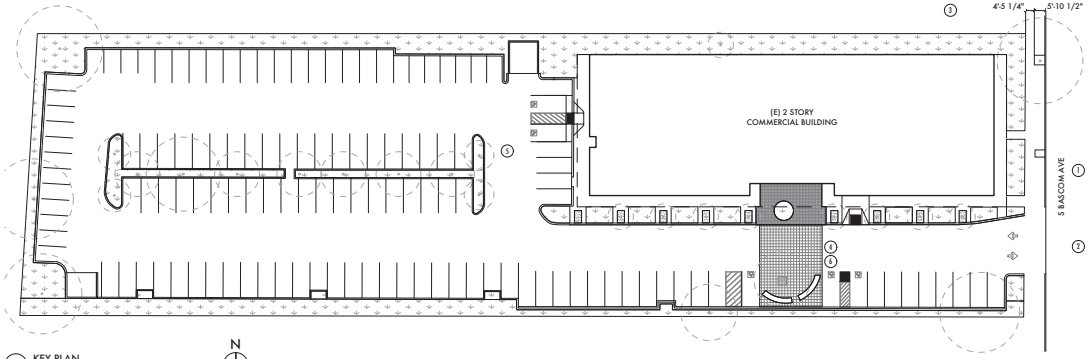
2 SITE DRIVEWAY AND WALKWAY

3 NORTH FACADE

4 SOUTH FACADE - BUILDING MAIN ENTRANCE

5 WEST FACADE & ACCESSIBLE PARKING

6 ACCESSIBLE PARKING



7 KEY PLAN
SCALE: 1" = 30'

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JOB NAME: KAI ORTHODONTICS

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ADDRESS: 2155 S. BASCOM AVE, CAMPBELL, CA 95008
APN: 412-11-063

THE ISSUANCE OF A BUILDING PERMIT OR THE APPROVAL OF PLANS DOES NOT GUARANTEE THAT ALL CODE REQUIREMENTS, ARE REFLECTED IN THE DRAWINGS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE PROJECT SHALL BE ULTIMATELY RECEIVED BY THE OWNER, AND ALL PERSONS RESPONSIBLE FOR THE PROJECT MUST BE FAMILIAR WITH AND COMPLY WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1	PLAN CHECK	8/13/20

Date:	8/14/20
Scale:	AS NOTED
Drawn:	BF
Checked:	CH/AP
Job:	20-10

USE PERMIT

G0.2

Plotted On: 8/14/20

SITE PHOTOGRAPHY SHEET

MEMORANDUM **CITY OF CAMPBELL**

TO: **Naz Pouya, Project Planner** **DATE: 07/10/20**

FROM: **Arlyn Villanueva, Assistant Engineer**

SUBJECT: **DRC APPLICATION**

Site Address: 2155 S Bascom Avenue
For File No(s): PLN-2020-78
Project Description: Use permit to build a new orthodontic office in an existing commercial building
Applicant: Christian Nielsen

COMMENTS
The scope of this project triggers the requirement for Frontage Improvements as required by Campbell Municipal Code 11.24.040. The applicant will need to upgrade the existing driveway to be accessible (ADA) compliant.

The City of Campbell's adopted Streetscape Standards identify this portion of Bascom Avenue as an Image Street with very specific frontage improvement requirements as shown on page 8 of the document. From the Planning level documents submitted, it shows that 4,595 sf is proposed to be remodeled out of the 31,680 sf total building area which is less than 25% of the existing building area. The scope of the project triggers the requirement for the installation of street trees along project frontage, see page 14 of the Streetscape Standards that can be viewed here: (http://www.campbellca.gov/DocumentCenter/View/168)

PUBLIC WORKS DEPARTMENT CONDITIONS OF APPROVAL

1. 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.

2. Street Improvement Plans / Encroachment Permit / Fees / Deposits: *Prior to issuance of any grading or building permits for the site*, the applicant shall cause plans for public street improvements to be prepared by a registered civil engineer, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:
    a. Show location of all existing utilities within the new and existing public right of way.
    b. Removal of existing driveway approach and necessary sidewalk, curb and gutter.

    c. Installation of City approved street trees in the existing tree well along project frontage. And installation of irrigation for the street tree that is connected to on-site water.
    d. Installation of City standard ADA compliant driveway approach.
    e. Construction of conforms to existing public and private improvements, as necessary.
    f. Submit final plans in a digital format acceptable to the City.

3. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required *street improvements* installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

4. Maintenance of Landscaping: Owner(s), current and future, are required to maintain the tree wells in the public right of way. This includes, but is not limited to: trees, lawn, plantings, irrigation, etc. Trees shall not be pruned in a manner that would not allow the tree to grow to a mature height.

5. Utility Encroachment Permit: Separate encroachment 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.

City of Campbell
Building Inspection Division
Phone: (408) 866-2130
70 North First Street
Campbell, CA 95008

July 7, 2020
Address: 2155 S Bascom Avenue
Scope of Project: KAI Orthodontics
Application Category: Tenant Improvement
Type Permit: Commercial Remodel 4595 SF
Occupancy: B Type Bldg: VB Sprinklered APN :412-11-063
Expect this application to require approval from the following:
[x] Campbell Planning Department
[x] Campbell Public Works Department
[ ] Campbell Civil Engineering Department (traffic)
[x] Campbell Building Department
[x] West Valley Sanitation District
[ ] San Jose Water District (279-7900)
[ ] Pacific Gas & Electric Company
[ ] Outside structural and energy plan check
[ ] Outside structural and energy and complete code plan check
[x] Santa Clara County Fire Department [ ] HAZMAT
[x] Santa Clara County Department of Environmental Health
[ ] ……………………………………

This Development Review Committee (DRC) preliminary review is from Campbell's Building Department. The intent is to identify major elements of concerns or omissions and to identify an expected process for project approval and permit issue. It is not a substitute for plan check and may not identify elements that may be observed during plan check.

Time needed for a plan review cannot be accurately estimated at this time. The type of project, the quantity of plan review departments and the quality of the project documents will all contribute to time needed for review and eventual approval.

All our permit applications are now done online. From our website www.ci.campbell.ca.us get to → Community Development → Building Inspection Division and begin the online application. You may choose from about 80 different type permits that are grouped into 10 *Application Categories*. Read the *Application Guide* as it will list the required documents as well as the required naming of files and provide links to design elements. Upload your drawings and any calculations or documents that are listed on the *guide* and be sure to including a completed *Acknowledgement Statement*. When we receive the application, we will review it. If some of the documents are missing or not named correctly, we will return it for adjustment. After acceptance, we will assess plan check fees that may be paid online and then proceed with the routing process (Fire, Planning, PW, etc.).

This application will require these documents (available at www.ci.campbell.ca.us)
[ ] Demolition permit)
[x] Acknowledgement Statement (for all online submittals)
[ ] Intent to Occupy
[ ] Owner Builder Acceptance of Liability for concurrent Planning and Building review
[x] West Valley Sanitation District approval letter
[ ] Special Inspection checklist (signed by owner, eng'r, and plans examiner)
[ ] Structural Calculations and Design
[ ] Truss Design and Calculations
[ ] Soil Evaluation Report
[ ] Construction Tax Exemption
[ ] Request for classification of new vs. remodel vs. new using portions of existing
[ ] Title-24 Energy Report
[x] Clean Bay – Santa Clara Valley Non-point Pollution Control specification sheet
[ ] California Accessibility Hardship Exemption
[ ] Receipt of Park Fees paid to Campbell Public Works Department
[x] Receipt of school district payment for developer fees
Campbell Union School District (378-3405)
Campbell Union High School District (371-0960)
Campbell Union High School District (371-0960)
Moreland School District (874-2900)
Cambrian School District (377-2103)

[x] Any commercial project will require the plans to be developed by an architect

[ ] Consider your application to include a California Accessibility Hardship Exemption

[x] Commercial projects are subject to $0.198 per sq ft developer fees. Contact the Building Division (408) 866-4130 to obtain fee payment forms and pay fees directly to the applicable school district(s).

[ ] Obtain a Demolition Permit for existing structures on site that are proposed to be demolished. Applications for Demolition available at www.ci.campbell.ca.us

[x] Include the standard, Santa Clara Valley Non-point Source Pollution Control Program specification sheet in your plan submittal package. The specification sheet (size 24" X 36") is available at: http://ca-campbell.civicplus.com/DocumentCenter/View/112

Although the architectural, structural, and MEP drawings have not been completely submitted for this project, the following includes the more common plan check comments that are often missed and should be included on the first submittal.

Building, Structural & Accessibility

1. Include an emergency exit plan with electrical modifications and emergency lighting.

2. Provide the occupant load under Project Data per CBC Section 1004. Under CBC Section 1004.6 Fixed Seats or the moveable chair seating (15 net) with open square footage, I have determined the occupant load to be at 56 and will require two exits. The layout as designed offers one exit and two exits through intervening spaces. The exit through the staff lounge could be used if the doors are without locks but a choke area is created in front of reception and two exits through the waiting area could be problematic if the waiting area were to be compromised. The exit through the Staff Hallway is workable but not direct and has 4 doors to the exit pathway. Adjust the design to provide two clear paths of exit access and discharge. An occupant load over 50 will require the exit doors to open outward and with panic hardware, signage and emergency lighting. Include door widths.

3. Cal Green requires every project to have a Waste Management Plan and that normal trash creation is reduced 65% through better efficiencies, yield, and recycling policies. Construction trash may be source separated on-site or hauled off by an approved collection recycler. Provisions need to be in place so that rain water does not enter a trash pile and then run off into the public storm system or the neighbor's property. This is a requirement placed on all projects and subcontractors; managed by the owner or general contractor.
State on G0.1 the project's Waste Management Plan

(Sample) ***Waste Management Plan***
Construction wash-out water from concrete, mortar, tile, taping, and painting shall be done in a portable containment pool or in a lined evaporative pit. Wash-out shall not enter the storm water system.

Trash piles shall not be located in the front yard or visible from the street. Trash piles shall not contain: paints, solvents, glues, taping compound, food products, or easily recycle-able discards such as bottles, cans, plastics, or paper. Remaining trash shall be limited to concrete, wood, drywall, roofing, and assorted metals and shall be covered with a waterproof tarp. Trash shall be separated at an approved bay area disposal site such as Guadalupe Recycling. All trash is to be quickly hauled off site. Retain the receipt and keep with the permit documents, proof of recycle and disposal of the job site trash will be checked periodically and prior to final inspection.
or
West Valley Collection and Recycling (408) 283-9250 will deliver a roll-off debris box and sort the trash off site.

4. Provide an MEP plan or separate Mechanical, Electrical, and Plumbing plans, edit the Sheet Index for easy reference location. The plan should include: **all** MEP notations; gas and electric meter location and sizes; water line as it enters the building, sewer to building drain with clean out, furnace, condenser, exhaust fans, appliances and fixtures; water heater type and size and venting. Show attic access and HVAC location.

5. This suite needs fire separation from adjacent tenant space. Add notations to ensure the separation *wall to be 5/8" finished sheetrock, concrete-to-rafters; metal electric boxes (16 sq in max) shall not total more than 100 sq in within a 100 sq ft area. Boxes on opposite walls shall have 24" separation.*

6. Show the Accessible parking slopes, signage, and path of travel into the main entrance. Continue the path to the counter and the restrooms. Show a detail of the restrooms that includes grab bars, mirrors, heights, and specific dimensioning. Show counter heights.

   On sheet one, add notation: *This space and all work proposed by this permit will be in full compliance with California Accessibility Requirements Chapter 11, CBC and any addendums subsequent to the date of permit issue.*

7. Provide a reflected ceiling plan and show lighting, emergency lighting, fire sprinklers and any alarm sensors.

8. Provide an exit plan.

Although the architectural, structural, and MEP drawings have not been completely submitted for this project, the following includes the more common plan check comments that are often missed and should be included on the first submittal.

Electrical All electrical details and notes are to be on the MEP or electrical plan

1. Provide a reflected ceiling plan and show lighting, emergency lighting, fire protection elements, alarms, sensors, and exit signs per CBC Section 1008.

2. Indicate size and location of (E) electrical main and sub panel(s) and if underground or overhead fed on the MEP.

3. Indicate and show all specialty dental circuits that are either ground fault protected or surge protected including lighting and switch controls.

Plumbing All plumbing details and notes are to be on the MEP or plumbing plan

1. Show the location, energy used, and type, and size of the water heater on the MEP.

2. List the water usage limits per fixture
Fixture

Water Closet	*1.28 gal/flush*
Urinals	*.125 gal/flush*
Shower Head	*1.8 gal/minute*
Lavatory Faucet	*0.5 gal/minute*
Kitchen Faucet	*1.8 gal/minute*

3. After obtaining the original letter of approval from West Valley Sanitation District (408) 378-2407. **If W.V.S.D. requires "check valve protection or a property line cleanout" on this project, mark the location on the site plan and the plumbing plan.**

Mechanical All mechanical details and notes are to be on the MEP or mech plan

1. Identify the gas meter location and the pipe type and size of any new gas piping as well as any HCAC equipment.

2. Show the HVAC system assumed to be on the roof. If the HVAC systems provides excess of 2,000 CFM shall be equipped with an automatic shut-off activated by smoke detection. An auto shut-off is not req'd when all occupied rooms serviced by the HVAC have direct exit to the exterior not to exceed 100' CMC 608.0.

9. Show the means of natural ventilation per CBC Section 1202.5 and CMC 402.1.3

Title-24 Energy and Cal-Green

1. If new lighting, glass, or HVAC systems will be installed submit a T-24 Energy report.

2. Include in the plan set Non-Residential Mandatory Measures.

Structural

Bob Lennen
Plans Examiner Direct (408) 866-2133 bobl@campbellca.gov

SANTA CLARA COUNTY FIRE DEPARTMENT
14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. 20 1950
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:
The California Fire (CFC) & Building (CBC) Code, 2019 edition, as adopted by the City of Campbell Municipal Code (CMC) and California Code of Regulations (CCR).

The scope of this project includes the following:
Conditional use permit of an existing commercial space joining two separate spaced totaling 4,595 sq/ft for Kai Orthodontics. The spaces will have an interior only remodel.

Plans Status:
Plans are **APPROVED** with conditions.

Plan Review Comments:

1. 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.

2. Fire Sprinklers Required: *(Noted on Sheet G0.1)* Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the CBC and shall be utilized as a means of area reduction for the purposes of circumventing automatic fire sprinkler system installation requirements. An approved automatic sprinkler system shall be provided throughout all new buildings and structures. Exceptions: a) Buildings and structures that do not exceed 1,000 SF of building area. b) Group S-2 or U occupancies used exclusively for vehicle parking and meeting all of the following conditions: i) Noncombustible construction ii) Maximum building area not to exceed 5,000 SF. iii) Structure is open on three (3) or more sides. iv) Minimum of 10 feet separation from existing buildings unless area is separated by fire walls complying with CBC 706. 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**

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
CBL	☒	☐	☐	☒	☒	B	VB	City Of Campbell	07/22/2020	1 OF 2

SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
2	4595		Commercial Development	Use Permit

NAME OF PROJECT	LOCATION
ORTHOPEDIC OFFICE	2155 S. Bascom Ave Campbell

TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY
1750	50%	875	Baron, Eric

SANTA CLARA COUNTY FIRE DEPARTMENT
14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. 20 1950
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

fees to this department for review and approval prior to beginning their work. CFC Sec. 903.2 as adopted and amended by CBLMC. Separate plan submittal and permit is required for all sprinkler modifications. The sprinkler system shall be monitored.

3. Fire Alarm Requirements: Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72. Submit shop drawings (3 sets) and a permit application to the SCCFD for approval before installing or altering any system. Call (408) 378-4420 for more information.

4. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. [CFC Chp. 33].

5. 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). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

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]

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
CBL	☒	☐	☐	☒	☒	B	VB	City Of Campbell	07/22/2020	2 OF 2

SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
2	4595		Commercial Development	Use Permit

NAME OF PROJECT	LOCATION
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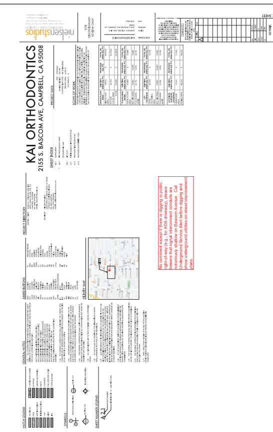
TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY
1750	50%	875	Baron, Eric



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FOR DISCRETIONARY REVIEW ONLY

JOB NAME: KAI ORTHODONTICS
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APN: 412-11-063

THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENT. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

1" ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1	PLAN CHECK	8/13/20

Date:	8/14/20
Scale:	AS NOTED
Drawn:	BF
Checked:	CN/AP
Job:	20-10

USE PERMIT
G0.3
Plotted On: 8/14/20

CONDITIONS OF APPROVAL

LEGEND

- INDICATES RECORD BOUNDARY LINE
- INDICATES FOUNDATION LINE
- INDICATES MONUMENT LINE OF S.BASCOM AVENUE
- OR INDICATES EXISTING CONTOUR LINE
- INDICATES APPROXIMATE DRIPLINE OF TREES

- ● INDICATES FOUND STGREET MONUMENT
- △ INDICATES RANDOM SURVEY CONTROL POINT
- × 345.9 INDICATES SPOT ELEVATION
- FF INDICATES FINISH FLOOR
- AD INDICATES AREA DRAIN
- SSCO INDICATES SANITARY SEWER CLEANOUT
- FSC INDICATES FIRE SPRINKLER CONTROL
- HVAC INDICATES AIR CONDITIONING UNIT
- HB INDICATES HISE BIB
- FH INDICATES FIRE HYDRANT
- BFP INDICATES BACKFLOW PREVENTION
- WM INDICATES WAER METER
- WV INDICATES WATER VALVE
- ICV INDICATES IRRIGATION CONTROL VALVES
- FF INDICATES FINISH FLOOR ELEVATION

TECHNICAL INFORMATION

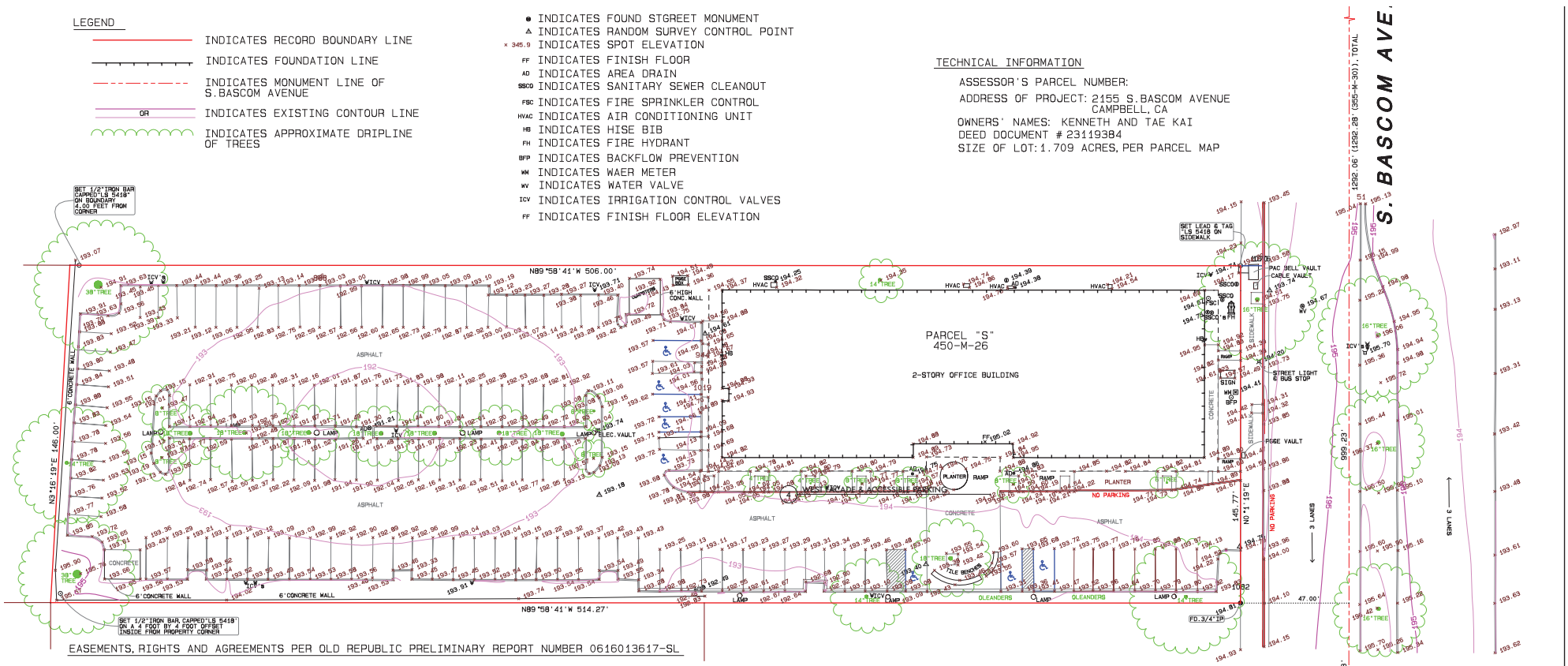
ASSESSOR'S PARCEL NUMBER:

ADDRESS OF PROJECT: 2155 S.BASCOM AVENUE
CAMPBELL, CA

OWNERS' NAMES: KENNETH AND TAE KAI

DEED DOCUMENT # 23119384

SIZE OF LOT: 1.709 ACRES, PER PARCEL MAP



EASEMENTS, RIGHTS AND AGREEMENTS PER OLD REPUBLIC PRELIMINARY REPORT NUMBER 0616013617-SL

1) EASEMENT TO SAN JOSE WAER WORKS FOR PARKING RECORDED MARCH 14, 1870 IN BOOK 31 OF DEEDS, AT PAGE 32.
2) DEED OF WATER RIGHTS TO SANTA CLARA WATER DISTRICT RECORDED JANUARY 5, 1893 IN VOLUME 154 OF DEEDS, AT PAGE 332.
3) WATER AGREEMENTS DATED OCTBER 27, 1892, RECORDED JANUARY 12, 1895 IN VOLUME 1 OF MISCELLANEOUS RECORDS, PAGE 37.
4) PARKING SPACES AND INGRESS FROM SAID PARKING SPACES TO CAMPBELL SKATEBOARD PARK INVESTORS, A LIMITED PARTNERSHIP RECORDED FEBRUARY 9, 1978 IN BOOK D456 OF OFFICIAL RECORDS, PAGE 700.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

BOUNDARY LINES DELINEATED ON THIS MAP ARE IN RED AND ARE BASED ON THE SURVEYOR'S OPINION UTILIZING FOUND PHYSICAL EVIDENCE AND RECORD DATA.

ALL ELEVATIONS SHWOWN ALONG CURBS ARE MEASURED AT FLOW LINE

BASIS OF ELEVATIONS

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON A HIGH PRECISION GPS READING ON AN INITIAL CONTROL POINT AS ESTABLISHED WITH LEICA'S "HxGN SMARTNET" (NAVD88)

BASIS OF BEARINGS

BEARINGS AS SHOWN ON THIS MAP ARE BASED ON THE MONUMENT LINE OF S.BASCOM AVENUE AS FOUND MONUMENTED AND RECORDED AS NORTH 0°01'19"EAST ON THE PARCEL MAP FILED IN BOOK 450 OF MAPS, PAGES 26, SANTA CLARA COUNTY RECORDS.

ATTENTION

THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.

NOTE

THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PILINGS, UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

LICENSED LAND SURVEYOR ROBERT J. CRAIG 5418 STATE OF CALIFORNIA

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISED

ROBERT J. CRAIG
LICENSED LAND SURVEYOR
966 ELSIE MAE DRIVE
BOULDER CREEK, CA 95006
(831) 359-1750 OR (408) 884-3791
RobertJamesCraig@gmail.com

TOPOGRAPHIC MAP
BEING THE LANDS OF KAI
AS RECORDED IN DOC. #23119384
OFFICIAL RECORDS OF SANTA CLARA COUNTY

Situate in
CITY OF CAMPBELL
County of Santa Clara,
State of California

SCALE : 1 " = 20	DRAWN: RJC	JOB NO. C-20058	SHEET
DATE: JUNE 18, 2020	APN 412-11-063	INDEX: SANTA CLARA CO.	ONE
FIELDWORK: NIB			OF ONE

<:\AAA RJC\AAA RJC\2020\C-20050 - C-20099\C-20058 - Kai\C-20058-6-22-2020.pro

GENERAL NOTES

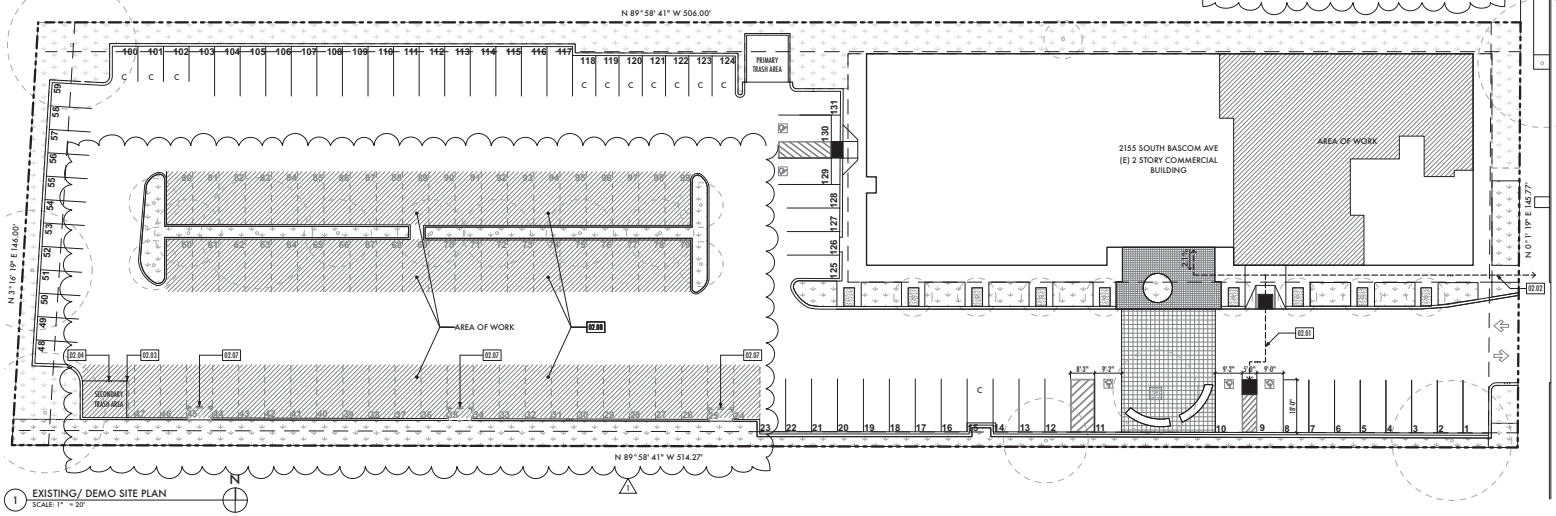
1. FOR EXISTING/ DEMO AND PROPOSED PLANS, REFER TO SHEETS A1.1 AND A1.2
2. EXISTING LANDSCAPE TO REMAIN
3. EXISTING COMPACT PARKING SPACES TO REMAIN AS IS

SITE PLAN LEGEND

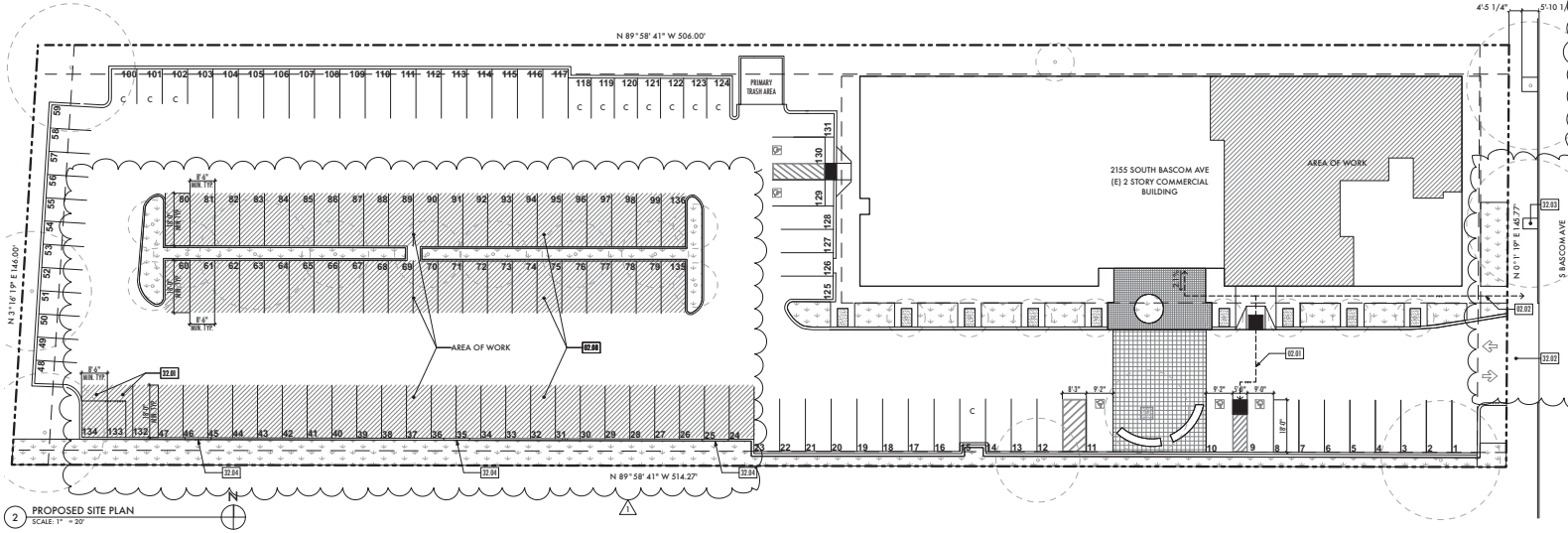
- (E) BUILDING AREA
- AREA OF WORK
- ROOF ABOVE
- PROPERTY LINE
- (E) LANDSCAPE AREA
- (E) IMPERVIOUS AREA
- (E) GRAVEL AREA
- (E) PAVERS AREA
- ACCESSIBLE PATH

SITE PLAN KEYNOTES

02.01	(E) ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE LOADING ZONE
02.02	(E) ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY
02.03	(E) CONC. WALL TO BE REMOVED
02.04	(E) CONC. PAD TO BE REMOVED
02.07	PORTION OF (E) CURB AND PLANTER TO BE REMOVED
02.08	RESTRIPE PARKING SPACES
32.01	RESTORE PARKING SPACE
32.02	(E) DRIVEWAY TO BE UPGRADED DURING BUILDING PERMIT PHASE TO BE ADA COMPLIANT (PER DETAIL T8 - COMMERCIAL DRIVEWAY FROM THE PUBLIC WORKS DEPARTMENT)
32.03	(N) TREE TO BE PLANTED ON (E) WELL. CITY ARBORIST TO SPECIFY SPECIES
32.04	(N) CURB SECTION - PATCH ASPHALT AS NECESSARY



1 EXISTING/ DEMO SITE PLAN
SCALE: 1" = 20'



2 PROPOSED SITE PLAN
SCALE: 1" = 20'

EXISTING CONDITION

TENANT (Suite)	TYPE	AREA	PARKING RATIO	REQUIRED PARKING SPACES
Law office (100)	Law office	3,060	225	13.60
Rehab Without Walls (103)	Rehab clinic	1,535	225	6.82
Geoff Lamb (105)	Accountant	1159	225	5.15
Kambria Evans Psycotherapy (110)	Psycotherapist	569	225	2.53
Family Matters In-Home Care (116)	Home Health Care Services	1779	225	7.91
CalPath Medical Associates (120)	Medical Lab	4543	200	22.72
Sugimura Architects (200)	Architecture office	4287	225	19.05
Vacant (260 and 290)	-	3154	225	14.02
Collaborative Counseling Group (212)	Counseling Services	1591	225	7.07
Allstate Insurance (200)	Insurance agent	794	225	3.53
Timothy Allen, CPA (210)	Accountant	1125	225	5.00
Mauldin Evans (203)	Psycotherapist	1237	225	5.50
Transmetrics (214)	Civil Engineering	2408	225	10.70
Building Core	-	4439	225	19.73
TOTAL		**31,680**	-	**143.32**

PROPOSED CONDITION

TENANT	TYPE	AREA	PARKING RATIO	REQUIRED PARKING SPACES
Kai Orthodontics (140)	Orthodontic office	4595	200	22.98
Geoff Lamb (105)	Accountant	1159	225	5.15
Kambria Evans Psycotherapy (110)	Psycotherapist	569	225	2.53
Family Matters In-Home Care (116)	Home Health Care Services	1779	225	7.91
CalPath Medical Associates (120)	Medical Lab	4543	200	22.72
Sugimura Architects (200)	Architecture office	4287	225	19.05
Vacant (260 and 290)	-	3154	225	14.02
Collaborative Counseling Group (212)	Counseling Services	1591	225	7.07
Allstate Insurance (200)	Insurance agent	794	225	3.53
Timothy Allen, CPA (210)	Accountant	1125	225	5.00
Mauldin Evans (203)	Psycotherapist	1237	225	5.50
Transmetrics (214)	Civil Engineering	2408	225	10.70
Building Core	-	4439	225	19.73
TOTAL		**31680**	-	**145.88**

NET INCREASE: 3 PARKING SPACES

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228-B Fern Street Santa Cruz 831 621 3926
1727 64th Street Emeryville 925 324 4247
info@nielsenarchitects.com
www.nielsenarchitects.com

FOR DISCRETIONARY REVIEW ONLY

JOB NAME: KAI ORTHODONTICS
CLIENT: MARCUS Y. KAI, DDS, MSD, INC
ADDRESS: 2155 S. BASCOM AVE, #140, CAMPBELL, CA 95008
APN: 412-11-043

THE ASSUMPTION OF A BUILDING PERMIT FOR THE ABOVE PROJECT DOES NOT GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE PROJECT MEETS ALL CODES, LAWS AND REGULATIONS, LAWS AND CODE REQUIREMENTS.

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1	PLAN CHECK	8/13/20

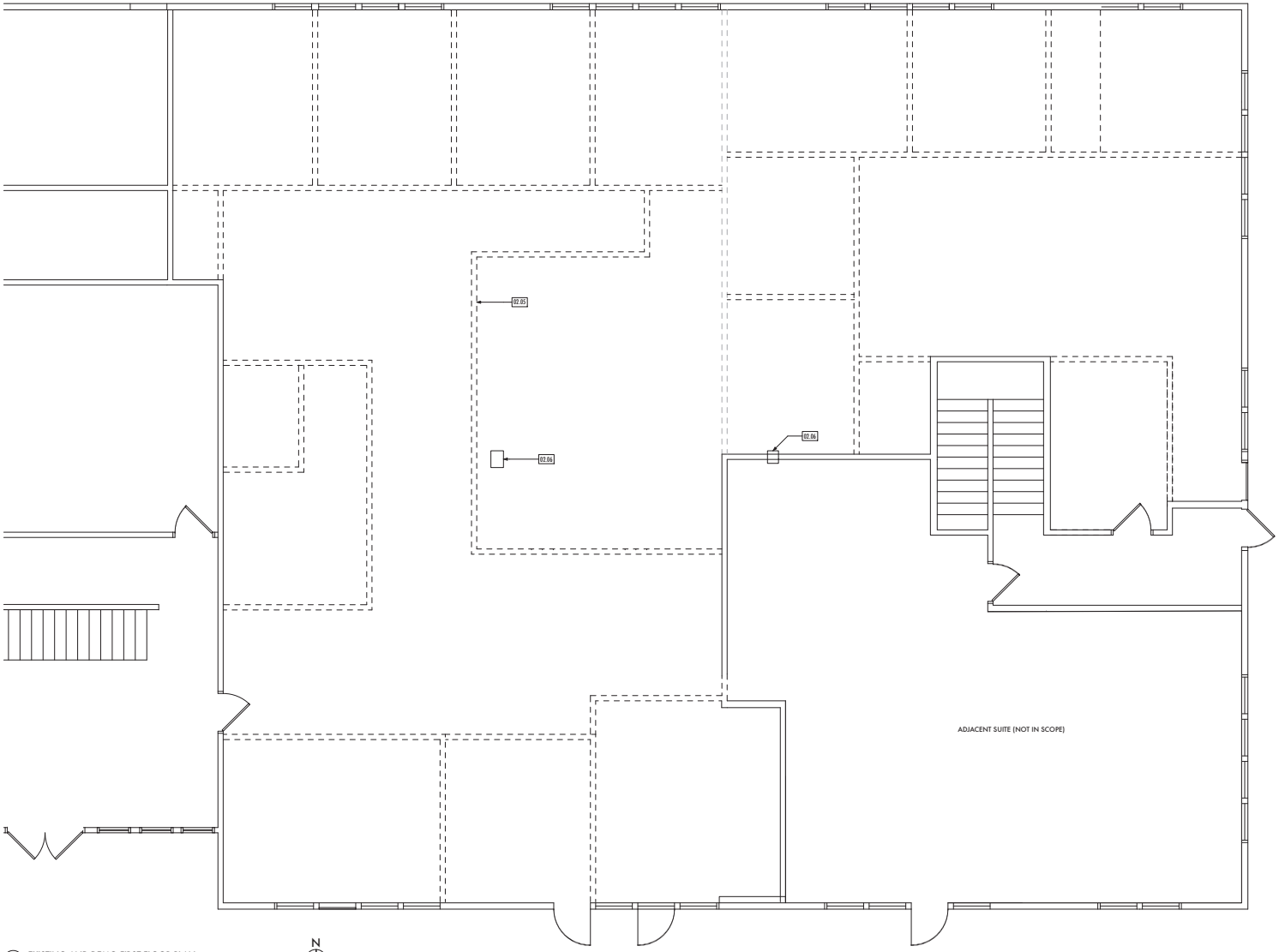
Date:	8/14/20
Scale:	AS NOTED
Drawn:	BF
Checked:	CH/AP
Job:	20-10

USE PERMIT

A0.1

Plotted On: 8/14/20

SITE PLAN



1 EXISTING AND DEMO FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

EXIST-DEMO FLOOR PLAN KEYNOTES

02.05	(E) WALLS TO BE REMOVED, TYP.
02.06	(E) COLUMN TO REMAIN

FLOOR PLAN LEGEND

(E) WALLS TO BE REMOVED

(E) WALLS TO REMAIN

04.01 KEY NOTE

GENERAL NOTES

1.

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FOR DISCRETIONARY REVIEW ONLY

JOB NAME: KAI ORTHODONTICS

CLIENT: MARCUS Y. KAI, DDS, MSD, INC

ADDRESS: 2105 S. BASCOM AVE, #140, CAMPBELL, CA 95008

APN: 412-11-063

THE ASSUMPTION A JURISDICTION PERMIT PLAN WILL BE PROVIDED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE PROJECT MEETS ALL CURRENT CODES AND REGULATIONS, AMPLIFIED CODE REQUIREMENTS.

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1	PLAN CHECK	8/13/20

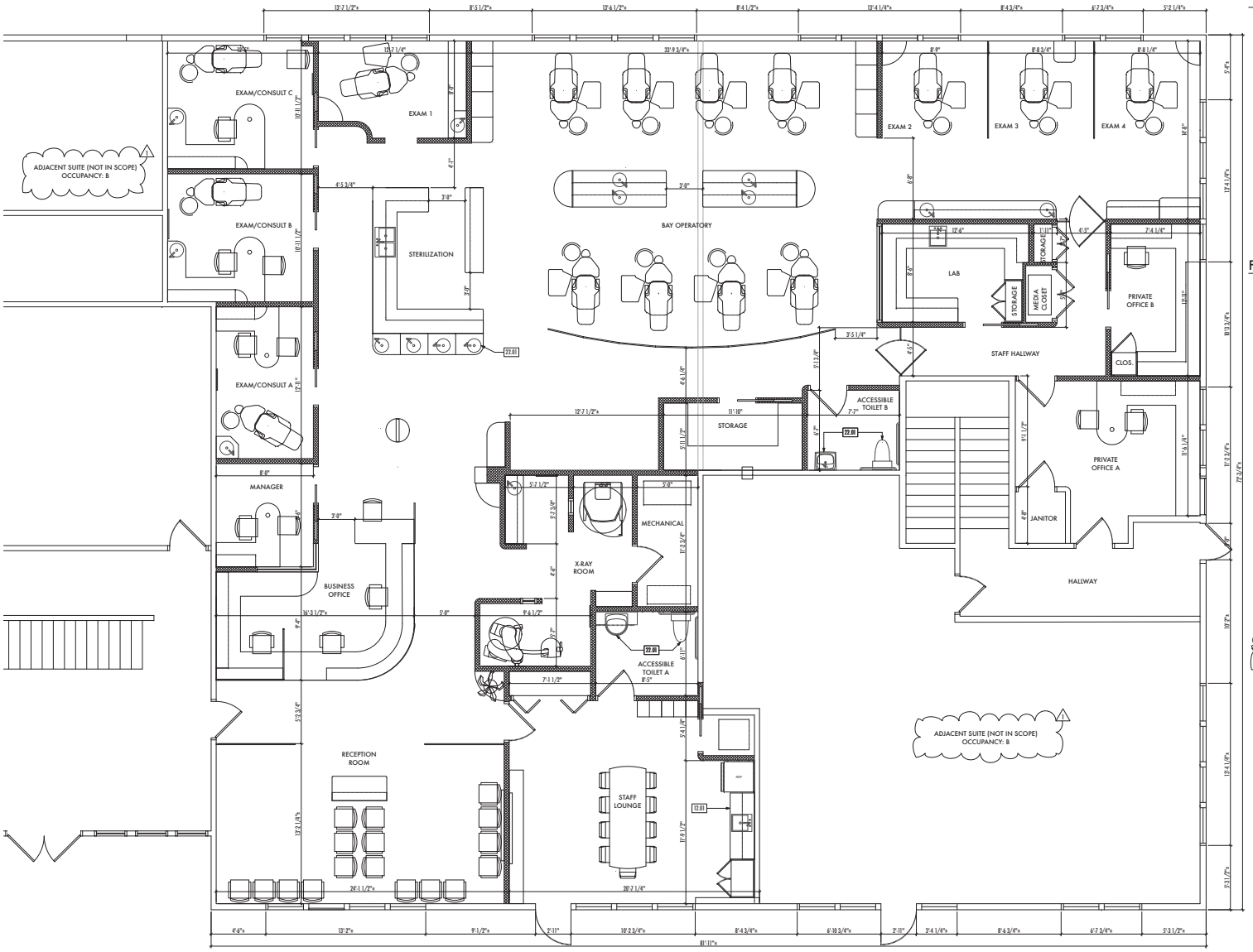
Date:	8/14/20
Scale:	AS NOTED
Drawn:	BF
Checked:	CH/AP
Job:	20-10

USE PERMIT

A1.1

Plotted On: 8/14/20

EXISTING-DEMO FIRST FLOOR PLAN



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED FLOOR PLAN KEYNOTES

12.01	(N) APPLIANCES, CABINETS, AND PLUMBING FIXTURES
22.01	(N) PLUMBING FIXTURES

FLOOR PLAN LEGEND

- (E) WALLS TO REMAIN
- (N) WALL
- 04.01 KEY NOTE

GENERAL NOTES

1. ANESTHESIA WILL NOT BE USED IN THE TENANT SPACE (LOCAL ANESTHESIA ONLY). THEREFORE, THE OCCUPANCY IS B.

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FOR DISCRETIONARY REVIEW ONLY

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CLIENT: MARCUS Y. KAI, DDS, MSD, INC.
ADDRESS: 2105 S. BASCOM AVE, #140, CAMPBELL, CA 95008
APN: 412-11-063

THE ISSUANCE OF A BUILDING PERMIT OR THE COMPLETION OF PLAN REVIEW GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DRAWINGS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE EVERYWHERE THAT THE PROJECT MEETS ALL CODES AND ALL REGULATORY AND PLAN CODE REQUIREMENTS.

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1	PLAN CHECK	8/13/20

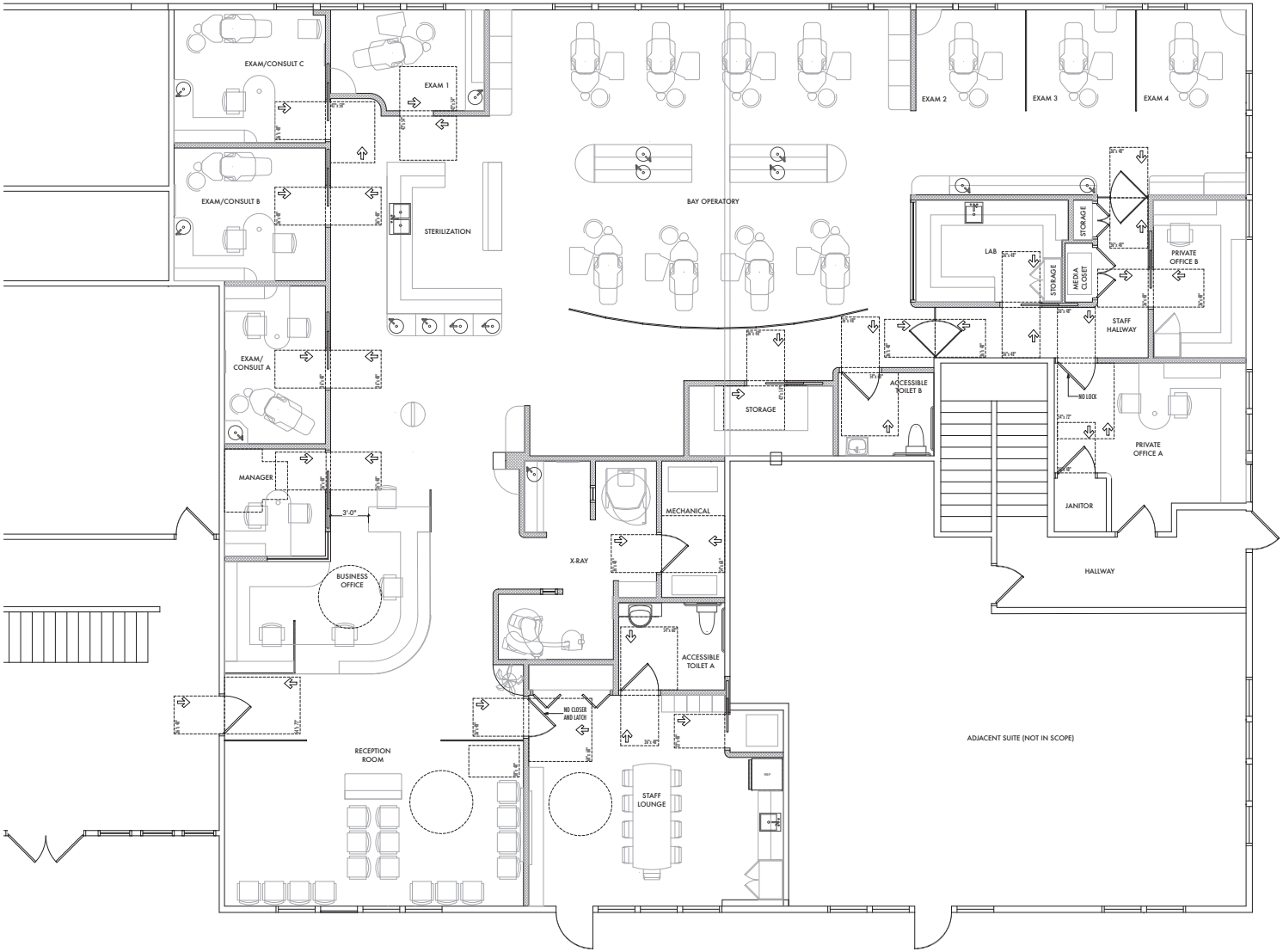
Date:	8/14/20
Scale:	AS NOTED
Drawn:	BF
Checked:	CH/AP
Job:	20-10

USE PERMIT

A1.2

Plotted On: 8/14/20

PROPOSED FIRST FLOOR PLAN



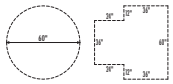
1 PROPOSED ACCESSIBILITY PLAN
SCALE: 1/4" = 1'-0"

ACCESSIBILITY LEGEND

DOOR CLEARANCES
FRONT APPROACH
SIDE APPROACH

TURNING SPACE

60" MIN. PER CBC 11B-304.3.1
T-SHAPED PER CBC
11B-304.3.2



30"x 48" CLEAR FLOOR SPACE

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APN: 412-11-063

THE ISSUANCE OF A BUILDING PERMIT OR THE APPROVAL OF PLANS DOES NOT GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE PROJECT MEETS ALL CURRENT CODE AND REGULATIONS. CONTRACTORS MUST BE ALL REGULATIONS AND CODE REQUIREMENTS.

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1	PLAN CHECK	8/13/20

Date:	8/14/20
Scale:	AS NOTED
Drawn:	BF
Checked:	CH/AP
Job:	20-10

USE PERMIT

A1.3

Plotted On: 8/14/20

PROPOSED ACCESSIBILITY PLAN

City of Campbell
Community Development
70 N. First Street, Campbell, CA 95008

nielsen studios
architecture + design

PROJECT DESCRIPTION - REV 1

Project: Kai Orthodontics
Address: 2155 S. Bascom Ave, Campbell, CA
Date: 8/13/2020

This application is proposing a new orthodontic office tenant improvement (interior only) in a space previously occupied by two suites (a professional law office and a medical rehabilitation clinic) in an existing commercial building located on 2155 S. Bascom Ave, Campbell, CA.

The goal with this project is to provide orthodontic services for the population of Campbell in a previously developed and easily accessible area of the City that currently contains other similar services, such as: laboratories, medical, architectural and engineering offices, veterinary, financial, retail stores, restaurants and markets, among other services.

Hours of Operation (Business Hours - open to patients): Monday-Friday, 8am-5pm (closed for lunch: 12pm to 1:30pm)
Hours of Operation (Operational Hours - staff only): Monday-Friday, 7:45am-5:15pm (lunch break: 12pm to 1:30pm).
Tenant Improvement Area: 4,595 sf
Total Building Area: 31,680 sf
Building Type: V-B Sprinklered
Anticipated Construction Schedule: December, 2020 - April, 2021
Maximum number of staff and patients at any one time: 39
Previous Uses: Offices

Naz Healy

Subject: FW: PLN-2020-78 - 2155 S Bascom Ave

From: Beatriz Fraia <beatriz@nielsenarchitects.com>
Sent: Tuesday, September 29, 2020 9:26 AM
To: Naz Healy <nazh@campbellca.gov>
Subject: Re: PLN-2020-78 - 2155 S Bascom Ave

WARNING: This email originated from an external sender!

Hi Naz,

Thank you for your call yesterday. I appreciate your anticipation of possible questions.

I talked to the client and this is the information I collected:

- 39 is the maximum capacity, and it is not likely this number will be reached often.
- Number of staff members: around 10, breakdown below:
  - 2 doctors
  - 1 office manager
  - 2 front desk
  - 4 assistants
  - 1 treatment coordinator
- The majority of the patients are kids, that come accompanied by their parents or get dropped off for their appointments.
- Appointments length: The majority of the appointments will range from 5 minutes for quick checks or retainer checks to 30 minutes for arch wire changes and/or adjustments.

Thank you!

Best,
Beatriz

Beatriz Fraia, LEEP AP
831 621 3926 x124
228-B Fern Street • Santa Cruz • CA • 95060
1724 64th St • Emeryville • CA • 94608
• Helping our clients reach their goals through calculated design decisions •

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CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · October 13, 2020

PLN2019-148

Robson Homes, LLC

Public Hearing to consider the application (PLN2019-148) of Robson Homes LLC for a Zoning Map Amendment to rezone the project site from R-1-6 (Single-Family Residential) to P-D (Planned Development); a Planned Development Permit to allow construction of 25 single-family homes, five accessory dwelling units (4 detached and one interior), a new private street, and associated site, parking, and landscaping improvements; a Density Bonus to allow a 32.5% increase in the allowable density, use of State parking standards, and provision of two Very Low Income below-market-rate (BMR) units; a Tentative Vesting Subdivision Map to create 25 private lots and four common lots, and associated public and private easements; and a Tree Removal Permit to allow removal of 17 on-site protected trees, on property located at **16179 East Mozart Avenue** in the proposed P-D (Planned Development) Zoning District.

STAFF RECOMMENDATION

That the Planning Commission take the following actions to recommend that the City Council approve the project:

1. **Adopt a Resolution** (reference **Attachment 1**), recommending that the City Council adopt a Mitigated Negative Declaration;

2. **Adopt a Resolution** (reference **Attachment 2**), recommending that the City Council adopt an ordinance approving a Zoning Map Amendment;

3. **Adopt a Resolution** (reference **Attachment 3**), recommending that the City Council adopt an ordinance approving a Planned Development Permit with a Density Bonus;

4. **Adopt a Resolution** (reference **Attachment 4**), recommending that the City Council approve a Tentative Vesting Subdivision Map; and

5. **Adopt a Resolution** (reference **Attachment 5**), recommending that the City Council approve a Tree Removal Permit.

ENVIRONMENTAL DETERMINATION

Development proposals are subject to review under the California Environmental Quality Act (CEQA), as codified in Title 14 of the California Code of Regulations. The level of review required under CEQA is generally commensurate with the scale and complexity of the proposed development. Minor projects are generally exempt from formal review, only requiring documenting the applicable exemption (e.g., minor land divisions, single-family residence, change of use, etc.). Development proposals that are found not to be exempt require preparation of a multi-disciplinary report called an Initial Study. An Initial Study analyzes a project for various potential environmental impacts, including traffic, air and water pollution, greenhouse gas emissions, noise,

and various community impacts. Where the potential impacts of a project are found to be less than significant or can be made less than significant with incorporation of mitigation measures, a Negative Declaration (ND) or Mitigated Negative Declaration (MND), respectively, may be prepared. Only when potential impacts *cannot* be mitigated to a less than significant level is an Environmental Impact Report (EIR) required.

Staff prepared an Initial Study to evaluate the potential environmental impacts of the project, resulting in a Mitigated Negative Declaration (MND). The Initial Study and Mitigated Negative Declaration and supporting technical documents are available online on the City's environmental notices webpage: Part I and Part II. This review found that with incorporation of certain mitigation measures the proposed project would have a less than significant effect on the environment. These mitigation measures include standard requirements pertaining to construction activity (e.g., noise, dust, stormwater protection, handling of any uncovered human remains and/or cultural artifacts, etc.), tree preservation, wildlife protection, seismic protection, and soil clean-up (to remediate heavy metals and organochlorine pesticides found in the soil).

Of note, this is the first project in Campbell subject to a new form of transportation impact analysis known as Vehicle Miles Traveled (VMT), as required by adoption Senate Bill (SB) 743 in 2013. For projects with an environmental document circulated after July 1, 2020, VMT replaces the traditional level-of-service (LOS) methodology of evaluating traffic impacts by rating intersection performance (e.g., 'A-', 'D+', etc.) for purposes of the CEQA evaluation[1]. In comparison, VMT measures the number and length of trips on a typical daily per capita basis for a proposed project (reference **Attachment 6** –Informational Handout). The purpose of this analysis is to encourage projects that would allow for shorter vehicle trips and greater usage of alternative modes of transportation such as buses, fixed-rail, walking, and biking. In addition to reducing vehicular use and congestion, this new methodology is also intended to reduce overall per capita greenhouse gas emissions consistent with California's air quality and climate changes policies.

The City Council adopted a local VMT policy at its meeting of August 18, 2020. Using this policy, the project's traffic impact analysis, included in the Initial Study, identified a potentially significant impact because the project would not result in a VMT reduction that is 15 percent below Campbell's existing citywide average per capita (the threshold established by the City Council's policy). To mitigate the impact, the project will be required to incorporate certain measures to substantially lessen the impact. These include installation of new wayfinding and bike route signs, roadway sharrows, sidewalk, and bus shelter (along Bascom Avenue). The applicant will also provide a fair share contribution to compensate the City for construction of bicycle and pedestrian improvements in the vicinity of the project site, including the bike lanes on Bascom Avenue between Camden Avenue and SR 85 and ADA-compliant curb ramp upgrades between Camden Avenue and SR 85.

The Notice of Intent (NOI) to adopt the Mitigated Negative Declaration was published in the *Metro Silicon Valley* newspaper and posted with the County Clerk-Recorder on September 23rd beginning a 20-day public comment period concluding on October 13th. The NOI was also mailed to individuals and organizations requesting notification and was also made available on the City's website. Staff has not received any comments on the Mitigated Negative Declaration at the time this staff report was released.

[1] LOS analysis must still be conducted when required by the Congestion Management Program (CMP).

PROJECT DATA

Net Lot Area:	2.92 acres
Gross Lot Area:	3.15 acres
Zoning (existing):	R-1-6 (Single-Family Residential)
Zoning (proposed):	P-D (Planned Development)
General Plan (no change):	*Low Density Residential (less than 6 units/gr. acre)*
Proposed Dwelling Units:	23 detached single-family homes 2 attached single-family homes (i.e., duet) 4 accessory dwelling units (detached) 1 accessory dwelling unit (interior) 30 dwelling units
Proposed Density:	7.93 units/gr. acre
Allowable (Max) Density:	7.95 units/gr. acre (including 32.5% Density Bonus)
Unit Sizes:	
Detached Units (23):	2,713 sq. ft. to 3,081 sq. ft.
Attached Units (2):	2,443 sq. ft. to 2,527 sq. ft.
Detached ADUs (4):	476 sq. ft.
Interior ADU (1):	427 sq. ft.
Building Coverage:	28% to 57% (per lot range)
Floor Area Ratio (FAR):	0.53 to 1.16 (per lot range)
Building Heights:	24'-2" to 31'-9" (per lot range)

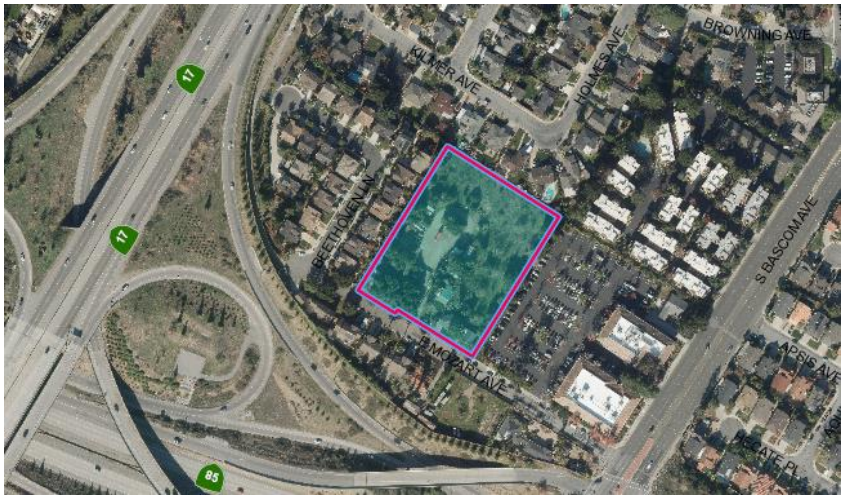
Parking:	Provided	Minimum Required
	70 (50 covered/20 uncovered)	63 (2 ½ stalls x 25 units)

DISCUSSION

Background: As required by the Zoning Code for certain large projects, the Planning Commission held a study session to review preliminary application materials at its meeting of April 9, 2019 (reference **Attachment 7** – Staff Memorandum). The commission provided feedback on parking, traffic, tree preservation, ADUs, affordability, and density, as captured in the meeting minutes (reference **Attachment 8**). Following the study session, the applicant submitted a formal development application on August 1, 2019 (it has taken longer to process this application than normal due to the Spring issued Shelter-in-Place order).

Project Proposal: The proposed project is a residential planned development consisting of 23 detached single-family homes, two attached single-family homes ("duet"), and five accessory dwelling units (four detached and one interior) accessed by a new private street (reference **Attachment 9** – Project Plans). The project includes an application for a Zoning Map Amendment to amend the property's zoning from R-1-6 (Single-Family Residential) to P-D (Planned Development), a Tentative Vesting Subdivision Map to create 25 private lots and four common lots, a Planned Development Permit for general site layout and the architectural design of the proposed residences, a Density Bonus to increase the unit count from 18 to 25 (excluding ADUs), and a Tree Removal Permit to remove 17 protected trees.

Project Location: The project site consists of a 3.15-acre parcel located along E. Mozart Avenue, west of Bascom Avenue and north of Highway 85 (see map, below). The site is within the R-1-6 (Single-Family Residential) Zoning District and is *not* subject to an area or neighborhood plan. Single-family residences border the site on the north, west, and south (across the street), with a medical office complex located to the east.



ANALYSIS

General Plan Consistency: The General Plan land use designation for the project site is *Low-Density Residential (Less than six units per gross acre)*. With the requested Density Bonus (discussed further in this report) the Proposed Project may be developed at a density of 7.95 units per gross acre. With 25 total housing units, the project results in a density of 7.93 units per gross acre consistent with the General Plan Land Use Designation with approval of a Density Bonus. As required by State law, ADUs within the project do not factor into the density calculation.

Additionally, the proposed project would further the following General Plan goals, strategies and policies through development of a new residential community, which will produce much needed housing, and that is designed to respect the existing neighborhood character through parcel configuration, housing orientation, a creative architectural approach, and a high-quality material selection.

Goal LUT-3:	Options in ownership and rental housing in terms of style, size, and density that contribute positively to the surrounding neighborhood
Policy LUT-3.1:	Variety of Residential Densities: Provide land use categories for and maintenance of a variety of residential densities to offer existing and future residents of all income levels, age groups and special needs sufficient opportunities and choices for locating in Campbell.
Strategy LUT-5.2a:	Neighborhood Compatibility: Promote new residential development and substantial additions that are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics.
Policy LUT-7.2n:	Consistency With Plans: Ensure that new development and substantial remodeling projects are consistent with Specific Plans, Area Plans, City Standard Details, and adopted Streetscape Standards to create a cohesive design.

Strategy LUT-9.3e:	Building Materials: Encourage the use of long-lasting, high quality building materials on all buildings to ensure the long-term quality of the built environment.
Policy LUT-9.3:	Design and Planning Compatibility: Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.
Program H-5.2a:	Implementation Objective: The City will continue to offer density bonus and/or regulatory incentives/concessions to facilitate the development of affordable and/or senior housing. The City will advertise its density bonus provisions on its website, explain how density bonuses work in tandem with inclusionary requirements, and promote in discussions with prospective development applicants.
Policy H-5.3:	Secondary Dwelling Units: Provide for the infill of modestly priced rental housing by encouraging secondary units in residential neighborhoods.

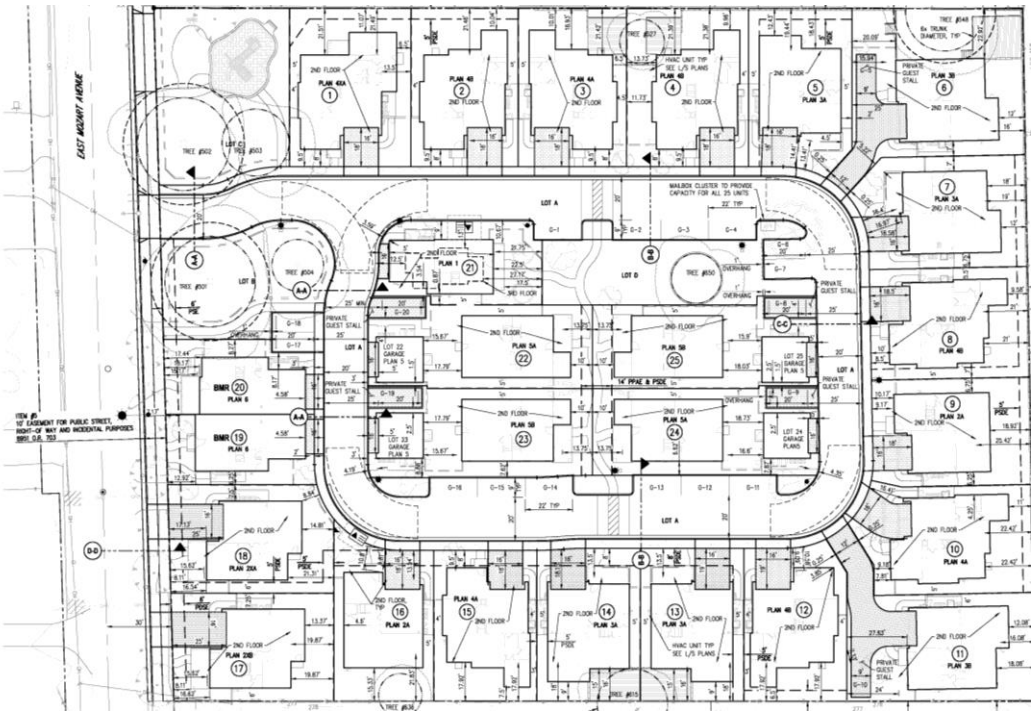
Zoning Map Amendment: As noted, the project site would be rezoned from R-1-6 (Single-Family Residential) to P-D (Planned Development). The project requires a P-D (Planned Development) zoning designation because most of the lots created by the subdivision would not have frontage on a public street as normally required by the City's Subdivision Code. Although not infeasible, a public street consumes a larger portion of developable land than a private street, reducing the ability for the project to provide both the quantity of open space and desired number of housing units.

The P-D Zoning District also allows for flexibility of site development standards (lot coverage, floor area ratio, setbacks, etc.) as to allow for more creative design and a greater quantity of open space. With a requested Density Bonus, a reduction of the minimum lot sizes is also necessary to effectuate the project, which the P-D zoning designation can accommodate. Nonetheless, development within the P-D Zoning District must also be consistent with the underlying General Plan Land Use designation as well as applicable General Plan goals, policies, and strategies, as described, above.

Architectural Design: The proposed residences are shown in several styles. There are five primary plan designs with sub-variations. The overall approach is to incorporate traditional architectural styles (e.g., craftsman, farmhouse) with variations in colors, materials, and features to provide a cohesive community that minimizes a "cookie-cutter" appearance, with the plan styles interspersed throughout the development (the color pallet has been revised from the SARC meeting to provide a greater contrasts of colors). The illustration below depicts how the project will be viewed from Mozart Avenue. At the far left is a park area with the residence on Lot #1 beyond, then the private street entrance into the development to the right, followed by the duet, and then two detached dwellings. To maintain a streetscape consistent with the neighborhood, the four homes would all face the street.

Site Layout: The layout of the proposed development is characterized by a loop street connecting to Mozart Avenue near the southwest corner of the site. The private roadway would provide vehicular access to 23 of the 25 residences, with the other two residences having driveway access off Mozart Avenue. Although the project is largely oriented to the interior of the site, it will include an outward-facing presence along Mozart Avenue with two detached residences and a duet fronting the public street.

Pedestrian access within the community is provided through a private sidewalk system that would wrap the outer edge of the interior loop and connect to Mozart Avenue on either side of the private street. A connecting walkway through the community would bisect the interior island within the loop.



Accessory Dwelling Units (ADUs): This project is subject to the City's new ADU "development policy" which requires that 20% of the units be "ADU ready" (meaning pre-installation of utilities and a floor plan conducive to easy segmentation of an ADU). A developer may alternatively provide the ADUs in the required quantity. In compliance with this requirement, the project will provide four detached ADUs built atop of the garages on Lots No. 22-25 and one interior ADU that would be integrated into the Lot No.1 residence.

Open Space: The Planning Commission discussed the quantity of open space when the project was reviewed at the preliminary stage. At that time the plans depicted approximately 2,800 square-feet of common open space area mostly located within a single park. The project now provides 11,250 square-feet of shared open space spread across three park areas. The southwest park located on Lot No. 1, which includes a children's play lot, would be open to the general public from dawn to dusk, subject to certain limitations stipulated by the community's codes, covenants, and restrictions (CC&R's). Public access must be maintained in perpetuity, unless the City Council removes the requirement in the future.

In addition, private yards would be provided for 24 of the 25 residences, ranging in area from 131 square-feet to 2,316 square-feet with an average area of 737 square-feet. On *average*, the project would, therefor, provide an amount of private open space comparable to the 750 square-foot requirement for standard "R-1-6" single-family residences. The residences on Lot No. 21 would not have any private yard due to the tight configuration of this lot. However, its front yard would be defined by a low fence for a greater sense of privacy

Density Bonus: State Density Bonus law provides that projects that include a specified percentage of affordable below-market-rate (BMR) housing units ("target units") may increase the total number of allowable units. The project is proposing two very-low-income (VLI) units, which entitle the applicant to an additional seven units ("bonus units") in addition to the 18 units otherwise allowed by the General Plan (representing a 32.5% density bonus, rounded up). As such, the project includes a total of 25 units, not including the ADUs which are not considered "units" for this purpose.

The applicant is proposing the two duet (attached) units located on Lots No. 19 and No. 20 as the two VLI affordable "target units" for the project (reference **Attachment 10** – Affordable Housing Plan). However, staff had indicated that this proposal does not appear to be consistent with the applicable provision of the City's Density Bonus Ordinance (CMC Sec. 21.20.120.2), which requires the BMR units to be representative of the project as a whole:

> All target units shall be reasonably dispersed throughout the residential project and shall be comparable to the design of the market rate units in terms of distribution of model types, number of bedrooms, appearance, materials and finished quality of the market rate units in the development. There shall not be significant identifiable differences between target and market rate units visible from the exterior, and the size and design of the target units shall be reasonably consistent with the market-rate units in the development. Target units shall have the same access to project amenities and recreational facilities as market rate units.

Since over 90% of the project is made up of detached units (23 of the 25 units), one could find that both the BMR units should be detached. However, what constitutes "comparable" design and distribution is a matter for the City Council to determine upon recommendation by the Planning Commission. As such, staff allowed the application to proceed so that this matter may be decided in a public setting.

Staff's recommendation is a compromise that seeks to balance the applicant's proposal with strict adherence to the Zoning Code. Specifically, a condition of approval would designate one attached unit (Lot No. 19) and one detached unit (Lot No. 6) as the project's two affordable "target units". Pairing one attached unit with one detached unit on the project's largest lot will provide an averaged comparability to the overall project. This approach also recognizes City's direction to retain existing mature trees and maximize open space, which created constraints to the site configuration necessitating creation of two attached units.

The Planning Commission may also consider whether to designate a lot with an ADU as the detached BMR unit instead of Lot No. 6. This would allow the property to accommodate a multi-generational family, which is a housing type that is not currently represented in the City's affordable housing portfolio. However, it likely would be more difficult to identify a qualifying household to purchase the unit. Additionally, should the owners wish to rent out the ADU they would need to remit any rental income beyond a certain limit as "excess rent" to the City, which may result in enforcement/compliance issues in the future.

Inclusionary Housing: The project is also subject to the City's Inclusionary Housing Ordinance, which requires projects with 10 or more units to provide 15% of the units as affordable to low- and moderate-income households. Projects that include a Density Bonus may use the provided "target units" to partially or fully satisfy the City's Inclusionary Housing requirement. With a base unit count of 18 units, the project would need to provide three inclusionary affordable units.

Two of these units are satisfied through provision of the two Density Bonus "target units". The third unit may be satisfied through payment of an in-lieu fee equal to $34.50/square-foot, as specified by the City's Fee Schedule. This fee was adopted in 2007 based on a fee study prepared by Keyser Marston and has not been updated to reflect current housing market conditions. Based on an average unit size of 3,027 square-feet within the project (inclusive of garage and ADU square-footage), the applicant would provide $104,431.50 to the City's housing fund.

Tree Removal: Since the Planning Commission's study session on the project, the applicant has strived to retain additional on-site trees. The project includes preservation of nine mature Coast Live Oak trees found on the property. To prevent damage from grading and/or construction, the site plan shows raised decks in certain backyards. These decks will allow the critical root zones to remain undisturbed from grading activity. Other tree protection measures, such as careful placement of utilities and use of low impact walkway material (to avoid damaging tree roots) are identified in the arborist report prepared by the City's consulting arborist, included with the project's Initial Study. Five of the most significant Coast Live Oaks are located within the open space areas of the project to maximize their longevity.

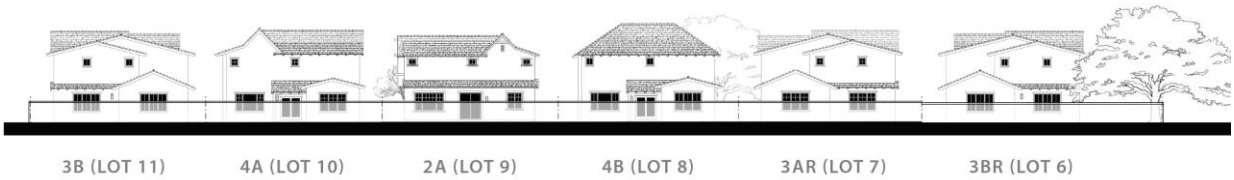
However, 17 other protected trees, including 13 Coast Live Oaks, one Redwood, one Fan Palm, one Stone Pine, and one Silver Acacia are proposed to be removed. These trees are either in poor health or are located within or proximate to the building footprints of future residences or the private roadway. As requested by the Site and Architectural Review Committee (SARC), the applicant provided a color exhibit more clearly depicting the location and condition of the trees (reference **Attachment 11**).

Landscaping/Tree Replacement: The proposed project is subject to the State's Model Water Efficient Landscape Ordinance (MWELO), which requires installation of drought-tolerant vegetation based on a specified "water budget". The landscaping sheets depict planting of new trees, shrubs, and groundcover, in both the front yards and common open space areas in compliance with the MWELO. As specified by the City's Tree Protection Ordinance, replacement trees are also required to be planted. The arborist report includes recommendations for tree species, the final selection of which will be determined by the Community Development Director as part of the review of the final landscaping plan. The City's consulting arborist also makes reference to an in-lieu fee that could support the City's tree fund intended to make up for the canopy loss. However, this mechanism is generally only appropriate when new trees cannot be planted on a property.

Grading: To accommodate a positive slope towards Mozart Avenue for the sanitary sewer system and to ensure overland release of stormwater away from neighboring properties, the project site will be graded such that portions of the property will be lifted upwards of 3 ½ feet. This will result in retaining walls around the northwest corner of the property with a height differential commensurate with the grade increase. However, as noted below, careful placement of second-story windows has been made to reduce the privacy impact of the grade differential. The engineering approach is described in further detail in the applicant's grading justification letter (reference **Attachment 12**), which was requested by the SARC.

Privacy: To address the privacy concerns of the residents to the north and west, the second-story windows have all been reduced in size and number. This is reflected in the reverse streetscape illustrations, below, which depicts the windows (and 6-foot fencing) that would face the neighboring residents located on Beethoven Lane to the west and Kilmer Avenue to the north.

Perspective as viewed from homes on Beethoven Lane (west)



Perspective as viewed from homes on Kilmer Avenue (north)

Parking: As a Density Bonus project, the number of parking stalls required is limited by State standards that supersede the City's requirements. Whereas the City would require 3 stalls per unit (inclusive of guest parking), Density Bonus parking provisions only require 2 ½ stalls per unit. However, 70 stalls are proposed where only 63 are required.[2] Of these stalls, 50 stalls are provided within the 25 private garages, four would be reserved for the residents of the detached ADUs, and 16 would be open guest parking. The parking counts do not include the driveways, which are 18-feet deep, sufficient to park a vehicle (excepting several driveway aprons that are intentionally shallow to prevent unpermitted parking).

Traffic: In addition to the VMT analysis, the traffic impact analysis (TIA) included with the Initial Study reviewed turning movements from the site, neighborhood traffic volumes, pedestrian and bicycle impacts, operation of the Bascom/Mozart intersection, and potential cut-through traffic through the neighboring medical office complex. However, a LOS analysis was not performed because anticipated project traffic was below the threshold for review.

With regard to the intersection, the study found that installation of a traffic signal was not warranted, and that the existing intersection configuration should remain. As for vehicles that may be cutting through the adjacent office complex, should that be an issue for the property's ownership, signage and/or entry barricades could be installed on the Mozart Avenue driveways. Lastly, the neighborhood traffic analysis indicated that the existing residents would notice the new vehicle traffic associated with the project, but that Mozart Avenue has sufficient capacity to accommodate existing and proposed traffic increases.

[2] Due to the proximity of a bus stop on Bascom Avenue less than ½ mile away, the ADUs are not subject to a parking requirement.

Public Improvements: The Public Works Department will require installation of new public sidewalk, curb, gutter, street trees, and LED streetlights, along the Mozart Avenue street frontage. These public improvements will require dedication of land to the City to accommodate a standard 30-foot half-street. This work will complete the sidewalk system along the north side of the street from Bascom Avenue to Beethoven Lane. Additionally, as part of the VMT mitigation, the applicant will also install bike "sharrows" on Mozart Avenue, new bicycle route and wayfinding signs (directing individuals to the pathway trailhead at the Mozart/Beethoven intersection), and installation of a bus shelter on the southbound South Bascom Avenue (within the City of San Jose)

Public Comment: Public correspondence regarding the formal development application is included in **Attachment 13**.

Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) reviewed this application at its meeting of May 26, 2020. The Committee provided the following comments (staff comment in *italics*).

- Provide a better explanation as to why portions of the site needed to be graded as much and that there is no alternative.

  *As discussed above, the applicant submitted a grading justification letter addressing the proposed grading of the site (reference **Attachment 12**).*

- More clearly depict the relationship between the site and the adjacent properties, including line-of-sight drawings.

  *The applicant submitted partial site section studies between the project and adjacent properties for Lots 2, 5, 6, 7, 8 and 11, including line-of-sight drawings from the adjacent properties (reference **Attachment 14**).*

- Please provide the color tree exhibit presented by the applicant during the SARC meeting.

  *As discussed above, the color tree exhibit is included as **Attachment 11**.*

- Provide a site-plan height exhibit identifying the relative height of structures.

  *A site plan height exhibit is included as **Attachment 15**. The plans have also been revised to the lower the height for the several of the homes along the project perimeter .*

- Consider converting the parking space on Lot #19 to private open space and fencing in the front yard area on Lot #21.

  These changes have been made to the project plans.

- Consider raised speed-tables in the marked crosswalks to slow down traffic.

  This change has been made to the project plans.

Prepared by: _____

Daniel Fama, Senior Planner

Approved by: _____

Paul Kermoyan, Community Development Director

Attachments:

1. Draft Resolution (Mitigated Negative Declaration)
2. Draft Resolution (Zoning Map Amendment)
3. Draft Resolution (Planned Development Permit)
4. Draft Resolution (Tentative Vesting Subdivision Map)
5. Draft Resolution (Tree Removal Permit)
6. SB 743 Informational Handout
7. Planning Commission Staff Memorandum, dated April 9, 2019
8. Planning Commission Meeting Minutes, dated April 9, 2019
9. Project Plans
10. Affordable Housing Plan
11. Color Tree Exhibit
12. Grading Justification Letter
13. Public Comment
14. Partial Site Sections/Line-of-Sight Exhibits
15. Site Plan Exhibit

RESOLUTION NO. 44__

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE EAST MOZART AVENUE PLANNED DEVELOPMENT SUBDIVISION PROJECT, CONSISTING OF A ZONING MAP AMENDMENT , PLANNED DEVELOPMENT PERMIT, TENTATIVE VESTING SUBDIVISION MAP, AND TREE REMOVAL PERMIT FOR PROPERTY LOCATED AT **16179 E. MOZART AVENUE**. FILE NO.: PLN2019-148

After notification and public hearing, as specified by law, and after presentation by the Community Development Director, proponents and opponents, the Planning Commission did determine that the adoption of a Mitigated Negative Declaration provides full and adequate environmental review of the East Mozart Avenue Planned Development Subdivision project ("Proposed Project"), consisting of a Zoning Map Amendment, Planned Development Permit, Tentative Vesting Subdivision Map, and Tree Removal Permit.

The Planning Commission thereby finds as follows with regard to recommended adoption of a Mitigated Negative Declaration:

1. The Proposed Project is an application for a Zoning Map Amendment to rezone the Project Site from R-1-6 (Single-Family Residential) to P-D (Planned Development); a Planned Development Permit to allow construction of 25 single-family homes, five accessory dwelling units (4 detached and one interior), a new private street, and associated site, parking, and landscaping improvements; a Density Bonus to allow an 32.5% increase in the allowable density, use of State parking standards, and provision of two Very Low Income below-market-rate (BMR) units; a Tentative Vesting Subdivision Map to create 25 private lots and four common lots, and associated public and private easements; and a Tree Removal Permit to allow removal of 17 on-site protected trees.

2. The Project Site consists of an approximately 3.15-acre parcel located along E. Mozart Avenue, west of Bascom Avenue and north of Highway 85.

3. The Project Site is not listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5.

4. The Community Development Department has prepared an Initial Study and approved for circulation a Mitigated Negative Declaration for the Project in accordance with the requirements of the California Environmental Quality Act of 1970, together with state and local guidelines implementing said Act, all as amended to date (collectively "CEQA").

5. The Initial Study/Mitigated Negative Declaration concluded that implementation of the Project could result in potentially significant effects on the environment and identified mitigation measures that would reduce the significant effects to a less-than-significant level.

6. In connection with the approval of a project involving the preparation of an Initial Study/Mitigated Negative Declaration that identifies one or more significant environmental effects, CEQA requires the decision-making body of the lead agency to incorporate

feasible mitigation measures that would reduce those significant environment effects to a less-than-significant level.

7. Whenever a lead agency approves a project requiring the implementation of measures to mitigate or avoid significant effects on the environment, CEQA also requires a lead agency to adopt a mitigation monitoring and reporting program to ensure compliance with the mitigation measures during project implementation, and such a mitigation monitoring and reporting program has been prepared for the Project for consideration by the decision-maker of the lead agency as attached to the Mitigated Negative Declaration.

8. The City of Campbell is the lead agency on the Proposed Project, and the City Council is the decision-making body, upon recommendation by the Planning Commission, that may grant approval to undertake the Proposed Project.

9. The Planning Commission has reviewed and considered the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Proposed Project and has recommended that the City Council approve the Proposed Project in compliance with CEQA.

10. By inclusion as "Exhibit A" the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project are incorporated into this Resolution.

11. The Proposed Project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Department of Fish and Game Code.

12. There are no responsible agencies or trustee agencies responsible for resources affected by the project.

13. The Notice of Intent to adopt a Mitigated Negative Declaration was published in the *Metro Silicon Valley*, a local newspaper of general circulation; provided by mailed notice to those individuals and organizations requesting notification; posted with the Clerk-Recorder of the County of Santa Clara; and made available on the City's website.

14. The City of Campbell provided a 20-day public review period of the Mitigated Negative Declaration pursuant to the California Environmental Quality Act Guidelines. The 20-day public review period was from September 23, 2020 to October 13, 2020.

15. The mitigation measures identified in the Mitigated Negative Declaration are included as Conditions of Approval of the Planned Development Permit and/or Tentative Subdivision Map.

16. As the Mitigated Negative Declaration was circulated after July 1, 2020, transportation impacts of the Proposed Project were evaluated using the vehicle miles traveled (VMT) methodology consistent with SB 743 (2013), codified in Public Resources Code section 21099 and CEQA Guidelines section 15064.3.

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

1. The Planning Commission has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project.

2. The Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and consistent with state and local guidelines implementing CEQA.

3. The Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City of Campbell as lead agency for the Project.

4. Based upon the entire record of the proceedings held before the Planning Commission and all information received that there is no substantial evidence that the Project will have a significant effect on the environment.

5. The Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project are on file with the Campbell Community Development Department, as Custodian, located at Campbell City Hall, 70 North First Street, Campbell, CA 95008 and are available for inspection by any interested person.

THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt a Mitigated Negative Declaration (attached **EXHIBIT A**) for the East Mozart Avenue Planned Development Subdivision project, consisting of a Zoning Map Amendment, Planned Development Permit, Tentative Vesting Subdivision Map, and Tree Removal Permit for property located at **16179 E. Mozart Avenue**

PASSED AND ADOPTED this 13th day of October, 2020, by the following roll call vote:

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

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

CITY OF CAMPBELL
Community Development Department

MITIGATED NEGATIVE DECLARATION

The Community Development Director has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of the project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Project Title: East Mozart Avenue Planned Development Subdivision

Project Address: 16179 E. Mozart Avenue, Campbell, CA 95008

City File No.: PLN2019-148

Entitlement(s): **Zoning Map Amendment**: To amend the Campbell Zoning Map to rezone the project site from R-1-6 (Single-Family Residential) to P-D (Planned Development);

Planned Development Permit: To allow construction of 25 two-story single-family homes, five accessory dwelling units (4 detached and one interior), a new private street, and associated site improvements;

Tentative Subdivision Map: To create 25 private lots and four common lots, and associated public and private easements;

Density Bonus: To allow an 32.5% increase in the allowable density, a reduction in required parking, and provision of two Very Low Income below-market-rate (BMR) units; and

Tree Removal Permit: To allow removal of 17 on-site protected trees.

Zoning District (E): R-1-6 (Single-Family Residential)

Zoning District (P): P-D (Planned Development)

General Plan: *Low Density Residential (less than 6 units/gr. acre)*

Project Sponsor: Robson Homes, LLC
2185 The Alameda
San Jose, CA 95126

Property Owners: L H Evans Rentals LLC
19731 Almaden Rd
San Jose, CA 95120

Lead Agency: City of Campbell, Community Development Department
70 N. First Street, Campbell, CA 95008

Contact Person: Daniel Fama, Senior Planner
(408) 866-2193 | danielf@campbellca.gov

Date Posted: September 23, 2020

Other public agencies whose approval is required: None

Project Location and Surrounding Land Use: The project site consists of an approximately 3-acre parcel assemblage located along E. Mozart Avenue, west of Bascom Avenue and north of Highway 85. The site is within the R-1-6 (Single-Family Residential) Zoning District and is *not* subject to an area or neighborhood plan. Single-family residences border the site on the north, west, and south (across the street), with a medical office complex located to the east.

Project Description: The proposed project is a residential planned development consisting of 23 detached single-family homes, two attached single-family homes ("duet"), and five accessory dwelling units accessed by a new private roadway. The project includes an application for a Zoning Map Amendment to amend the property's zoning from R-1-6 (Single-Family Residential) to P-D (Planned Development), a Tentative Subdivision Map to create 25 private lots and four common lots, a Planned Development Permit for general site layout and the architectural design of the proposed residences, a Density Bonus to increase the unit count from 18 to 25 (32.5% bonus), and a Tree Removal Permit to remove 17 protected trees.

Finding: The Community Development Director finds that the project described above will not have a significant effect on the environment in that the attached Initial Study identifies one or more potentially significant effects on the environment for which the project proponent, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

Mitigation Measures Included in the Project to Reduce Potentially Significant Environmental Effects to a Less Than Significant Level:

Air Quality - AQ

Mitigation Measure AQ-1: The project applicant shall ensure that construction plans include the BAAQMD Best Management Practices for fugitive dust control. The following will be required for all construction activities within the project area. These measures will reduce fugitive dust emissions primarily during soil movement, grading and demolition activities, but also during vehicle and equipment movement on unpaved project sites:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. All streets, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of CCR). Clear signage shall be provided for construction workers at all access points.

7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

8. A publicly visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure AQ-2: The project applicant shall ensure that construction contract specifications include a requirement that all off-road diesel-powered construction equipment used for project improvements be equipped with Tier 4 final engines.

Biological Resources – BIO

Mitigation Measure BIO-1: Vegetation removal and initial ground-disturbing activities should occur outside the nesting season, which generally occurs from February through August, to avoid potential impacts to nesting birds. This would ensure that no active nests would be disturbed and that habitat removal could proceed rapidly. If vegetation removal and initial ground-disturbing activities occur during the nesting season, all suitable habitat should be thoroughly surveyed by a qualified biologist for the presence of nesting birds before commencement of clearing. If any active nests are detected, a buffer of at least 100 feet (300 feet for raptors) should be delineated, flagged, and avoided until the nesting cycle is complete as determined by a qualified biologist.

Mitigation Measure BIO-2: To the extent practicable, site demolition should occur outside peak bat activity timeframes when young or overwintering bats may be present, which generally occurs from March through April and August through October, to ensure protection of potentially occurring bats and their roosts on the project site. Additionally, daily restrictions on the timing of any construction activities should be limited to daylight hours to reduce disturbance to roosting (and foraging) bat species. Additionally, a pre-demolition bat survey should be conducted within 30 days of the removal of any structures/buildings or trees. The survey should include a determination on whether active bat roosts are present on or within 50 feet of the project site. If a non-breeding and non-wintering bat colony is found, the individuals shall be evicted under the direction of a qualified biologist to ensure their protection and avoid unnecessary harm. If a maternity colony or overwintering colony is found in the buildings or trees on the project site, then the qualified biologist shall establish a suitable construction-free buffer around the location. The construction-free buffer shall remain in place until the qualified biologist determines that the nursery is no longer active.

Mitigation Measure BIO-3: Construction drawings submitted for building and grading permits, as well as all demolition, grading, and construction activity, shall conform to the tree protection recommendations specified by the 16179 E. Mozart Tree Assessment, dated September 7, 2020, prepared by Walter Levison. Conformance with the specified recommendations during demolition,

grading, and construction activities shall be the obligation of the applicant's project arborist (PA). The applicant shall sign a mitigation agreement with the City confirming the role of its PA prior to issuance of any permits.

Review of construction drawings for compliance with the specified recommendations shall be performed by the City's consulting arborist at the applicant's sole cost (to be paid for in advanced prior to submittal of permit applications). The Community Development Director may also direct the City's consulting arborist to perform independent monitoring of demolition, grading, and construction activity (to be paid for in advance by the applicant).

Cultural Resources – CUL

Mitigation Measure CUL-1: If archaeological or paleontological resources are encountered during excavation or construction, construction personnel shall be instructed to immediately suspend all activity in the immediate vicinity of the suspected resources and the City and a licensed archeologist or paleontologist shall be contacted to evaluate the situation. A licensed archeologist or paleontologist shall be retained to inspect the discovery and make any necessary recommendations to evaluate the find under current CEQA guidelines prior to the submittal of a resource mitigation plan and monitoring program to the City for review and approval prior to the continuation of any on-site construction activity.

Mitigation Measure CUL-2: In the event a human burial or skeletal element is identified during excavation or construction, work in that location shall stop immediately until the find can be properly treated. The City and the Santa Clara County Coroner's office shall be notified. If deemed prehistoric, the Coroner's office would notify the Native American Heritage Commission who would identify a "Most Likely Descendant (MLD)." The archeological consultant and MLD, in conjunction with the project sponsor, shall formulate an appropriate treatment plan for the find, which might include, but not be limited to, respectful scientific recording and removal, being left in place, removal and reburial on site, or elsewhere. Associated grave goods are to be treated in the same manner.

Geology and Soils – GEO

Mitigation Measure GEO-1: The applicant shall comply with the recommendations in the Geotechnical Investigation Residential Development, dated December 10, 2019, prepared by Geo-Logic Associates dba Pacific Geotechnical Engineering. Such recommendations shall be incorporated into the project's final engineering design to prevent ponding of water in or near the building, ensure the conveyance of storm water away from the building, and avoid the saturation of foundation soils. The project shall use standard engineering techniques and conform to the requirements of the International Building Code to reduce the potential for seismic damage and risk to future occupants.

Hazards and Hazardous Materials – HAZ

Mitigation Measure HAZ-1: Prior to issuance of a Grading Permit, the applicant shall furnish written confirmation from the Santa Clara County Department of Environmental Health that it has approved and will oversee implementation of the draft Soil Management Plan, prepared by Ramboll US Corporation, dated June 23, 2020.

Noise - NOI

Mitigation Measure NOI-1: The following measures shall be implemented during construction and demolition activity:

1. **Schedule**: Per section 18.04.052 of the City Municipal Code, construction is limited to between the hours of 8am and 5pm, Monday through Friday, and between 9am and 4pm on Saturdays. Demolition and loud activities should be limited to Monday through Friday.

2. **Site Perimeter Barriers:** If determined necessary by the Community Development Director upon resident complaints of excessive construction noise, the applicant shall provide sound-rated barriers should be constructed around the northwest and northeast property lines, as shown in Figure 1. This would include 8-ft tall barrier constructed with either two layers of ½-inch thick plywood (joints staggered) and K-rail or other support; or a limp mass barrier material weighing two pounds per square foot such as Kinetics KNM-200B or equivalent. The construction team should work closely with the neighboring residences to monitor any noise complaints received, and incorporate additional measures as feasible on a case by case basis.

3. **Stationary Equipment Local Barriers**: If determined necessary by the Community Development Director upon resident complaints of excessive construction noise, the applicant shall install localized barriers around stationary equipment such as air compressors that break line-of-sight to neighboring properties.

4. **Generators**: Locate generators far away from noise-sensitive receivers, as feasible. If necessary, generator noise could be reduced by providing sound-rated enclosures and exhaust mufflers or by providing a local noise barrier.

5. **Construction Equipment:** Where necessary, provide exhaust mufflers on pneumatic tools. All equipment should be properly maintained.

6. **Truck Traffic**: Minimize truck idling and require trucks to load and unload materials in the construction areas, as opposed to idling on local streets. If truck staging is required, locate the staging area along major roadways with higher traffic noise levels or away from the noise-sensitive receivers such as East Mozart Avenue. Trucks should be shut off when waiting to enter the site.

7. **Methods:** Consider means to reduce the use of heavy impact tools and locate these activities away from the property line as feasible. Other methods, including drilling, could be employed if noise levels are found to be excessive.

8. **Notification and Confirmation**: Notify neighbors of extreme noise generating activities including the estimated duration of the activity, construction hours, and contact information.

Mitigation Measure NOI-2: The following measures shall be implemented in the construction drawings submitted for a building permit:

Window and exterior door STC3 ratings needed to meet the interior DNL 45 dB criteria should be as shown in Figures 2 through 4. Our calculations are based on the following assumptions:

- All rooms will have hard-surfaced flooring

- Ceilings will be minimum 8-feet high throughout the residences

- Exterior walls will be equivalent to 3-coat stucco over wood sheathing, wood studs with batt insulation in stud cavities, with at least 1 layer of gypsum board on the interior (approximately STC 45).

STC ratings for selected assemblies should be based on laboratory testing performed in accordance with ASTM E-90 and comprise the entire window or door assembly, including the frame. If non-tested assemblies are to be used, an acoustical consultant must review the glazing and frame submittals, and the STC rating of the glass may need to be increased. For reference purposes, a typical one-inch insulated, dual-pane window achieves an STC rating of approximately 28 to 30. Where STC ratings above STC 34 are required, typically at least one pane will need to be laminated, however, this depends on the specific window manufacturer.

Because windows must be closed to achieve the interior noise criteria, an alternate means of providing outside air (e.g., fresh-air exchange units, HVAC, Z-ducts, etc.) to habitable residential spaces should be considered for building facades exposed to an exterior DNL of 60 dB or greater. Operable windows are still acceptable provided they are not being relied upon to provide fresh air to the units. This applies to all facades.

TRANSPORTATION – TRAN

Mitigation Measure TRAN-1: To substantially lessen VMT impacts caused by the proposed project, the following mitigations can be implemented.

1. Wayfinding Signs – Install wayfinding signs at E. Mozart Avenue/Bascom Avenue, at the west end of the Mozart Avenue cul-de-sac, and at the foot of the pedestrian-bicycle overpass. These signs would familiarize potential users with the existing pedestrian/bicycle network.
2. Bike Route Signs and Sharrows – Designate E. Mozart Avenue as a bike route and install signs and sharrows. These installations will close the gap between the existing bike lanes along Bascom Avenue and the pedestrian-bicycle overpass.
3. Sidewalks – Install sidewalks along the project frontage to close the existing gap on Mozart Avenue. This will promote walking by project residents and others.
4. Bus Shelter – Install a bus shelter at the bus stop along Bascom Avenue across from E. Mozart Avenue. This is subject to VTA approval but is consistent with VTA's Bascom Avenue Complete Streets Study. This will encourage new residents and others to use public transit by providing a bench and shade.
5. VTA Transit Passes – Provide introductory VTA Transit Passes to project residents. This can be administered by the Homeowner's Association (HOA). Providing VTA transit passes is intended to encourage residents to try transit and build a habit.
6. Fair Share Contribution – Contribute fair share funding to recently constructed bicycle and pedestrian improvements including the bike lanes on Bascom Avenue between Camden Avenue and SR 85 and ADA-compliant curb ramp upgrades between Camden Avenue and SR 85.

PUBLIC REVIEW PERIOD

Any person may file a written protest of the draft Mitigated Negative Declaration during the public comment period running from September 23, 2020 to October 13, 2020 (concluding at 5:00 PM). Such protest must be filed at the Community Development Department, City Hall, 70 North First Street, Campbell, California. The written protest should make a "fair argument" that the project will have one or more significant effects on the environment based on substantial evidence.

Daniel Fama
PROJECT PLANNER

Senior Planner
TITLE

City of Campbell
AGENCY

SIGNATURE

September 15, 2020
DATE

The Initial Study is available for review from 8:00 AM to 5:00 PM at the Campbell Community Development Department, City Hall, 70 North First Street, Campbell, CA and online at http://www.cityofcampbell.com/501/Public-Notices under ' Environmental Notices'.

RESOLUTION NO. ____

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING A ZONING MAP AMENDMENT TO AMEND THE CAMPBELL ZONING MAP DESIGNATION FROM R-1-6 (SINGLE FAMILY RESIDENTIAL – 6,000 SQUARE-FOOT MINIMUM LOT SIZE) TO P-D (PLANNED DEVELOPMENT) FOR PROPERTY LOCATED AT **16179 E. MOZART AVENUE**. FILE NO.: PLN2019-148

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 Zoning Map Amendment:

Environmental Finding

1. An Initial Study has been prepared for the proposed project which provides documentation for the factual basis for concluding that a Mitigated Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment as conditioned.

Evidentiary Findings

1. The Proposed Project is application for a Zoning Map Amendment to rezone the Project Site from R-1-6 (Single-Family Residential) to P-D (Planned Development); a Planned Development Permit to allow construction of 25 single-family homes, five accessory dwelling units (4 detached and one interior), a new private street, and associated site, parking, and landscaping improvements; a Density Bonus to allow an 32.5% increase in the allowable density, use of State parking standards, and provision of two Very Low Income below-market-rate (BMR) units; a Tentative Vesting Subdivision Map to create 25 private lots and four common lots, and associated public and private easements; and a Tree Removal Permit to allow removal of 17 on-site protected trees.

2. The Project Site consists of an approximately 3.15-acre parcel located along E. Mozart Avenue, west of Bascom Avenue and north of Highway 85.

3. The Project Site abuts single-family residential properties to the north and west and a professional medical office to the east.

4. The Project Site is currently designated by the Campbell Zoning Map as R-1-6 (Single-Family Residential, 6,000 Square-Foot Minimum Lot Size) and designated by the Campbell General Plan Land Use Diagram as *Low Density Residential (Less than 6 units/Gr. Acre)*.

5. An amendment to the Campbell Zoning Map to redesignate the project site to P-D (Planned Development) is necessary to allow creation of new residential parcels that do not have frontage upon a public street as permitted by Campbell Municipal Code (CMC) Section 21.16.035 (Exception to access requirement).

6. The Zoning Map Amendment would be consistent with General Plan Policy LUT-3.1 and Strategy LUT-5.2a by supporting new residential development in the community in a manner that maintains and adds to the existing neighborhood character.

7. As specified by the regulations for the Planned Development Zoning District, provided in CMC Section 21.12.030.G.1 (Establishing the P-D zoning district), the Zoning Map Amendment is proposed in conjunction and concurrent with a proposed "development plan" for the project site.

THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt an ordinance (**Exhibit A**) approving a Zoning Map Amendment to amend the Campbell Zoning Map designation from R-1-6 (Single-Family Residential) to P-D (Planned Development) for property located at **16179 E. Mozart Avenue**, subject to a Condition of Approval specifying that the property shall revert back to the R-1-6 (Single-Family Residential) Zoning District should the associated Planned Development Permit expire or otherwise be rendered void.

PASSED AND ADOPTED this 13th day of October, 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 ZONING MAP AMENDMENT TO AMEND THE CAMPBELL ZONING MAP DESIGNATION FROM R-1-6 (SINGLE FAMILY RESIDENTIAL – 6,000 SQUARE-FOOT MINIMUM LOT SIZE) TO P-D (PLANNED DEVELOPMENT) FOR PROPERTY LOCATED AT **16179 E. MOZART AVENUE**. FILE NO.: PLN2019-148

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. An Initial Study has been prepared for the proposed project which provides documentation for the factual basis for concluding that a Mitigated Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment as conditioned.

Evidentiary Findings

1. The Proposed Project is application for a Zoning Map Amendment to rezone the Project Site from R-1-6 (Single-Family Residential) to P-D (Planned Development); a Planned Development Permit to allow construction of 25 single-family homes, five accessory dwelling units (4 detached and one interior), a new private street, and associated site, parking, and landscaping improvements; a Density Bonus to allow an 32.5% increase in the allowable density, use of State parking standards, and provision of two Very Low Income below-market-rate (BMR) units; a Tentative Vesting Subdivision Map to create 25 private lots and four common lots, and associated public and private easements; and a Tree Removal Permit to allow removal of 17 on-site protected trees.

2. The Project Site consists of an approximately 3.15-acre parcel located along E. Mozart Avenue, west of Bascom Avenue and north of Highway 85.

3. The Project Site abuts single-family residential properties to the north and west and a professional medical office to the east.

4. The Project Site is currently designated by the Campbell Zoning Map as R-1-6 (Single-Family Residential, 6,000 Square-Foot Minimum Lot Size) and designated by the Campbell General Plan Land Use Diagram as *Low Density Residential (Less than 6 units/Gr. Acre)*.

5. An amendment to the Campbell Zoning Map to redesignate the project site to P-D (Planned Development) is necessary to allow creation of new residential parcels that do not have frontage upon a public street as permitted by Campbell Municipal Code (CMC) Section 21.16.035 (Exception to access requirement).

6. The Zoning Map Amendment would be consistent with General Plan Policy LUT-3.1 and Strategy LUT-5.2a by supporting new residential development in the community in a manner that maintains and adds to the existing neighborhood character.

7. As specified by the regulations for the Planned Development Zoning District, provided in CMC Section 21.12.030.G.1 (Establishing the P-D zoning district), the Zoning Map Amendment is proposed in conjunction and concurrent with a proposed "development plan" for the project site.

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

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan and all applicable development agreements, area plans, neighborhood plans, and specific plan(s);

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city; and

3. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation(s) and anticipated land uses/project.

SECTION ONE: That this Ordinance be adopted to approve a Zoning Map Amendment to amend the Campbell Zoning Map designation from R-1-6 (Single-Family Residential) to P-D (Planned Development) for property located at **16179 E. Mozart Avenue** as depicted by **Exhibit A**.

SECTION TWO: That the Zoning Map Amendment caused by this Ordinance shall be invalid should the associated Planned Development Permit expire or otherwise be rendered void, such that the zoning designation of the property located at **16179 E. Mozart Avenue** revert back to the R-1-6 (Single-Family Residential) Zoning District.

SECTION THREE: 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 Metro Silicon Valley, 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:

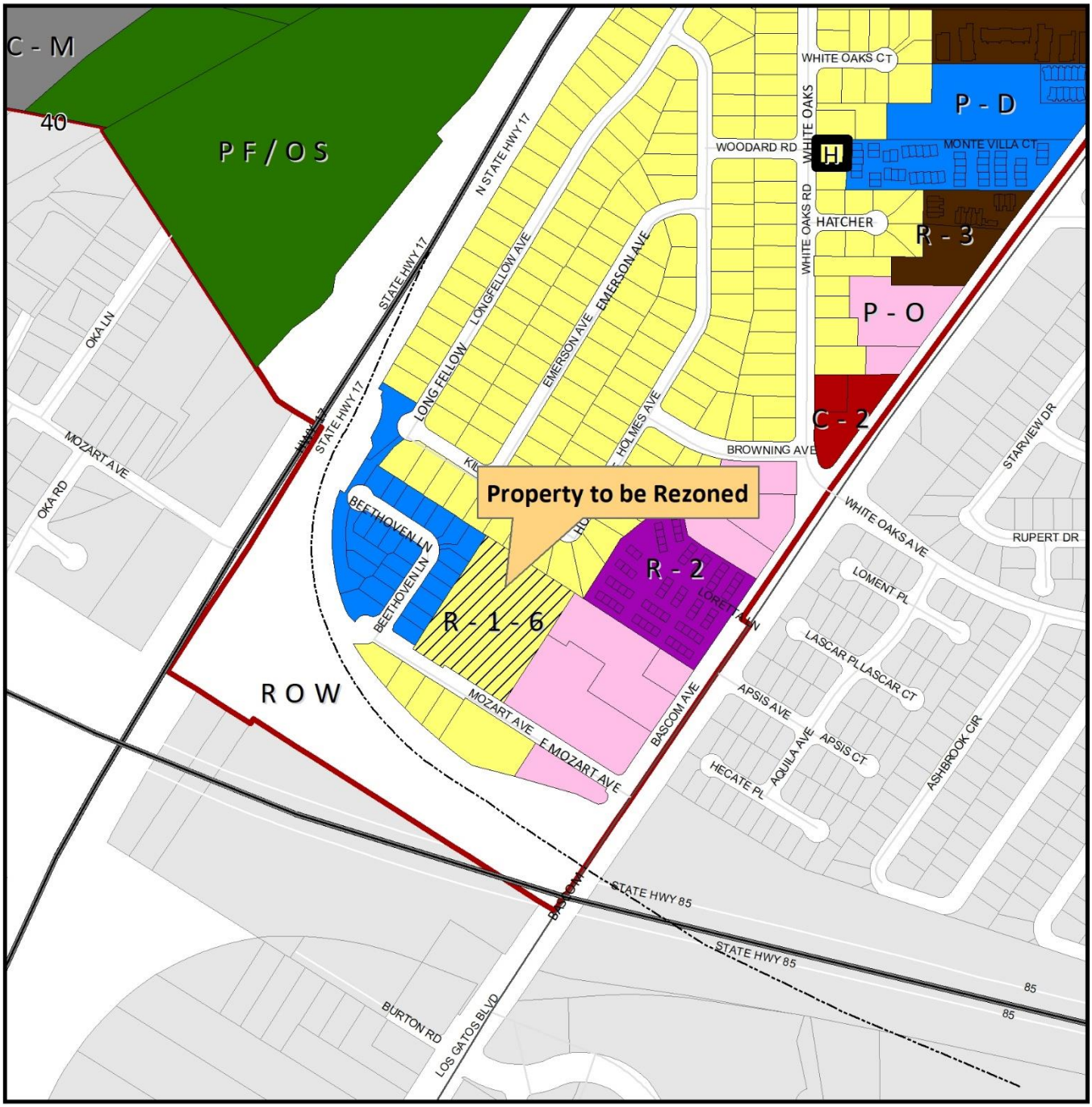
AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

APPROVED: _____
Susan M. Landry, Mayor

ATTEST: _____
Andrea Sanders, Acting City Clerk

EXHIBIT A

ZONING MAP AMENDMENT



Location: 16179 E. Mozart Avenue
Current Zoning: R-1-6 (SF Residential/6,000 Min. Lot Size)
Proposed Zoning: P-D (Planned Development)
Planning File No.: PLN2019-148

0 800 1,600 Feet

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CITY OF CAMPBELL
THE ORCHARD CITY

Community Development Department
Planning Division

RESOLUTION NO. ____

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING A PLANNED DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF 25 SINGLE-FAMILY HOMES, FIVE ACCESSORY DWELLING UNITS (4 DETACHED AND ONE INTERIOR), A NEW PRIVATE STREET, AND ASSOCIATED SITE, PARKING, AND LANDSCAPING IMPROVEMENTS; AND A DENSITY BONUS TO ALLOW A 32.5% INCREASE IN THE ALLOWABLE DENSITY, USE OF STATE PARKING STANDARDS, AND PROVISION OF TWO VERY LOW INCOME BELOW-MARKET-RATE (BMR) UNITS FOR PROPERTY LOCATED AT **16179 E. MOZART AVENUE**. FILE NO.: PLN2019-148

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 Planning Commission finds as follows with regard to the recommended approval of a Planned Development Permit with a Density Bonus:

Environmental Finding

1. An Initial Study has been prepared for the proposed project which provides documentation for the factual basis for concluding that a Mitigated Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment as conditioned.

Evidentiary Findings

1. The Proposed Project is application for a Zoning Map Amendment to rezone the Project Site from R-1-6 (Single-Family Residential) to P-D (Planned Development); a Planned Development Permit to allow construction of 25 single-family homes, five accessory dwelling units (4 detached and one interior), a new private street, and associated site, parking, and landscaping improvements; a Density Bonus to allow a 32.5% increase in the allowable density, use of State parking standards, and provision of two Very Low Income below-market-rate (BMR) units; a Tentative Vesting Subdivision Map to create 25 private lots and four common lots, and associated public and private easements; and a Tree Removal Permit to allow removal of 17 on-site protected trees.

2. The Project Site consists of an approximately 3.15-acre parcel located along E. Mozart Avenue, west of Bascom Avenue and north of Highway 85.

3. The Project Site is developed with five single-family residences that will be demolished as part of the proposed project, none of which are currently below-market-rate units.

4. The Project Site abuts single-family residential properties to the north and west and a professional medical office to the east.

5. The Project Site is currently designated by the Campbell Zoning Map as R-1-6 (Single-Family Residential, 6,000 Square-Foot Minimum Lot Size) and would be rezoned to P-D (Planned Development) by a separate City Council ordinance.

6. The Project Site is designated by the Campbell General Plan Land Use Diagram as *Low Density Residential (Less than 6 units/Gr. Acre)*. With a requested 32.5% Density Bonus as described, below, the Proposed Project may be developed at a density of 7.95 units per gross acre. With 25 total housing units, the project results in a density of 7.93 units per gross consistent with the General Plan Land Use Designation with approval of a Density Bonus.

7. The Planned Development Permit application includes a request for a Density Bonus as permitted by Campbell Municipal Code (CMC) Chapter 21.20 and California Government Code Sections 65915-65918. The requested Density Bonus would allow an increase in the allowable density and use of State parking standards as permitted by CMC Section 21.20.120.4.a. No incentives or concessions are requested.

8. The Proposed Project includes provision of two (2) very-low-income (VLI) units, constituting the two (2) "target units" for the requested Density Bonus. The two (2) "target units" equal 10.5% the 19 allowable "base units" (3.15 gross acre project site x 6 units/gr. acre, rounded up per CMC Sec. 21.20.100.1). Provision of two (2) VLI "target units" qualifies the Proposed Project for a 32.5% density bonus per CMC Section 21.20.090 allowing for seven (7) "density bonus units" (19 "base units" units x 32.5%, rounded up per CMC Sec. 21.20.100.1). The seven (7) "bonus units" are permitted in addition to the otherwise allowable 18 units (3.15 gross acre project site x 6 units/gr. acre, rounded down per CMC Sec. 21.02.020.D) for a total of 25 units within the Proposed Project.

9. The Proposed Project identifies Lots No. 19 and No. 20 as the proposed locations for the two (2) "target units." However, Lots No. 19 and No. 20 are the only two attached dwelling units within the 25-unit project such that this proposal does not satisfy the requirements of CMC Section 21.20.120.2:

   > All target units shall be reasonably dispersed throughout the residential project and shall be comparable to the design of the market rate units in terms of distribution of model types, number of bedrooms, appearance, materials and finished quality of the market rate units in the development. There shall not be significant identifiable differences between target and market rate units visible from the exterior, and the size and design of the target units shall be reasonably consistent with the market-rate units in the development.

   Therefore, as a Condition of Approval, the affordable housing agreement for the project will designate Lots No. 19 and No. 6 as the location of the two "target units" for the project. Although one attached unit will remain a "target unit" (Lot No. 19), the provision of a detached unit upon the largest lot within the project (Lot No. 6) will provide an averaged comparability to the overall project. The designation of one attached unit as a "target unit" also reflects the City's direction to retain existing mature trees and maximize open space, which created constraints to the site configuration necessitating creation of two attached units.

10. The Proposed Project is also subject to the provisions CMC Chapter 21.24 (Inclusionary Housing Ordinance) requiring that 15% of the 25 units within the Proposed Project (2.7 units rounded up to 3 units) be made available at an affordable ownership cost. The Proposed Project is therefore required to provide three (3) "inclusionary units" affordable to lower- and moderate-income households. As permitted by CMC Section 21.20.100.6 the two (2) provided "target units" for the requested Density Bonus may partially satisfy the "inclusionary units" obligation as the "target units" would fulfill the affordability requirements of CMC Section 21.24.040.D. The third required "inclusionary unit" may be satisfied through payment of an in-lieu fee pursuant to CMC Section 21.24.070.D.

11. As permitted by CMC Section 21.24.070.D, the applicant has elected to pay a housing fee in-lieu of providing a third "inclusionary unit" as otherwise required by the CMC Chapter 21.24 (Inclusionary Housing Ordinance). This fee is imposed pursuant to the Mitigation Fee Act (Government Code § 66000 et seq.) as follows:

    a. The purpose of the housing in-lieu fee is to partially satisfy the inclusionary housing obligation on the Proposed Project.

    b. As specified by CMC Section 21.24.080, the housing in-lieu fee and all earnings from investment of the fee shall be expended exclusively to provide or assure continued provision of affordable housing in the City through acquisition, construction, development assistance, rehabilitation, financing, rent subsidies or other methods, and for costs of administering programs which serve those ends. The housing shall be of a type, or made affordable at a cost or rent, for which there is a need in the City and which is not adequately supplied in the City by private housing development in the absence of public assistance.

    c. There is a reasonable relationship between the need for affordable housing and the type of development project on which the fee is imposed, in that in adopting an Inclusionary Housing Ordinance, the City determined that new housing developments which do not include housing for low- and moderate-income households serve to further aggravate the current shortage of affordable housing by reducing the small remaining supply of undeveloped land.

    d. There is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed, in that payment of a housing fee in-lieu as compared to providing a third "inclusionary unit" would serve to facilitate development or rehabilitation of such affordable housing elsewhere in the City as to offset the aforementioned impact to the broader community.

    e. There is a reasonable relationship between the amount of the fee and the cost of providing the affordable housing, in that a city may charge a housing in-lieu fee equal the difference between fair market price at which the housing unit may sold and the restricted price as required by the City's Inclusionary Ordinance (i.e., the "affordability gap"). However, as not to create an undue hardship that could stymie housing development, the City adopted a lesser fee based on a formula that analyzed a "typical" project in the City by calculating the affordability gap for the affordable units (15% of the project) as if they were required and dividing the total affordability gap by the total square footage of the project being built. The adopted fee based on the

formula is currently $34.50 per square-foot. Based on average project unit size of 3,027 square-feet, a $104,431 housing in-lieu fee will be due.

12. The proposed Planned Development Permit, to allow construction of 25 single-family homes, five accessory dwelling units, a new private street, and associated site and landscaping improvements, constitutes the required "development plan" associated with the proposed Zoning Map Amendment as specified by Campbell Municipal Code (CMC) Section 21.12.030.G.1 (Establishing the P-D zoning district).

13. The Proposed Project includes provision of five accessory dwelling units, fulfilling the City's accessory dwelling unit (ADU) "Development Policy" (CMC Section 21.23.090) that requires twenty percent (20%) percent of new dwellings within a residential subdivision with five or more parcels to be designed to allow for future creation of an accessory dwelling unit, or alternatively, include an accessory dwelling unit.

14. The Proposed Project includes provision of four accessory dwelling units that deviate from the setback standards set forth in CMC Section 21.23.030.E, Table 3-1(b), as permitted by CMC Section 21.23.100 which allows developers to seek “less restrictive standards” as a means to promote production of accessory dwelling units, which may be approved by the City Council via ordinance adoption of a Planned Development Permit.

15. Accessory dwelling units are not considered dwelling units for purposes of residential density or the Inclusionary Housing Ordinance pursuant to CMC Section 21.04.020, Table 2-1, Note (1), and Section 21.24.030 – Definition of "Residential Project," respectively.

16. The proposed Planned Development Permit would be adopted by City Council ordinance as also required by CMC Section 21.12.030.H.10.c(1), because the project site exceeds two gross acres in total lot area.

17. The proposed Planned Development Permit is considered in conjunction with and subject to a Tentative Vesting Subdivision Map to create 25 private lots and four common lots, and associated public and private easements.

18. The proposed Planned Development Permit in association with the related Tentative Vesting Subdivision Map would allow creation of new parcels lacking access to a public street as permitted by CMC Section 20.16.035.A.1 because the Project Site will be rezoned to Planned Development (P-D).

19. As require by the draft Mitigated Negative Declaration, a "fair share contribution" of the construction cost shall be imposed as a condition of approval of the development application. This fee is imposed pursuant to the Mitigation Fee Act (Government Code § 66000 et seq.) as follows:

    a. There is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed, in that as documented in the Traffic Impact Analysis prepared by TJKM Transportation Consultants, included as Attachment 11 of the Initial Study, the Proposed Project would exceed the vehicle miles traveled (VMT) significance threshold (15 percent below the existing Campbell citywide average VMT

per capita) of the City's VMT Policy, which shall presume to cause a significant transportation impact under CEQA.

b. The purpose of the "fair share contribution" is to serve as one of the mitigation measures that in combination with other physical improvements, is intended to reduce this impact to a less than significance level by encouraging alternatives to vehicular transportation as to reduce the VMT associated with the project.

c. The "fair share contribution" will compensate the City for the cost of bicycle and pedestrian improvements in the vicinity of the project site, including the bicycle lanes on Bascom Avenue between Camden Avenue and Highway 85 and ADA-compliant curb ramp upgrades between Camden Avenue and Highway 85. The "fair share contribution" that will be required is $65,000, inclusive of $14,000 for the Bascom Avenue bicycle lanes, $24,000 for four ADA ramps to nearest bus stops, and $27,000 for three ADA ramps at Highway 85 North/Bascom.

d. There is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed, in that the funding provided by the "fair share contribution" relates to physical improvements within the vicinity of the project site that will directly serve the future residents of the proposed project who will benefit from safer bicycle travel and accessible public sidewalks, encouraging reduced personal vehicle use by encourage cycling and walking.

e. There is a reasonable relationship between the amount of the fee and the cost of the public facilities, in that the amount of the "fair share contribution" equals the cost of the aforementioned improvements located within the vicinity of the project site that can be reasonable expected to be used by future residents of the proposed project.

20. The proposed project would be consistent with the following General Plan policies and strategies:

Goal LUT-3:	[Encourage] Options in ownership and rental housing in terms of style, size, and density that contribute positively to the surrounding neighborhood
Policy LUT-3.1:	Variety of Residential Densities: Provide land use categories for and maintenance of a variety of residential densities to offer existing and future residents of all income levels, age groups and special needs sufficient opportunities and choices for locating in Campbell.
Strategy LUT-5.2a:	Neighborhood Compatibility: Promote new residential development and substantial additions that are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics.
Policy LUT-7.2n:	Consistency With Plans: Ensure that new development and substantial remodeling projects are consistent with Specific Plans, Area Plans, City Standard Details, and adopted Streetscape Standards to create a cohesive design.
Strategy LUT-9.3e:	Building Materials: Encourage the use of long-lasting, high quality building materials on all buildings to ensure the long-term quality of the built environment.

Policy LUT-9.3: Design and Planning Compatibility: Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.

Program H-5.2a: Implementation Objective: The City will continue to offer density bonus and/or regulatory incentives/concessions to facilitate the development of affordable and/or senior housing. The City will advertise its density bonus provisions on its website, explain how density bonuses work in tandem with inclusionary requirements, and promote in discussions with prospective development applicants.

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

21. The Proposed Project incorporates a requirement for off-site public improvements including dedication of right-of-way for public street purposes and installation of City standard curb, gutter, sidewalk, driveways, street tree(s), and street light(s).

22. 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.

23. The Planning Commission further considered the landscaping design of the proposed project, including the location, height, and material of fences, 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.

24. 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.

25. 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 in consideration of the entire administrative record, the Planning Commission further finds and concludes that:

Planned Development Permit Findings (CMC Sec. 21.12.030.H.6):

1. The proposed development will clearly result in a more desirable environment and use of the land than would be possible under any other zoning district classification;

2. The proposed development will be compatible with the General Plan of the City and will aid in the harmonious development of the immediate area;

3. The proposed development will not result in allowing more residential units than would be allowed by other residential zoning districts, which are consistent with the General Plan designation of the property;

4. The proposed development will not be detrimental to the health, safety or welfare of the neighborhood or the City as a whole;

5. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project;

6. There is a reasonable relationship between the use of the fees imposed upon the project and the type of development project;

7. No substantial evidence has been presented from which a reasonable argument could be made that shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment;

Density Bonus Findings (CMC Sec. 21.20.140.2):

8. The residential project is eligible for a density bonus and any concessions, incentives, waivers, modifications, or reduced parking standards requested; conforms to all standards for affordability included in this chapter; and includes a financing mechanism for all implementation and monitoring costs; and

9. Any requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions based upon appropriate financial analysis and documentation if required by Section 21.20.110;

THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt an ordinance (**Exhibit A**) approving a Planned Development Permit to allow construction of 25 single-family homes, five accessory dwelling units (4 detached and one interior), a new private street, and associated site, parking, and landscaping improvements; and a Density Bonus to allow an 32.5% increase in the allowable density, use of State parking standards, and provision of two Very Low Income below-market-rate (BMR) units, for property located at **16179 E. Mozart Avenue**.

PASSED AND ADOPTED this 13th day of October, 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 PLANNED DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF 25 SINGLE-FAMILY HOMES, FIVE ACCESSORY DWELLING UNITS (4 DETACHED AND ONE INTERIOR), A NEW PRIVATE STREET, AND ASSOCIATED SITE, PARKING, AND LANDSCAPING IMPROVEMENTS; AND A DENSITY BONUS TO ALLOW A 32.5% INCREASE IN THE ALLOWABLE DENSITY, USE OF STATE PARKING STANDARDS, AND PROVISION OF TWO VERY LOW INCOME BELOW-MARKET-RATE (BMR) UNITS FOR PROPERTY LOCATED AT **16179 E. MOZART AVENUE**. FILE NO.: PLN2019-148

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. An Initial Study has been prepared for the proposed project which provides documentation for the factual basis for concluding that a Mitigated Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment as conditioned.

Evidentiary Findings

1. The Proposed Project is application for a Zoning Map Amendment to rezone the Project Site from R-1-6 (Single-Family Residential) to P-D (Planned Development); a Planned Development Permit to allow construction of 25 single-family homes, five accessory dwelling units (4 detached and one interior), a new private street, and associated site, parking, and landscaping improvements; a Density Bonus to allow an 32.5% increase in the allowable density, use of State parking standards, and provision of two Very Low Income below-market-rate (BMR) units; a Tentative Vesting Subdivision Map to create 25 private lots and four common lots, and associated public and private easements; and a Tree Removal Permit to allow removal of 17 on-site protected trees.

2. The Project Site consists of an approximately 3.15-acre parcel located along E. Mozart Avenue, west of Bascom Avenue and north of Highway 85.

3. The Project Site is developed with five single-family residences that will be demolished as part of the proposed project, none of which are currently below-market-rate units.

4. The Project Site abuts single-family residential properties to the north and west and a professional medical office to the east.

5. The Project Site is currently designated by the Campbell Zoning Map as R-1-6 (Single-Family Residential, 6,000 Square-Foot Minimum Lot Size) and would be rezoned to P-D (Planned Development) by a separate City Council ordinance.

6. The Project Site is designated by the Campbell General Plan Land Use Diagram as *Low Density Residential (Less than 6 units/Gr. Acre)*. With a requested 32.5% Density Bonus as described, below, the Proposed Project may be developed at a density of 7.95 units per gross acre. With 25 total housing units, the project results in a density of 7.93 units per gross consistent with the General Plan Land Use Designation with approval of a Density Bonus.

7. The Planned Development Permit application includes a request for a Density Bonus as permitted by Campbell Municipal Code (CMC) Chapter 21.20 and California Government Code Sections 65915-65918. The requested Density Bonus would allow an increase in the allowable density and use of State parking standards as permitted by CMC Section 21.20.120.4.a. No incentives or concessions are requested.

8. The Proposed Project includes provision of two (2) very-low-income (VLI) units, constituting the two (2) "target units" for the requested Density Bonus. The two (2) "target units" equal 10.5% the 19 allowable "base units" (3.15 gross acre project site x 6 units/gr. acre, rounded up per CMC Sec. 21.20.100.1). Provision of two (2) VLI "target units" qualifies the Proposed Project for a 32.5% density bonus per CMC Section 21.20.090 allowing for seven (7) "density bonus units" (19 "base units" units x 32.5%, rounded up per CMC Sec. 21.20.100.1). The seven (7) "bonus units" are permitted in addition to the otherwise allowable 18 units (3.15 gross acre project site x 6 units/gr. acre, rounded down per CMC Sec. 21.02.020.D) for a total of 25 units within the Proposed Project.

9. The Proposed Project identifies Lots No. 19 and No. 20 as the proposed locations for the two (2) "target units." However, Lots No. 19 and No. 20 are the only two attached dwelling units within the 25-unit project such that this proposal does not satisfy the requirements of CMC Section 21.20.120.2:

   > All target units shall be reasonably dispersed throughout the residential project and shall be comparable to the design of the market rate units in terms of distribution of model types, number of bedrooms, appearance, materials and finished quality of the market rate units in the development. There shall not be significant identifiable differences between target and market rate units visible from the exterior, and the size and design of the target units shall be reasonably consistent with the market-rate units in the development.

   Therefore, as a Condition of Approval, the affordable housing agreement for the project will designate Lots No. 19 and No. 6 as the location of the two "target units" for the project. Although one attached unit will remain a "target unit" (Lot No. 19), the provision of a detached unit upon the largest lot within the project (Lot No. 6) will provide an averaged comparability to the overall project. The designation of one attached unit as a "target unit" also reflects the City's direction to retain existing mature trees and maximize open space, which created constraints to the site configuration necessitating creation of two attached units.

10. The Proposed Project is also subject to the provisions CMC Chapter 21.24 (Inclusionary Housing Ordinance) requiring that 15% of the 25 units within the Proposed Project (2.7 units rounded up to 3 units) be made available at an affordable ownership cost. The Proposed Project is therefore required to provide three (3) "inclusionary units" affordable to lower- and moderate-income households. As permitted by CMC Section 21.20.100.6 the two (2) provided "target units" for the requested Density Bonus may partially satisfy the "inclusionary units" obligation as the "target units" would fulfill the affordability requirements of CMC Section 21.24.040.D. The third required "inclusionary unit" may be satisfied through payment of an in-lieu fee pursuant to CMC Section 21.24.070.D.

11. As permitted by CMC Section 21.24.070.D, the applicant has elected to pay a housing fee in-lieu of providing a third "inclusionary unit" as otherwise required by the CMC Chapter 21.24 (Inclusionary Housing Ordinance). This fee is imposed pursuant to the Mitigation Fee Act (Government Code § 66000 et seq.) as follows:

    a. The purpose of the housing in-lieu fee is to partially satisfy the inclusionary housing obligation on the Proposed Project.

    b. As specified by CMC Section 21.24.080, the housing in-lieu fee and all earnings from investment of the fee shall be expended exclusively to provide or assure continued provision of affordable housing in the City through acquisition, construction, development assistance, rehabilitation, financing, rent subsidies or other methods, and for costs of administering programs which serve those ends. The housing shall be of a type, or made affordable at a cost or rent, for which there is a need in the City and which is not adequately supplied in the City by private housing development in the absence of public assistance.

    c. There is a reasonable relationship between the need for affordable housing and the type of development project on which the fee is imposed, in that in adopting an Inclusionary Housing Ordinance, the City determined that new housing developments which do not include housing for low- and moderate-income households serve to further aggravate the current shortage of affordable housing by reducing the small remaining supply of undeveloped land.

    d. There is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed, in that payment of a housing fee in-lieu as compared to providing a third "inclusionary unit" would serve to facilitate development or rehabilitation of such affordable housing elsewhere in the City as to offset the aforementioned impact to the broader community.

    e. There is a reasonable relationship between the amount of the fee and the cost of providing the affordable housing, in that a city may charge a housing in-lieu fee equal the difference between fair market price at which the housing unit may sold and the restricted price as required by the City's Inclusionary Ordinance (i.e., the "affordability gap"). However, as not to create an undue hardship that could stymie housing development, the City adopted a lesser fee based on a formula that analyzed a "typical" project in the City by calculating the affordability gap for the affordable units (15% of the project) as if they were required and dividing the total affordability gap by the total square footage of the project being built. The adopted fee based on the formula is currently $34.50 per square-foot. Based on average project unit size of 3,027 square-feet, a $104,431 housing in-lieu fee will be due.

12. The proposed Planned Development Permit, to allow construction of 25 single-family homes, five accessory dwelling units, a new private street, and associated site and landscaping improvements, constitutes the required "development plan" associated with the proposed Zoning Map Amendment as specified by Campbell Municipal Code (CMC) Section 21.12.030.G.1 (Establishing the P-D zoning district).

13. The Proposed Project includes provision of five accessory dwelling units, fulfilling the City's accessory dwelling unit (ADU) "Development Policy" (CMC Section 21.23.090) that requires twenty percent (20%) percent of new dwellings within a residential subdivision with five or more parcels to be designed to allow for future creation of an accessory dwelling unit, or alternatively, include an accessory dwelling unit.

14. The Proposed Project includes provision of four accessory dwelling units that deviate from the setback standards set forth in CMC Section 21.23.030.E, Table 3-1(b), as permitted by CMC Section 21.23.100 which allows developers to seek “less restrictive standards” as a means to promote production of accessory dwelling units, which may be approved by the City Council via ordinance adoption of a Planned Development Permit.

15. Accessory dwelling units are not considered dwelling units for purposes of residential density or the Inclusionary Housing Ordinance pursuant to CMC Section 21.04.020, Table 2-1, Note (1), and Section 21.24.030 – Definition of "Residential Project," respectively.

16. The proposed Planned Development Permit would be adopted by City Council ordinance as also required by CMC Section 21.12.030.H.10.c(1), because the project site exceeds two gross acres in total lot area.

17. The proposed Planned Development Permit is considered in conjunction with and subject to a Tentative Vesting Subdivision Map to create 25 private lots and four common lots, and associated public and private easements.

18. The proposed Planned Development Permit in association with the related Tentative Vesting Subdivision Map would allow creation of new parcels lacking access to a public street as permitted by CMC Section 20.16.035.A.1 because the Project Site will be rezoned to Planned Development (P-D).

19. As require by the draft Mitigated Negative Declaration, a "fair share contribution" of the construction cost shall be imposed as a condition of approval of the development application. This fee is imposed pursuant to the Mitigation Fee Act (Government Code § 66000 et seq.) as follows:

    a. There is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed, in that as documented in the Traffic Impact Analysis prepared by TJKM Transportation Consultants, included as Attachment 11 of the Initial Study, the Proposed Project would exceed the vehicle miles traveled (VMT) significance threshold (15 percent below the existing Campbell citywide average VMT per capita) of the City's VMT Policy, which shall presume to cause a significant transportation impact under CEQA.

b. The purpose of the "fair share contribution" is to serve as one of the mitigation measures that in combination with other physical improvements, is intended to reduce this impact to a less than significance level by encouraging alternatives to vehicular transportation as to reduce the VMT associated with the project.

c. The "fair share contribution" will compensate the City for the cost of bicycle and pedestrian improvements in the vicinity of the project site, including the bicycle lanes on Bascom Avenue between Camden Avenue and Highway 85 and ADA-compliant curb ramp upgrades between Camden Avenue and Highway 85. The "fair share contribution" that will be required is $65,000, inclusive of $14,000 for the Bascom Avenue bicycle lanes, $24,000 for four ADA ramps to nearest bus stops, and $27,000 for three ADA ramps at Highway 85 North/Bascom.

d. There is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed, in that the funding provided by the "fair share contribution" relates to physical improvements within the vicinity of the project site that will directly serve the future residents of the proposed project who will benefit from safer bicycle travel and accessible public sidewalks, encouraging reduced personal vehicle use by encourage cycling and walking.

e. There is a reasonable relationship between the amount of the fee and the cost of the public facilities, in that the amount of the "fair share contribution" equals the cost of the aforementioned improvements located within the vicinity of the project site that can be reasonable expected to be used by future residents of the proposed project.

20. The proposed project would be consistent with the following General Plan policies and strategies:

Goal LUT-3:	[Encourage] Options in ownership and rental housing in terms of style, size, and density that contribute positively to the surrounding neighborhood
Policy LUT-3.1:	Variety of Residential Densities: Provide land use categories for and maintenance of a variety of residential densities to offer existing and future residents of all income levels, age groups and special needs sufficient opportunities and choices for locating in Campbell.
Strategy LUT-5.2a:	Neighborhood Compatibility: Promote new residential development and substantial additions that are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics.
Policy LUT-7.2n:	Consistency With Plans: Ensure that new development and substantial remodeling projects are consistent with Specific Plans, Area Plans, City Standard Details, and adopted Streetscape Standards to create a cohesive design.
Strategy LUT-9.3e:	Building Materials: Encourage the use of long-lasting, high quality building materials on all buildings to ensure the long-term quality of the built environment.
Policy LUT-9.3:	Design and Planning Compatibility: Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.

Program H-5.2a: Implementation Objective: The City will continue to offer density bonus and/or regulatory incentives/concessions to facilitate the development of affordable and/or senior housing. The City will advertise its density bonus provisions on its website, explain how density bonuses work in tandem with inclusionary requirements, and promote in discussions with prospective development applicants.

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

21. The Proposed Project incorporates a requirement for off-site public improvements including dedication of right-of-way for public street purposes and installation of City standard curb, gutter, sidewalk, driveways, street tree(s), and street light(s).

22. 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.

23. The City Council further considered the landscaping design of the proposed project, including the location, height, and material of fences, 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.

24. 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.

25. 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 in consideration of the entire administrative record, the City Council further finds and concludes that:

Planned Development Permit Findings (CMC Sec. 21.12.030.H.6):

1. The proposed development will clearly result in a more desirable environment and use of the land than would be possible under any other zoning district classification;

2. The proposed development will be compatible with the General Plan of the City and will aid in the harmonious development of the immediate area;

3. The proposed development will not result in allowing more residential units than would be allowed by other residential zoning districts, which are consistent with the General Plan designation of the property;

4. The proposed development will not be detrimental to the health, safety or welfare of the neighborhood or the City as a whole;

5. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project;

6. There is a reasonable relationship between the use of the fees imposed upon the project and the type of development project;

7. No substantial evidence has been presented from which a reasonable argument could be made that shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment;

Density Bonus Findings (CMC Sec. 21.20.140.2):

8. The residential project is eligible for a density bonus and any concessions, incentives, waivers, modifications, or reduced parking standards requested; conforms to all standards for affordability included in this chapter; and includes a financing mechanism for all implementation and monitoring costs; and

9. Any requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions based upon appropriate financial analysis and documentation if required by Section 21.20.110;

SECTION ONE: That this Ordinance be adopted to approve a Planned Development Permit (PLN2018-156) to allow construction of 25 single-family homes, five accessory dwelling units (4 detached and one interior), a new private street, and associated site, parking, and landscaping improvements; and a Density Bonus to allow a 32.5% increase in the allowable density, use of State parking standards, and provision of two Very Low Income below-market-rate (BMR) units, for property located at **16179 E. Mozart Avenue**, 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 Metro Silicon Valley, 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: _____
Andrea Sanders, Acting City Clerk

EXHIBIT A

CONDITIONS OF APPROVAL
PLANNED DEVELOPMENT PERMIT

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 Planned Development Permit to allow construction of 25 single-family homes, five accessory dwelling units (4 detached and one interior), a new private street, and associated site, parking, and landscaping improvements, and a Density Bonus to allow a 32.5% increase in the allowable density, use of State parking standards, and provision of two Very Low Income below-market-rate (BMR) units, for property located at **16179 E. Mozart Avenue**. The project shall substantially conform to the Revised Project Plans stamped as received by the Planning Division on September 30, 2020, respectively, except as may be modified by the Conditions of Approval contained herein.

2. Permit Expiration: The Planned Development Permit (heron "Approval") is valid for a period of two (2) years from the effective date of this ordinance, unless an extension of time is granted prior to expiration in compliance with Campbell Municipal Code (CMC) Section 21.56.030.C. Within this two-year period a building permit for commencement of grading activity and construction of on-site improvements must be issued to "establish" the Approval pursuant to CMC Section 21.56.030.B.1 (Issuance of Building Permit). Failure to meet this deadline or expiration of an issued building permit will result in the Approval being rendered void.

3. Tract Map: Exercise of this Approval is contingent upon recordation of the Tract Map associated with the Tentative Vesting Subdivision Map for the project. The Tract Map shall be recorded prior to the issuance of building or grading permits. However, the Tract Map may not be recorded if the Planned Development Permit expires or is otherwise rendered void. The Tract Map and Planned Development Permit are also tied together as one single approval. Should the Planned Development Permit not be exercised, the Tract Map would need to revert back to acreage, thereby nullifying the Tract Map's recordation.

4. Developer Affordable Housing Agreement: Exercise of this Approval is contingent upon recordation of a "Developer and Affordable Housing Agreement" for the provision of below-market rate housing, as more specifically identified in the City Council Resolution approving the Tentative Vesting Subdivision Map associated with the Planned Development Permit. This Agreement shall specify Lots No. 6 and No. 19 as the location of the two (2) "target units" and require payment of a Housing In-lieu fee in the amount of $104,431.50.

5. Accessory Dwelling Unit Restriction: The applicant shall record deed restrictions on the parcels containing accessory dwelling units consistent with CMC Section 21.23.070 prior to the issuance of building permits.

6. Transportation Fair Share Contribution Fee: As required by Mitigation Measure TRAN-1, the applicant shall provide to the City a Fair Share Contribution Fee for bicycle and pedestrian improvements constructed in the vicinity of the project site in the amount of $65,000. This fee shall be paid prior to the recordation of the Tract Map.

7. Bus Shelter Installation: As required by Mitigation Measure TRAN-1, the applicant shall install a bus shelter at the bus stop along Bascom Avenue across from E. Mozart Avenue. The bus shelter shall be installed prior to issuance of certificates of occupancy.

8. Minor Revisions: Architectural refinements and other minor revisions to the Approved Project Plans may be administratively reviewed and approved by the Community Development Director. If the revisions would result in additional building square footage or substantially alter the design or specifications approved by the site plan the Director shall require a "Modification of a Planned Development Permit" in compliance with CMC Section 21.12.030.H.3.

9. Final Building Colors: The applicant shall provide final color sheets for the residences which shall be reviewed and approved by the Community Development Director prior to issuance of building permits.

10. Fencing Plan: The on-site improvement plans shall include a detailed "fencing plan" indicating placement of new fencing/walls around the interior and perimeter property lines, as generally depicted on the Approved Project Plans, for review and approval by the Community Development Director. Prior to construction of fencing, the applicant, contractor, and staff, shall conduct a walk-through of the project site to verify fencing placement in order to minimize damage to neighbors' adjacent landscaping and property.

11. Playground Equipment: The playground equipment shall be assembled and installed in compliance with the written instructions of the manufacturer and shall be inspected by a Certified Playground Safety Inspector who shall certify in writing to the Community Development Director that the equipment is in compliance with the California Department of Health Services regulations regarding playground equipment.

12. Street Names: The name(s) of the private street(s) within the approved project shall be selected by the Community Development Director from the list of approved public street names established by the Civic Improvement Commission.

13. Timely Completion: Once under construction it shall be the obligation of the property owner and contractor to demonstrate continued progress on the project. In the event the building permit expires, the City may impose fines or exercise administrative remedies to compel timely completion of work.

14. Water Efficient Landscape Standards: This project is subject to the updated California Model Water Efficient Landscape Ordinance (MWELO). The building permit application for grading and on-site improvements shall demonstrate compliance with the applicable

MWELO and landscaping requirements and shall include the following. Replacement trees shall be provided consistent with the Conditions of Approval of the associated Tree Removal Permit.

a. A Landscape Documentation Package prepared by an authorized and licensed professional demonstrating compliance with the full MWELO requirements with the following required elements:

   1) Project Information per Section 492.3.
   2) Water Efficient Landscape Worksheet per Section 492.4 (Appendix B of the MWELO).
      i. Include the worksheet within the plan set AND
      ii. Provide a separate 8.5x11 hard copy or pdf via email to the project planner.
   3) Soil Management Report per Section 492.5 (unless significant mass grading is planned, in which case the report shall be submitted prior to permit final).
   4) Landscape Design Plan per Section 492.6.
   5) Irrigation Design Plan per Section 492.7.
   6) Grading Design Plan per Section 492.8.

   Note that a Soil Management Report (if not submitted as part of the Landscape Documentation Package) and Certificate of Completion will be required prior to permit final.

b. A completed Landscape Information Form.

c. 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."

15. Utility Boxes and Back-Flow Preventers: The applicant shall submit a plan prior to installation of the underground PG&E utility (transformer) boxes and San Jose Water Company back-flow preventers, indicating the location of the boxes for approval by the Community Development Director. Utility boxes at a minimum will be painted/treated to match the predominant backdrop, and indicating that to the extent feasible that utilities will be placed in the driveway and/or in front of each unit (i.e. water meter boxes).

16. Construction Activity: The following standards shall apply to construction of the project. Failure to comply with permitted working hours that result in verified complaints may result in the issuance of a Stop Work Notice issued to the project with cessation of work for a minimum of seven (7) days from the date of issuance and an Administrative fine of up to $1,000.00.

- *Construction Hours (CMC 18.04.052)*: Construction activity shall be limited to the hours of eight a.m. and five p.m. daily, Monday through Friday. Saturday hours of construction shall be nine a.m. and four p.m. There shall be no construction activity on Sundays or National Holidays.

- *Construction Noise (CMC 18.04.052)*: No loud environmentally disruptive noise over fifty dbs., such as air compressors without mufflers, continuously running motors or generators, loud playing musical instruments or radios will be allowed during the

authorized hours of construction, Monday through Saturday, where such noise may be a nuisance to adjacent residential neighbors. Such nuisances shall be discontinued.

- *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 issuance of building permits.

17. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site in compliance with City of Campbell Lighting Design Standards (CMC 21.18.090). 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. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.

18. Residential Address Identification: The applicant shall submit a detail sheet showing uniform residential address identification material type and location on the building wall for review and approval by the Community Development prior to the issuance of Building Permits. In order to obtain approval, numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Additionally, number material and color is required to contrast with their background.

19. Property Maintenance: The property is to be maintained free of any combustible trash, debris, and weeds until the time that actual construction commences. Any vacant existing structures shall be secured, by having windows boarded up and doors sealed shut, or be demolished or removed from the property (Section 11.201 and 11.414, 1985 Ed. Uniform Fire Code).

20. Planning Mitigation Monitoring: Prior to issuance of building or grading permits the applicant shall pay a Mitigation Monitoring Fee as established by the Schedule of Fees. Additionally, the developer shall designate a qualified individual who shall regularly report to staff on the ongoing mitigation compliance for the project.

21. Mitigation Measures: The approved project shall incorporate all Mitigation Measures identified in the Mitigated Negative Declaration, as restated below for reference:

    Mitigation Measure AQ-1: The project applicant shall ensure that construction plans include the BAAQMD Best Management Practices for fugitive dust control. The following will be required for all construction activities within the project area. These measures will reduce fugitive dust emissions primarily during soil movement, grading and demolition activities, but also during vehicle and equipment movement on unpaved project sites:

    1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

    2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

    3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power

sweeping is prohibited.

4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. All streets, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of CCR). Clear signage shall be provided for construction workers at all access points.

7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

8. A publicly visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure AQ-2: The project applicant shall ensure that construction contract specifications include a requirement that all off-road diesel-powered construction equipment used for project improvements be equipped with Tier 4 final engines.

Mitigation Measure BIO-1: Vegetation removal and initial ground-disturbing activities should occur outside the nesting season, which generally occurs from February through August, to avoid potential impacts to nesting birds. This would ensure that no active nests would be disturbed and that habitat removal could proceed rapidly. If vegetation removal and initial ground-disturbing activities occur during the nesting season, all suitable habitat should be thoroughly surveyed by a qualified biologist for the presence of nesting birds before commencement of clearing. If any active nests are detected, a buffer of at least 100 feet (300 feet for raptors) should be delineated, flagged, and avoided until the nesting cycle is complete as determined by a qualified biologist.

Mitigation Measure BIO-2: To the extent practicable, site demolition should occur outside peak bat activity timeframes when young or overwintering bats may be present, which generally occurs from March through April and August through October, to ensure protection of potentially occurring bats and their roosts on the project site. Additionally, daily restrictions on the timing of any construction activities should be limited to daylight hours to reduce disturbance to roosting (and foraging) bat species. Additionally, a pre-demolition bat survey should be conducted within 30 days of the removal of any structures/buildings or trees. The survey should include a determination on whether active bat roosts are present on or within 50 feet of the project site. If a non-breeding and non-wintering bat colony is found, the individuals shall be evicted under the direction of a qualified biologist to ensure their protection and avoid unnecessary harm. If a maternity colony or overwintering colony is found in the buildings or trees on the project site, then the qualified biologist shall establish a suitable construction-free

buffer around the location. The construction-free buffer shall remain in place until the qualified biologist determines that the nursery is no longer active.

Mitigation Measure BIO-3: Construction drawings submitted for building and grading permits, as well as all demolition, grading, and construction activity, shall conform to the tree protection recommendations specified by the 16179 E. Mozart Tree Assessment, dated September 7, 2020, prepared by Walter Levison. Conformance with the specified recommendations during demolition, grading, and construction activities shall be the obligation of the applicant's project arborist (PA). The applicant shall sign a mitigation agreement with the City confirming the role of its PA prior to issuance of any permits.

Review of construction drawings for compliance with the specified recommendations shall be performed by the City's consulting arborist at the applicant's sole cost (to be paid for in advanced prior to submittal of permit applications). The Community Development Director may also direct the City's consulting arborist to perform independent monitoring of demolition, grading, and construction activity (to be paid for in advance by the applicant).

Mitigation Measure CUL-1: If archaeological or paleontological resources are encountered during excavation or construction, construction personnel shall be instructed to immediately suspend all activity in the immediate vicinity of the suspected resources and the City and a licensed archeologist or paleontologist shall be contacted to evaluate the situation. A licensed archeologist or paleontologist shall be retained to inspect the discovery and make any necessary recommendations to evaluate the find under current CEQA guidelines prior to the submittal of a resource mitigation plan and monitoring program to the City for review and approval prior to the continuation of any on-site construction activity.

Mitigation Measure CUL-2: In the event a human burial or skeletal element is identified during excavation or construction, work in that location shall stop immediately until the find can be properly treated. The City and the Santa Clara County Coroner's office shall be notified. If deemed prehistoric, the Coroner's office would notify the Native American Heritage Commission who would identify a "Most Likely Descendant (MLD)." The archeological consultant and MLD, in conjunction with the project sponsor, shall formulate an appropriate treatment plan for the find, which might include, but not be limited to, respectful scientific recording and removal, being left in place, removal and reburial on site, or elsewhere. Associated grave goods are to be treated in the same manner.

Mitigation Measure GEO-1: The applicant shall comply with the recommendations in the Geotechnical Investigation Residential Development, dated December 10, 2019, prepared by Geo-Logic Associates dba Pacific Geotechnical Engineering. Such recommendations shall be incorporated into the project's final engineering design to prevent ponding of water in or near the building, ensure the conveyance of storm water away from the building, and avoid the saturation of foundation soils. The project shall use standard engineering techniques and conform to the requirements of the International Building Code to reduce the potential for seismic damage and risk to future occupants.

Mitigation Measure HAZ-1: Prior to issuance of a Grading Permit, the applicant shall furnish written confirmation from the Santa Clara County Department of Environmental Health that it has approved and will oversee implementation of the draft Soil Management Plan, prepared by Ramboll US Corporation, dated June 23, 2020.

Mitigation Measure NOI-1: The following measures shall be implemented during construction and demolition activity:

1. **Schedule**: Per section 18.04.052 of the City Municipal Code, construction is limited to between the hours of 8am and 5pm, Monday through Friday, and between 9am and 4pm on Saturdays. Demolition and loud activities should be limited to Monday through Friday.

2. **Site Perimeter Barriers:** If determined necessary by the Community Development Director upon resident complaints of excessive construction noise, the applicant shall provide sound-rated barriers should be constructed around the northwest and northeast property lines, as shown in Figure 1. This would include 8-ft tall barrier constructed with either two layers of ½-inch thick plywood (joints staggered) and K-rail or other support; or a limp mass barrier material weighing two pounds per square foot such as Kinetics KNM-200B or equivalent. The construction team should work closely with the neighboring residences to monitor any noise complaints received, and incorporate additional measures as feasible on a case by case basis.

3. **Stationary Equipment Local Barriers**: If determined necessary by the Community Development Director upon resident complaints of excessive construction noise, the applicant shall install localized barriers around stationary equipment such as air compressors that break line-of-sight to neighboring properties.

4. **Generators**: Locate generators far away from noise-sensitive receivers, as feasible. If necessary, generator noise could be reduced by providing sound-rated enclosures and exhaust mufflers or by providing a local noise barrier.

5. **Construction Equipment:** Where necessary, provide exhaust mufflers on pneumatic tools. All equipment should be properly maintained.

6. **Truck Traffic**: Minimize truck idling and require trucks to load and unload materials in the construction areas, as opposed to idling on local streets. If truck staging is required, locate the staging area along major roadways with higher traffic noise levels or away from the noise-sensitive receivers such as East Mozart Avenue. Trucks should be shut off when waiting to enter the site.

7. **Methods:** Consider means to reduce the use of heavy impact tools and locate these activities away from the property line as feasible. Other methods, including drilling, could be employed if noise levels are found to be excessive.

8. **Notification and Confirmation**: Notify neighbors of extreme noise generating activities including the estimated duration of the activity, construction hours, and contact information.

Mitigation Measure NOI-1: The following measures shall be implemented in the construction drawings submitted for a building permit:

Window and exterior door STC3 ratings needed to meet the interior DNL 45 dB criteria should be as shown in Figures 2 through 4. Our calculations are based on the following assumptions:

- All rooms will have hard-surfaced flooring
- Ceilings will be minimum 8-feet high throughout the residences
- Exterior walls will be equivalent to 3-coat stucco over wood sheathing, wood studs with batt insulation in stud cavities, with at least 1 layer of gypsum board on the interior (approximately STC 45).

STC ratings for selected assemblies should be based on laboratory testing performed in accordance with ASTM E-90 and comprise the entire window or door assembly, including the frame. If non-tested assemblies are to be used, an acoustical consultant must review the glazing and frame submittals, and the STC rating of the glass may need to be increased. For reference purposes, a typical one-inch insulated, dual-pane window achieves an STC rating of approximately 28 to 30. Where STC ratings above STC 34 are required, typically at least one pane will need to be laminated, however, this depends on the specific window manufacturer.

Because windows must be closed to achieve the interior noise criteria, an alternate means of providing outside air (e.g., fresh-air exchange units, HVAC, Z-ducts, etc.) to habitable residential spaces should be considered for building facades exposed to an exterior DNL of 60 dB or greater. Operable windows are still acceptable provided they are not being relied upon to provide fresh air to the units. This applies to all facades.

Mitigation Measure TRAN-1: To substantially lessen VMT impacts caused by the proposed project, the following mitigations can be implemented.

1. Wayfinding Signs – Install wayfinding signs at E. Mozart Avenue/Bascom Avenue, at the west end of the Mozart Avenue cul-de-sac, and at the foot of the pedestrian-bicycle overpass. These signs would familiarize potential users with the existing pedestrian/bicycle network.

2. Bike Route Signs and Sharrows – Designate E. Mozart Avenue as a bike route and install signs and sharrows. These installations will close the gap between the existing bike lanes along Bascom Avenue and the pedestrian-bicycle overpass.

3. Sidewalks – Install sidewalks along the project frontage to close the existing gap on Mozart Avenue. This will promote walking by project residents and others.

4. Bus Shelter – Install a bus shelter at the bus stop along Bascom Avenue across from E. Mozart Avenue. This is subject to VTA approval but is consistent with VTA's Bascom Avenue Complete Streets Study. This will encourage new residents and others to use public transit by providing a bench and shade.

5. VTA Transit Passes – Provide introductory VTA Transit Passes to project residents. This can be administered by the Homeowner's Association (HOA). Providing VTA

transit passes is intended to encourage residents to try transit and build a habit.

6. Fair Share Contribution – Contribute fair share funding to recently constructed bicycle and pedestrian improvements including the bike lanes on Bascom Avenue between Camden Avenue and SR 85 and ADA-compliant curb ramp upgrades between Camden Avenue and SR 85.

Building Division:

22. Permits Required: A building permit application shall be required for each of the proposed new dwelling structures. The building permit shall include Electrical/ Plumbing/ Mechanical fees when such work is part of the permit.

23. Construction Plans: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

24. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 inches by 36 inches.

25. 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.

26. 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.

27. 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.

28. 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

29. Title 24 Energy Compliance: California Title 24 Energy Compliance forms shall be blue-lined on the construction plans. 8½ X 11 calculations shall be submitted as well.
30. 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 Appendix 1, Section 106. Please obtain City of Campbell Special Inspection forms from the Building Inspection Division Counter.

31. Non-Point Source Pollution Control: 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.

32. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:
    a. West Valley Sanitation District (378-2407)
    b. Santa Clara County Fire Department (378-4010)
    c. Bay Area Air Quality Management District (Demolitions Only)
    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.

33. 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.

34. 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.

35. 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.

36. Automatic Fire Sprinkler Systems: This project shall comply with Section R313 of the California Residential building Code 2013 edition, and be equipped with a complying Fire Sprinkler system.

37. 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.

38. P.G. & E.: The applicant is advised to contact PG&E as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process. The applicant should also consult with PG&E concerning utility easements, distribution pole locations and required conductor clearances.

FIRE DEPARTMENT

39. Automatic Fire Sprinkler System Required: 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. Exception: Existing basements that are expanded by not 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 CMC. Specific note regarding fire sprinkler installation required when submitting for development of individual lots.

40. Public Fire Hydrant(s) Required: Provide public fire hydrant(s) at location(s) to be determined jointly by the Fire Department and San Jose Water Company. Maximum hydrant spacing shall be 500 feet, with a minimum single hydrant flow of 500 GPM at 20 psi, residual. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. CFC Sec. 507, and Appendix B and associated Tables, and Appendix C. Two proposed hydrants are shown on the plans as well as the relocation of one near the entry to the subdivision.

41. Timing of Installation: When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

42. Fire Apparatus (Engine) Access Roads Required: Provide access roadways with a paved all weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 42 feet outside and 23 feet inside, and a maximum slope of 15%. Installations shall conform to the Fire Department Standard Details Specifications A-1 and CFC Section 503. Conforming turning radii noted on Sheet C5 for all tuns within the circulating fire access roadway. Fire Lane marking is required throughout.

43. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 14 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

44. Water Supply Requirement: 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). 2010 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

45. 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.

46. Fire Apparatus (Engine) Access Driveways: (As noted on Sheet C5) Access driveways shall have a paved all weather surface, a minimum unobstructed width of 12 feet, vertical clearance of 1 feet 6 inches and a maximum slope of 15 percent. Installations shall conform to the Fire Department Standard Details Specifications D-1 and CFC Section 503.2. Revision to Sheet C5 indicates all lot including Lots 6 and 11 now have adequate driveway widths.

PUBLIC WORKS DEPARTMENT

47. Tentative Vesting Subdivision Map: All Conditions of Approval of the Vesting Subdivision Map shall be implemented and fulfilled to the satisfaction of the City Engineer.

RESOLUTION NO. 45__

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL RECOMMENDING THAT THE CITY COUNCIL APPROVE A TENTATIVE VESTING SUBDIVISION MAP TO CREATE 25 PRIVATE LOTS AND FOUR COMMON LOTS, AND ASSOCIATED PUBLIC AND PRIVATE EASEMENTS, ON PROPERTY LOCATED **16179 E MOZART AVENUE**. FILE NO.: PLN2019-148

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 Tentative Vesting Subdivision Map:

Environmental Finding

1. An Initial Study has been prepared for the proposed project which provides documentation for the factual basis for concluding that a Mitigated Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment as conditioned.

Evidentiary Findings

1. The Proposed Project is application for a Zoning Map Amendment to rezone the Project Site from R-1-6 (Single-Family Residential) to P-D (Planned Development); a Planned Development Permit to allow construction of 25 single-family homes, five accessory dwelling units (4 detached and one interior), a new private street, and associated site, parking, and landscaping improvements; a Density Bonus to allow a 32.5% increase in the allowable density, use of State parking standards, and provision of two Very Low Income below-market-rate (BMR) units; a Tentative Vesting Subdivision Map to create 25 private lots and four common lots, and associated public and private easements; and a Tree Removal Permit to allow removal of 17 on-site protected trees.

2. The Project Site consists of an approximately 3.15-acre parcel located along E. Mozart Avenue, west of Bascom Avenue and north of Highway 85.

3. The Project Site is developed with five single-family residences that will be demolished as part of the proposed project.

4. The Project Site abuts single-family residential properties to the north and west and a professional medical office to the east.

5. The Project Site is designated by the Campbell General Plan Land Use Diagram as *Low Density Residential (Less than 6 units/Gr. Acre)*. With a requested 32.5% Density Bonus as described, below, the Proposed Project may be developed at a density of 7.95 units per gross acre. With 25 total housing units, the project results in a density of 7.93 units per gross consistent with the General Plan Land Use Designation with approval of a Density Bonus.

6. The project site is currently designated by the Campbell Zoning Map as R-1-6 (Single-Family Residential, 6,000 Square-Foot Minimum Lot Size) and would be rezoned by to P-D (Planned Development).

7. The proposed Tentative Vesting Subdivision Map is considered in conjunction with and subject to, a Planned Development Permit to allow construction of 25 single-family homes, five accessory dwelling units (4 detached and one interior), a new private street, and associated site, parking, and landscaping improvements; and a Density Bonus to allow a 32.5% increase in the allowable density, a reduction in required parking, and provision of two Very Low Income below-market-rate (BMR) units.

8. The Proposed Project includes provision of two (2) very-low-income (VLI) units, constituting the two (2) "target units" for the requested Density Bonus. The two (2) "target units" equal 10.5% the 19 allowable "base units" (3.15 gross acre project site x 6 units/gr. acre, rounded up per CMC Sec. 21.20.100.1). Provision of two (2) VLI "target units" qualifies the Proposed Project for a 32.5% density bonus per CMC Section 21.20.090 allowing for seven (7) "density bonus units" (19 "base units" units x 32.5%, rounded up per CMC Sec. 21.20.100.1). The seven (7) "bonus units" are permitted in addition to the otherwise allowable 18 units (3.15 gross acre project site x 6 units/gr. acre, rounded down per CMC Sec. 21.02.020.D) for a total of 25 units within the Proposed Project.

9. The Proposed Project identifies Lots No. 19 and No. 20 as the proposed locations for the two (2) "target units." However, Lots No. 19 and No. 20 are the only two attached dwelling units within the 25-unit project such that this proposal does not satisfy the requirements of CMC Section 21.20.120.2:

   > All target units shall be reasonably dispersed throughout the residential project and shall be comparable to the design of the market rate units in terms of distribution of model types, number of bedrooms, appearance, materials and finished quality of the market rate units in the development. There shall not be significant identifiable differences between target and market rate units visible from the exterior, and the size and design of the target units shall be reasonably consistent with the market-rate units in the development.

   Therefore, as a Condition of Approval, the affordable housing agreement for the project will designate Lots No. 19 and No. 6 as the location of the two "target units" for the project. Although one attached unit will remain a "target unit" (Lot No. 19), the provision of a detached unit upon the largest lot within the project (Lot No. 6) will provide an averaged comparability to the overall project. The designation of one attached unit as a "target unit" also reflects the City's direction to retain existing mature trees and maximize open space, which created constraints to the site configuration necessitating creation of two attached units.

10. The Proposed Project is also subject to the provisions CMC Chapter 21.24 (Inclusionary Housing Ordinance) requiring that 15% of the 25 units within the Proposed Project (2.7 units rounded up to 3 units) be made available at an affordable ownership cost. The Proposed Project is therefore required to provide three (3) "inclusionary units" affordable to lower- and moderate-income households. As permitted by CMC Section 21.20.100.6 the two (2) provided "target units" for the requested Density Bonus may partially satisfy the "inclusionary units" obligation as the "target units" would fulfill the affordability

requirements of CMC Section 21.24.040.D. The third required "inclusionary unit" may satisfied through payment of an in-lieu fee pursuant to CMC Section 21.24.070.D.

11. As permitted by CMC Section 21.24.070.D, the applicant has elected to pay a housing fee in-lieu of providing a third "inclusionary unit" as otherwise required by the CMC Chapter 21.24 (Inclusionary Housing Ordinance). This fee is imposed pursuant to the Mitigation Fee Act (Government Code § 66000 et seq.) as follows:

    a. The purpose of the housing in-lieu fee is to partially satisfy the inclusionary housing obligation on the Proposed Project.

    b. As specified by CMC Section 21.24.080, the housing in-lieu fee and all earnings from investment of the fee shall be expended exclusively to provide or assure continued provision of affordable housing in the City through acquisition, construction, development assistance, rehabilitation, financing, rent subsidies or other methods, and for costs of administering programs which serve those ends. The housing shall be of a type, or made affordable at a cost or rent, for which there is a need in the City and which is not adequately supplied in the City by private housing development in the absence of public assistance.

    c. There is a reasonable relationship between the need for affordable housing and the type of development project on which the fee is imposed, in that in adopting an Inclusionary Housing Ordinance, the City determined that new housing developments which do not include housing for low- and moderate-income households serve to further aggravate the current shortage of affordable housing by reducing the small remaining supply of undeveloped land.

    d. There is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed, in that payment of a housing fee in-lieu as compared to providing a third "inclusionary unit" would serve to facilitate development or rehabilitation of such affordable housing elsewhere in the City as to offset the aforementioned impact to the broader community.

    e. There is a reasonable relationship between the amount of the fee and the cost of providing the affordable housing, in that a city may charge a housing in-lieu fee equal the difference between fair market price at which the housing unit may sold and the restricted price as required by the City's Inclusionary Ordinance (i.e., the "affordability gap"). However, as not to create an undue hardship that could stymie housing development, the City adopted a lesser fee based on a formula that analyzed a "typical" project in the City by calculating the affordability gap for the affordable units (15% of the project) as if they were required and dividing the total affordability gap by the total square footage of the project being built. The adopted fee based on the formula is currently $34.50 per square-foot. Based on average project unit size of 3,027 square-feet, a $104,431 housing in-lieu fee will be due.

12. The proposed Tentative Vesting Subdivision Map will allow creation of privately held parcels for fee title ownership as well as common parcels to be improved with a private roadway, parking, open space, and landscaping.

13. As a condition of approval, the applicant shall record Covenants, Codes and Restrictions (CC&R's) for the Proposed Project, forming a Homeowner's Association (HOA) and

formalizing the operational responsibilities of the HOA, including maintaining public access to the private park located on Lot C.

14. The proposed Tentative Vesting Subdivision Map incorporates a requirement for off-site public improvements including dedication of right-of-way for public street purposes and installation of City standard curb, gutter, sidewalk, driveways, street tree(s), and street light(s).

15. The Planned Development Permit and Tentative Vesting Subdivision Map are tied together and reliant on following through on each City approval. Should the Tract Map be recorded and the Planned Development Permit expire, then the Tract Map shall be rescinded and returned back to acreage as directed by the City.

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

1. The proposed Tentative Vesting Subdivision Map is consistent with the General Plan and Zoning Ordinance of the City.

2. The proposed Tentative Vesting Subdivision Map does not impair the balance between the housing needs of the region and the public service needs of its residents and available fiscal and environmental resources.

3. The design of the Tentative Vesting Subdivision Map provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

4. The development and uses will be compatible with the General Plan of the City and will aid in the harmonious development of the immediate area.

5. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project.

6. There is a reasonable relationship between the use of the fees imposed upon the project and the type of development project.

7. No substantial evidence has been presented from which a reasonable argument could be made that shows that the project, as currently presented and subject to the required Conditions of Approval, will have a significant adverse impact on the environment.

THEREFORE, BE IT RESOLVED that the Planning Commission recommends approval of a Tentative Vesting Subdivision Map to create 25 private lots and four common lots, and associated public and private easements, on property located at **16179 E. Mozart Avenue**, subject to the attached recommended Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 13th day of October, 2020, by the following roll call vote:

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

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

RECOMMENDED CONDITIONS OF APPROVAL
Tentative Vesting Subdivision Map

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 Tentative Vesting Subdivision Map to allow creation of 25 private lots and four common lots, and associated public and private easements on property located at **16179 E. Mozart Avenue**. The Tract Map shall substantially conform to Tentative Vesting Subdivision Map (and associated civil sheets), included within the Revised Project Plans, dated as received by the Planning Division September 30, 2020, except as may be modified by the Conditions of Approval herein.

2. Approval Expiration: The Tentative Vesting Subdivision Map approval is valid for a period of two (2) years from the effective date of the associated City Council Ordinances approving a Zoning Map Amendment and Planned Development Permit, unless an extension of time is granted prior to expiration in compliance with Campbell Municipal Code (CMC) Section 21.56.030.C. Within this time period, the Tract Map ("final map") shall be approved by the City Council and recorded with the Office of the Santa Clara County Clerk-Recorder.

3. Planned Development Permit: The Tentative Vesting Subdivision Map is contingent upon approval of the associated Planned Development Permit. However, a Tract Map may not be recorded if the Planned Development Permit expires or is otherwise rendered void. The Planned Development Permit and Tentative Vesting Subdivision Map are also tied together and reliant on following through on each City approval. Should the Tract Map be recorded and the Planned Development Permit expire, then the Tract Map shall be rescinded and returned back to acreage as directed by the City.

4. Perpetual Development Standards: Should the associated Planned Development Permit expire after the Tract Map has been recorded, any future development shall substantially comply with the aforementioned Revised Project Plans, dated as received by the Planning Division on September 30, 2020, which shall constitute the objective standards for the P-D (Planned Development) Zoning District established for the subdivision.

5. Indemnity Agreement: Immediately following approval of the Tentative Vesting Subdivision Map, the applicant and property owner shall enter into an agreement satisfactory to the City Attorney to indemnify and defend the City of Campbell, its officers, officials, employees, and agents from any and all actions, liabilities, losses, and torts, including attorney's fees arising out of or connected unto any challenge to the decision of the City on this application.

6. Street Names: The name(s) of the private street(s) within the approved project shall be selected by the Community Development Director from the list of approved public street names established by the Civic Improvement Commission.

7. Developer Affordable Housing Agreement: The applicant shall enter into a "Developer and Affordable Housing Agreement" (hereinafter "Agreement") in compliance with the provisions of Campbell Municipal Code (CMC) Section 21.20.150 (Developer Affordable Housing Agreement).

   a. The Agreement shall designate **Lot No. 6** and **Lot No. 19** as the two Density Bonus "target units," superseding the selection shown on Sheet C15 (Below Market Rate Housing Plan) of the Approved Project Plans referenced in Condition of Approval No. 1. Only the City Council, upon recommendation of the Planning Commission, may modify the Density Bonus "Target Unit" selection through a modification of this Condition of Approval.

   b. The two Density Bonus "target units" shall be constructed with four bedrooms. No developer option to reduce or increase the number of bedrooms shall be permitted. However, this restriction shall not be construed as to limit the ability of the homebuyer to reduce or increase the number of bedrooms subsequent to purchase.

   c. The two Density Bonus "target units" shall be offered for sale at an ownership cost affordable to very-low income (VLI) households.

   d. An Equity Sharing Agreement and/or other similar document, to the satisfaction of the Community Development Director, shall be required for each of the Density Bonus "target units" and shall remain in effect for a fifty-five (55)-year period from the date that a certificate of occupancy is issued for the Density Bonus "target unit". The Equity Sharing Agreement shall require participation in an Annual Certification provided by the City through its Housing Administrator.

   e. Execution of the Agreement shall be contingent upon payment of the Housing In-Lieu Fee as required by Condition of Approval No. 8. The applicant shall also remunerate the City for the full cost for preparation of the Agreement prior to its execution.

   f. The Agreement shall be executed and recorded prior to recordation of the Tract Map.

   g. The owners and residents of the Density Bonus "target units" shall have the same access to project amenities and recreational facilities as market-rate units.

   h. All affordable units shall be comparable to the design of the market-rate units in terms of appearance, materials and finished quality of the market-rate units in the project. There shall not be significant identifiable differences between affordable units and market-rate dwelling units which are visible from the exterior of the dwelling units. Further, if air conditioning is provided for the market-rate units, all affordable units shall also be provided with air conditioning.

   i. The City will maintain, through its Housing Administrator, a list of Eligible Households, and Owner agrees that buyers or renters will be selected from this list. The Housing Administrator, with approval from the City, will finalize the eligibility determination and refer Eligible Households to Owner to enter lease or sales contract.

j. Owners, Buyers, and Applicants shall be responsible to pay fees in accordance with the BMR (Below Market Rate) Administrator Fee Schedule available online as follows: https://www.ci.campbell.ca.us/1079/Assembly-Bill-AB-1483

k. All Housing Units shall be priced according to the 'Methodology for Determining Maximum Affordable Homeownership Unit Sales Price' available online as follows:

https://www.ci.campbell.ca.us/1079/Assembly-Bill-AB-1483

l. The Housing Agreement shall be approved by the Community Development Director and shall be recorded in the Official Records of Santa Clara County.

8. Housing In-Lieu Fee: Prior to the recordation of the Tract Map, the applicant shall provide to the City a fee in-lieu of providing a housing unit at an affordable ownership cost as permitted by CMC Section 21.24.070.D. The amount due shall be **$104,431.50**, based on an average project unit size of 3,027 square-feet multiplied by the $34.50/sq. ft. fee amount established by the City's Schedule of Fees and Charges. The housing in-lieu fee and all earnings from investment of the fee shall be expended exclusively to provide or assure continued provision of affordable housing in the City through acquisition, construction, development assistance, rehabilitation, financing, rent subsidies or other methods, and for costs of administering programs which serve those ends. The housing shall be of a type, or made affordable at a cost or rent, for which there is a need in the City and which is not adequately supplied in the City by private housing development in the absence of public assistance.

9. Mitigation Measures: The Mitigation Measures identified in the Mitigated Negative Declaration for the project, as also included in the City Council Ordinance approving the associated Planned Development Permit are herein incorporated by reference.

10. Open Space Lots: The Tract Map shall include a note indicating: "Lot B, Lot C, and Lot D are reserved for open space and are not developable lots." It is the intent of the City Council in approving this Tentative Vesting Subdivision Map that these parcels remain reserved in perpetuity for open space for the residential development. However, this restriction shall not be construed as to prevent construction of recreational facilities upon these lots as may be approved by the City.

11. Private Park: As indicated on the Tentative Vesting Subdivision Map, Lot C is a private park which shall be open to the public in accordance with the Covenants, Codes and Restrictions (CC&R's). Public access to this private park shall remain in perpetuity and shall not be revoked without approval of the City Council by application to amend the Conditions of Approval of the Tentative Vesting Subdivision Map.

12. Covenants, Codes and Restrictions (CC&R's): Prior recordation of the Tract Map, the applicant shall submit for review and approval by the City a copy of the draft CC&R's which shall include the following provisions. The draft CC&R's shall be accompanied with a response letter that indicates where in the CC&R's each of the following provisions has been addressed. The applicant shall remunerate the City for the full cost incurred by the City to review the draft CC&R's.

a. Formation of a Homeowner's Association (HOA) to ensure the long-term maintenance of buildings and property.

b. Continued architectural controls to ensure the architectural integrity of the project consistent with the Approved Project Plans.

c. Definition of common areas to be maintained and provision of maintenance for these areas.

d. Provision which shall define the rights of use, allowable landscape or open space improvements.

e. Provision that all landscaping—including private landscaping located in front, side, and rear yards—shall be maintained in compliance with the Model Water Efficient Landscape Ordinance (MWELO) Landscape Documentation Package.

f. Provision of a funding mechanism to ensure maintenance and upkeep of common areas.

g. Provision to provide ongoing maintenance of the required private roadways, landscaping, and etc.

h. Provision of liability insurance in amount in keeping with accepted industry standards covering all common areas and all damage or injury caused by negligence of the HOA, its board or any of its agents, or the Owners, against any liability to the public or to any Owner incident to the use of or resulting from any accident or intentional or unintentional act of an Owner or third-party occurring in or about any common area.

i. Provision that requires ongoing maintenance of the landscaped park strip and tree wells in the public right of way. This includes, but is not limited to: trees, lawn, plantings, irrigation, etc. Trees shall not be pruned in a manner that would not allow the tree to grow to a mature height.

j. Provision for regular monitoring and maintenance of the stormwater system, in accordance with the manufacturer's recommendations, including the permeable pavement system.

k. Provision for regular monitoring and maintenance of the private sanitary system as described by the designing engineering, and as approved by the City Engineer.

l. Provision for the availability of interior garage space for the parking of vehicles at all times.

m. Provision to prohibit the use of outside parking spaces for storage purposes, including boats, trailers, and recreational vehicles.

n. Provision to require the HOA to provide one-year VTA transportation passes to each original buyer of each unit upon initial occupancy.

o. Provision to prohibit vehicle washing, and vehicle repair and maintenance activities in the project site, including, but not limited to garages and common parking areas.

p. Provision guaranteeing equal access to all common facilities and amenities by all residents (renters and homeowners) of the project.

q. Provision that any guest parking stalls shall be reserved for guest use only and shall not be reserved or otherwise restricted by individual homeowners.

r. Provisions for public access to the private park located on Lot C, as follows:

i. The City shall be named as an additional insured under the HOA's policy of liability insurance.

ii. The HOA shall make the use of Lot C open to the general public from dawn to dusk and shall permit the public to use the private street within Lot A for the purpose to access to Lot C. The HOA shall provide and maintain informational signage placed in conspicuous locations within Lot C, as directed by the Community Development Director, indicating the public's right to access during the period between dawn to dusk.

iii. Provision for adoption of reasonable rules by the HOA pertaining to the use of the private park related to the protection of the public's health, safety, and welfare (e.g., restrictions of the consumption of alcoholic beverages or cannabis products, limits on noise generation, etc.). However, the HOA shall not adopt any rule or practice that directly or indirectly serves to prevent or discourage the use of the private park by the public during the period between dawn to dusk.

iv. The City shall be made a third-party beneficiary of the CC&Rs providing for the right, but not the obligation, to enforce the applicable provisions of the CC&Rs related to the HOA's obligations to maintain public access to the private park.

PUBLIC WORKS DEPARTMENT

13. Construction Drawings: The applicant shall submit the following permit applications prior to, or concurrent with the main Building permit application:

a. Encroachment Permit for Street Improvement Plans: The frontage improvements for the project shall be shown on a separate street improvement plan as detailed here: https://www.campbellca.gov/187/Street-Improvements
b. Building Permit for On-Site / Grading & Drainage Plans: The on-site grading, drainage, stormwater, landscaping, ADA and site improvements for the project shall be shown on a separate building permit plan as detailed here: https://www.campbellca.gov/DocumentCenter/View/16594
c. Tract Map: The subdivision map documents required for this project shall be submitted for review by the City Surveyor as detailed here: https://www.campbellca.gov/DocumentCenter/View/434

14. Final (Tract) Map: Prior to issuance of any grading or building permits for the project, the applicant shall submit a Final Map for review by the City and recordation, upon approval by the City Council, pay various fees/deposits and submit the map in a digital format acceptable to the City.

15. Covenants, Conditions, and Restrictions: Provide draft copies of CC&Rs for review by the City prior to recordation of the Final Map and CC&Rs. Maintenance of the stormwater treatment facilities shall be part of the CC&Rs.

16. Preliminary Title Report: Upon submittal of the Final Map, the applicant shall provide a current (within the past 6 months) Preliminary Title Report.

17. Right-of-Way for Public Street Purposes: Upon recordation of the Final Map, the applicant shall fully complete the process to cause additional right-of-way to be granted in fee for public street purposes along the Mozart Avenue frontage to accommodate a 30 foot half street, unless otherwise approved by the City Engineer. The applicant shall submit the necessary documents for approval by the City Engineer, 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 registered civil engineer/land surveyor, as necessary, for the City's review and recordation.

18. Public Service Easement: Upon recordation of the Final Map, the applicant shall grant a five (5) foot public service easement on private property contiguous with the public right-of-way along the Mozart Avenue frontage, unless otherwise approved by the City Engineer. The applicant shall cause all documents to be prepared by a registered civil engineer/land surveyor, as necessary, for the City's review and recordation.

19. Private Easements: Upon recordation of the Final Map, the applicant shall cause private easements to be recorded for private utilities, private storm drains, reciprocal ingress and egress, emergency vehicles, etc.

20. Monumentation for Final Map: Prior to recordation of the Final Map, the applicant shall provide a cash deposit for setting all monuments shown on the map. Monuments shall be set per section 20.76.010 of the Campbell Municipal Code including but not limited to setting permanent pipe monuments (three-fourths inch galvanized steel pipe two feet long approximately six inches below finished grade) at each boundary of all lot corners within a subdivision, along the exterior boundary lines at intervals of approximately five hundred feet and at all beginning of curves and ending of curves on property lines, and monument boxes at intersections of all street monument line tangents. Monument locations shall be shown on On-site and Off-site improvement plans to verify that their locations do not conflict with other proposed improvements.

21. Park Impact Fee: A fee in-lieu of parkland dedication pursuant to Campbell Municipal Code (CMC) Chapter 20.24 (Park Impact Fees and Park Land Dedication Subdivisions) is required. The in-lieu fee shall be equal to the fee for twenty-five (25) new dwelling units based on a density range of 6 less than 13 units per gross acre, less credit for five (5) existing dwelling units at a density range of 6 less than 13 units per gross acre. The proposed Accessory Dwelling Units are less than 750 square feet each, per State Law there will be no Park Impact Fee collected for those units. The fee shall be due prior to recordation of the Tract Map.

22. Demolition: Prior to recording of the Final Map the applicant shall obtain a demolition permit and remove any nonconforming structures.

23. Soils Report: Upon submittal of the Final Map, applicant shall provide a soils report prepared by a registered geotechnical or civil engineer. The soils report shall be updated with the construction drawings, and shall demonstrate that the proposed infiltration vaults will not adversely impact any adjacent existing or allowable structures.

24. Grading and Drainage Plan: Prior to issuance of any grading or building permits for the site, the applicant shall conduct hydrology studies based on a ten-year storm frequency, prepare an engineered grading and drainage plan, and pay fees required to obtain necessary grading permits. Prior to occupancy, the design engineer shall provide written certification that the development has been built per the engineered grading and drainage plans.

25. Hydromodification Management Plan: Prior to issuance of any grading or building permits for the site, the applicant shall submit a final Hydomodification Management Plan based on construction drawings and demonstrating that post development stormwater run-off does not exceed pre-development stormwater run-off.

26. Storm Drain Area Fee: Prior to recordation of the Final Map, the applicant shall pay the required Storm Drain Area fee, currently set at **$2,120.00** per net acre, which is **$6,170.00**.

27. State General Construction Activity Permit: Prior to issuance of any grading or building permits, the applicant shall comply with the State General Construction Activity Permit requirements including paying fees, filing a Notice of Intent and providing a Storm Water Pollution Prevention Plan (SWPPP). The applicant shall provide the City with a copy of the filed Notice of Intent and SWPPP.

28. 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. Specifically, the project must include source control, site design and treatment measures to achieve compliance with Provision C.3. of the NPDES Permit. Measures may include, but are not limited to, minimization of impervious surface area, vegetated swales, infiltration areas, and treatment devices. 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.

    Prior to issuance of any grading or building permits:

    a. The applicant's designer or engineer shall submit the required certification indicating that sizing, selection, and design of treatment BMP's for the project site has been completed to meet the requirements of the City of Campbell's NPDES permit, No. 01-119, Provision C.3.
    b. The applicant shall sign the "Covenants for the Operation and Maintenance of Stormwater Facilities" and submit a Stormwater Management Plan.

Prior to occupancy:

a. A qualified BMP certifier is required to inspect the stormwater management facilities, submit a complete set of as-built drawings to Public Works Engineering, and certify on these drawings that:
    1. The stormwater management facilities were constructed in compliance with the approved plans.
    2. The as-built drawings show all pertinent constructed dimensions, elevations, shapes, and materials.
    3. All variations in construction from the approved design plan have been identified, including omissions to and additions from the approved plan.
    4. Any changes are in conformance with local, state, or federal regulations.

29. Utilities: All on-site utilities shall be installed underground per Section 21.18.140 of the Campbell Municipal Code for any new or remodeled buildings or additions. Applicant shall comply with all plan submittals, permitting, and fee requirements of the serving utility companies.

    Utility locations shall not cause damage to any existing street trees. Where there are utility conflicts due to established tree roots or where a new tree will be installed, alternate locations for utilities shall be explored. Include utility trench details where necessary.

30. Water Meter(s) and Sewer Cleanout(s): Existing and proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line.

31. 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.

32. Pavement Restoration: Based on the utility coordination plan, the applicant shall prepare a pavement restoration plan for approval by the City Engineer prior to any utility installation or abandonment. Mozart Avenue was recently slurry sealed in 2018 and as such will require enhanced pavement restoration. The pavement restoration plan shall indicate how the street pavement shall be restored following the installation or abandonment of all utilities necessary for the project.

33. Street Improvement Agreements / Plans / Encroachment Permit / Fees / Deposits: Prior to recordation of the Final Map, the applicant shall execute a street improvement agreement, cause plans for public street improvements to be prepared by a registered civil engineer, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:

a. Show location of all existing utilities within the new and existing public right of way.

b. Relocation of all existing utilities including utility boxes, covers, poles, etc. outside of sidewalk area. No utility boxes, covers, etc. will be allowed in the sidewalk area.

c. Removal of existing driveway approach and necessary sidewalk, curb and gutter.

d. Removal of existing street section to centerline (existing pavement to be evaluated at the street improvement plan stage to determine limits of removal).

e. Installation of City standard curb, gutter, sidewalk and ADA compliant driveway approaches consistent with the adjacent developed property. Installation of engineered structural pavement section to centerline, as required by the City Engineer.

f. Extension of the public storm drain main along the project frontage, including the installation of new manholes and inlets as required.

g. Installation of asphalt concrete overlay per street pavement restoration plan for utility installation and/or abandonment, as required by the City Engineer.

h. Installation of LED streetlights, conduits, conductors and related facilities in accordance with the City of Campbell's Street Lighting Policies. City will specify fixture types. Preliminary analysis indicates the need for a new City Standard (Type 15) streetlight between lots 19 & 20, and an LED fixture upgrade to the existing City streetlight along the westerly boundary of the project.

i. Installation of City approved street trees and irrigation at 30 feet on center. Please note that the proposed Pistacia chinensis 'Keith Davey' trees shown on the preliminary landscape plans will be replaced with a City designated species.

j. Installation of traffic control, stripes and signs.

k. Construction of conforms to existing public and private improvements, as necessary.

l. Submit final plans in a digital format acceptable to the City.

34. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required street improvements and pavement restoration installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

35. Maintenance of Landscaping: Owner(s), current and future, are required to maintain the landscaped park strip and tree wells in the public right of way. This includes, but is not limited to: trees, lawn, plantings, irrigation, etc. Trees shall not be pruned in a manner that would not allow the tree to grow to a mature height.

36. Utility Encroachment Permit: Separate encroachment 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.

37. Additional Street Improvements: Should it be discovered after the approval process that new utility main lines, extra utility work or other work is required to service the development, and should those facilities or other work affect any public improvements, the City may add conditions to the development/project/permit, at the discretion of the City Engineer, to restore pavement or other public improvements to the satisfaction of the City.

RESOLUTION NO. 45__

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL RECOMMENDING APPROVAL OF A TREE REMOVAL PERMIT TO ALLOW REMOVAL OF SEVENTEEN (17) PROTECTED TREES ON PROPERTY **16179 E. MOZART AVENUE** . FILE NO.: PLN2019-148

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 Tree Removal Permit:

Environmental Finding

1. An Initial Study has been prepared for the proposed project which provides documentation for the factual basis for concluding that a Mitigated Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment as conditioned.

Evidentiary Findings

1. The Proposed Project is application for a Zoning Map Amendment to rezone the Project Site from R-1-6 (Single-Family Residential) to P-D (Planned Development); a Planned Development Permit to allow construction of 25 single-family homes, five accessory dwelling units (4 detached and one interior), a new private street, and associated site, parking, and landscaping improvements; a Density Bonus to allow an 32.5% increase in the allowable density, use of State parking standards, and provision of two Very Low Income below-market-rate (BMR) units; a Tentative Vesting Subdivision Map to create 25 private lots and four common lots, and associated public and private easements; and a Tree Removal Permit to allow removal of 17 on-site protected trees.

2. The Project Site consists of an approximately 3.15-acre parcel located along E. Mozart Avenue, west of Bascom Avenue and north of Highway 85.

3. The Project Site is developed with five single-family residences that will be demolished as part of the proposed project.

4. The Project Site abuts single-family residential properties to the north and west and a professional medical office to the east.

5. The project includes demolition of all structures and re-grading of the property to the extent that retention of multiple existing trees would not be feasible or practical. As a result, the removal of trees is necessary for development of the project.

6. The proposed replacement trees will be a sufficient replacement for the tree to be removed and will continue the diversity of tree species found in the community.

7. Protection measures for the trees to be retained have been incorporated as a Condition of Approval and as a mitigated measure in the Mitigated Negative Declaration for the project.

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

1. The retention of the trees restricts the economic enjoyment of the property and creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Planning Commission that there are no reasonable alternatives to preserve the trees due to the number of site constraints of the infill site.

THEREFORE, BE IT RESOLVED that the Planning Commission recommends approval of a Tree Removal Permit to allow removal of seventeen (17) protected trees, subject to the attached Recommended Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 13th day of October, 2020, by the following roll call vote:

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

APPROVED: _____
Michael Krey, Acting Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

RECOMMENDED CONDITIONS OF APPROVAL
Tree Removal Permit

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

1. Approved Permit: Approval is granted for a Tree Removal Permit to allow the removal of seventeen (17) trees as indicated on Sheet C3 (Existing Conditions, Demolition, and Tree Disposition Plan) of the Revised Project Plans, dated as received by the Planning Division on September 30, 2020, for property located at **16179 E. Mozart Avenue**. This permit shall be valid only in conjunction with the associated Planned Development Permit and Tentative Vesting Subdivision Map.

2. Timing of Removal: The protected trees shall be removed only in conjunction with demolition of existing on-site structures upon issuance of a Demolition Permit, subject to the mitigation measures specified in the Mitigated Negative Declaration.

3. Replacement Trees: All protected trees shall be replaced at a one-to-one ratio with 24-inch or 36-inch box trees as specified by Campbell Municipal Code Section 21.32.100. The exact species of the replacement trees shall be determined by the Community Development Director based on the recommendations provided by in the Arborist Report prepared by Walter Levison, Consulting Arborist, as included as Attachment 3 of the Initial Study prepared for the project. A fee in-lieu (or in addition to) tree replacement shall not be required.

WHAT IS SB 743?

SB 743 REQUIRES CITIES TO EVALUATE TRANSPORTATION IMPACTS WITH METRICS THAT SUPPORT THE REDUCTION OF GREENHOUSE GAS EMISSIONS, DEVELOPMENT OF MULTIMODAL TRANSPORTATION NETWORKS, AND DIVERSIFICATION OF LAND USES. WHILE VEHICLE LEVEL OF SERVICE (LOS) WAS THE DEFAULT METRIC FOR DETERMINING TRANSPORTATION ENVIRONMENTAL IMPACTS FOR MANY YEARS, THIS VEHICLE OPERATIONS FOCUSED MEASURE DOES NOT SUPPORT STATEWIDE SUSTAINABILITY GOALS AND CAN NO LONGER BE USED WITHIN CEQA.

The California Environmental Quality Act (CEQA) requires development and transportation projects of a certain size to identify and publicly disclose environmental impacts, and to avoid or mitigate those impacts, if feasible.

Traditionally, CEQA transportation analysis has used LOS to define transportation impacts; however, SB 743 changes the requirements to better address sustainable transportation goals. LOS can no longer be used to measure transportation impacts; instead, the Governor's Office of Planning and Research (OPR) has recommended that lead CEQA agencies replace LOS with Vehicle Miles Traveled (VMT). This shift in metrics will better align transportation impact analysis and mitigation outcomes to reduce greenhouse gas emissions, encourage infill development, and improve public health. Cities can still use LOS within the local development review process to inform site access and traffic operations.

IMPLEMENTATION

Reflecting OPR's guidance, cities and other lead agencies are required to update their CEQA Guidelines to replace LOS with VMT per capita as the metric to evaluate environmental impacts related to transportation. To comply with SB 743, cities must take the following steps:

- Under CEQA, cities will need to select new metrics, establish thresholds, and develop mitigations.
- Outside of CEQA, cities will need to define the appropriate process for analyzing mobility conditions and determine what metrics they should maintain for non-CEQA local analysis purposes.
- Cities will need to coordinate across agencies that currently rely on LOS to define project impacts.

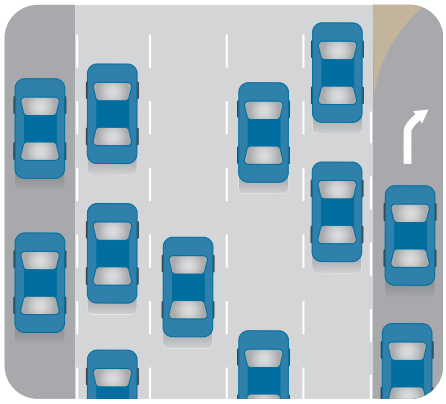
Cities should consider complimentary policy changes, such as adopting or amending transportation impact fees, developing a Transportation Demand Management (TDM) program, and/or adjusting parking requirements. Cities have until July 1, 2020 to comply with the new guidance, and may opt-in to use new metrics prior to that date.

WHAT IS LEVEL OF SERVICE?

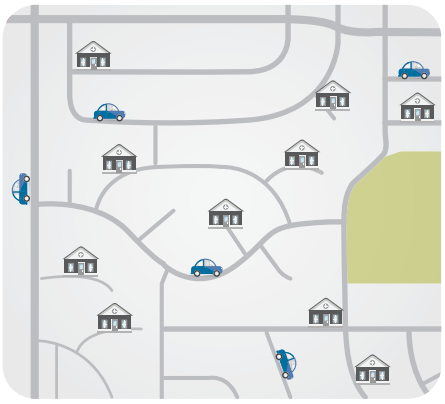
Level of Service (LOS) is used to measure peak-hour vehicle delay at an intersection or in a vehicle lane. It is expressed as a letter grade, ranging from LOS A to LOS F, where LOS A represents free-flow conditions and LOS F represents over-capacity conditions experienced by drivers as congestion or traffic. Measuring LOS requires fine-grained traffic analysis that enables traffic engineers to understand how the roads are functioning.

LOS has traditionally been used to evaluate transportation impacts of a development project or a transportation project in CEQA. Common mitigations for unacceptable LOS increase road and intersection capacity by adding vehicles lanes, creating channelized turns, and prioritizing vehicle movement and speed over other community goals.

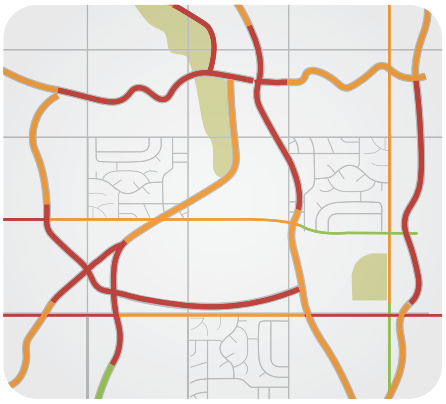
MEASURING TRANSPORTATION IMPACTS WITH LOS LEADS TO...



NARROW FOCUS ON INTERSECTION OPERATIONS PRIORITIZES VEHICLE MOVEMENT DURING PEAK COMMUTE HOURS



GREENFIELD DEVELOPMENT AND EXPENSIVE VEHICLE CAPACITY MITIGATIONS



WEAK MULTIMODAL NETWORK AND BROAD CONGESTION

A FOCUS ON MAXIMIZING ROAD AND INTERSECTION CAPACITY TO IMPROVE LOS HAS RESULTED IN THE FOLLOWING OUTCOMES FOR COMMUNITIES:

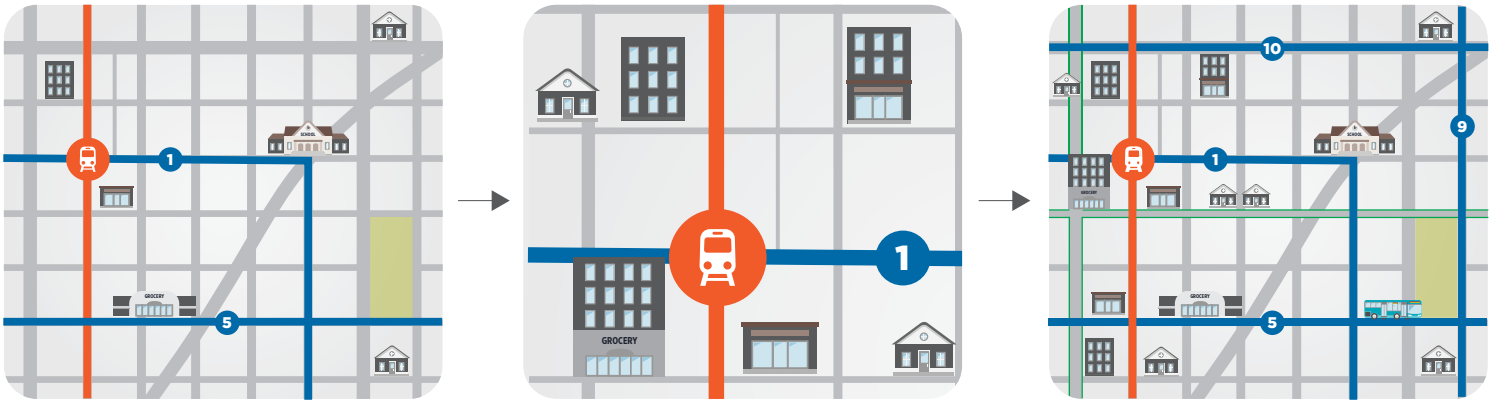
- Inhibits infill development and incentivizes greenfield and sprawl development, exacerbating regional congestion over time;
- Creates barriers to transit and active transportation projects;
- Fails to optimize the multimodal transportation network;
- Mitigation requires more road construction than local jurisdictions can afford to maintain.

WHY ADOPT VEHICLE MILES TRAVELED?

Vehicle Miles Traveled (VMT) measures the total amount of distance traveled by vehicles over a period of time within a geographic area. VMT can be modeled to estimate how much driving is expected based on land use and transportation infrastructure.

VMT per capita measures how many miles a person is likely to travel based on their home or work location and the existing transportation network and land use around that location. Effectively, a location that is walkable, bikeable, and transit accessible would perform well when using VMT per capita under CEQA. This metric favors development and transportation infrastructure that supports multimodal connections, thereby improving mobility and providing choices for people other than automobiles.

MEASURING TRANSPORTATION IMPACTS WITH VMT PER CAPITA LEADS TO...



HOLISITIC LOOK AT LAND USE AND TRANSPORTATION NETWORK PRIORITIZES NON-VEHICLE TRIPS

DEVELOPMENT IN LOW VMT PER CAPITA AREAS AND INFILL DEVELOPMENT

STRONG MULTIMODAL NETWORK AND LOWER VMT PER CAPITA

KEY BENEFITS OF USING THE VMT PER CAPITA METRIC INCLUDE THE FOLLOWING:

- Removes barriers to infill development;
- Sees the big picture (regional impacts, not just local);
- Easier to model than LOS (based on location rather than development-specific trip generation estimates);
- Already used in project analysis (e.g. for GHG emissions assessments);
- Provides a more accurate measure of transportation impacts;
- Mitigation reduces maintenance costs and does not induce more vehicle travel.

HOW TO MITIGATE VEHICLE MILES TRAVELED?

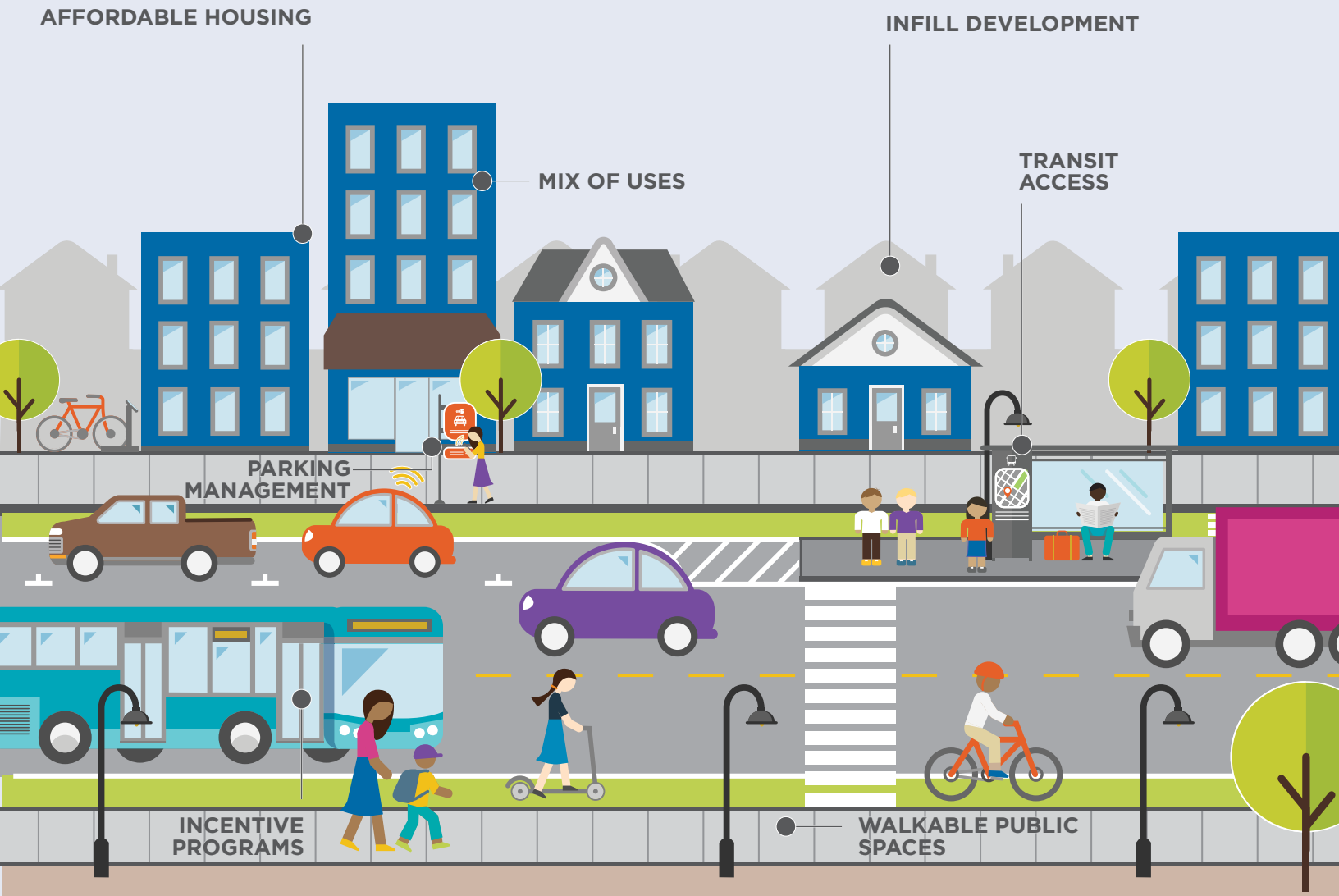
Cities and other lead agencies have discretion in the selection of VMT mitigation measures. Building upon studies, OPR suggests a number of potential mitigation measures to reduce VMT and recognize that agencies will continue to innovate and expand upon the suggested list of mitigation options.

Transportation Demand Management (TDM) strategies offer many possible mitigation measures. TDM refers to programs that work collectively to change how, when, where, and why people travel and reduce reliance on the single-occupant vehicle (SOV). TDM strategies include a range of biking, walking, transit, and carpooling incentives that can range from infrastructure improvements, such as bicycle parking, bus shelters, and sidewalks to information campaigns and financial incentives.

Land use management strategies also provide a means for reducing VMT. For instance, OPR recommends incorporating affordable housing into a project or increasing the mix of uses within the project or project's surroundings. Land use strategies are particularly important in neighborhood commercial areas that lack frequent transit. For example, if more services are provided closer to where people live then vehicle trip distances will be shorter.

Parking management is the most effective way to influence people's decisions about whether they choose to drive. Parking pricing and time limits can be used to incentivize parking turn over and thereby maintain an ideal occupancy rates in high value parking spaces. These tools also require people to think about the cost of vehicle trips and encourage other mode choices when possible. If parking costs more than walking or taking a bus, some people will choose the non-drive option.

MANAGING VMT LEADS TO SMART GROWTH...



MEMORANDUM

Community Development Department
Planning Division

To: Acting Chair Rivlin and Planning Commissioners **Date**: April 9, 2019

From: Cindy McCormick, Senior Planner

Via: Paul Kermoyan, Community Development Director

Subject: Study Session to consider a Pre-Application (PLN2019-34) for a conceptual subdivision with 28 single-family lots and one commonly owned lot on property located at 16179 Mozart Avenue

PURPOSE

The purpose of this study session is to present a conceptual plan to subdivide the subject property into 28 single family lots and one common lot. The applicant's scope of work requires a pre-application, pursuant to Campbell Municipal Code (CMC) Sec. 21.41.020, as it would result in over one acre of property being rezoned from R-1-6 to P-D (Planned Development).

Review of the preliminary project plans is limited to the overall project design concept and is not considered a substitute for formal project review. The preliminary application process provides an opportunity for the Planning Commission to provide feedback during the early stages of the planning process in order to facilitate preparation of a formal application. Comments provided on the pre-application are not binding on the formal application.

BACKGROUND

On February 5, 2019 the City Council authorized[1] the applicant to submit a formal application to request a General Plan amendment to change the land use designation from low-density (less than 6 du/ga[2]) to low-medium density (6-13 du/ga). This authorization does not guarantee that the amendments will be approved, only that the request warrants further review and analysis as part of a formal application. The Low-Density land use designation typically consists of single-family detached homes on 6,000± square-foot lots, while the Low-Medium Density designation has historically been in the form of small lot single-family detached homes and townhomes. The increased density is desired by the applicant in order to pursue a small-lot 28-unit Planned Development with a density of approximately nine (9) units per gross acre.

[1] The Campbell Municipal Code (CMC Section 21.60.020.A) specifies that an amendment to the General Plan may only be initiated by the City Council. See City Council Staff Report (**Attachment 6**).
[2] du/ga = dwelling units per gross acre

PROJECT DATA

Existing General Plan Designation:	*Low Density Residential* (>6 du/ga)[3]
Proposed Designation:	*Low-Medium Density Residential* (6-13 du/ga)
Proposed Density:	~9 du/ga
Existing Zoning Designation:	R-1-6 (Single Family Residential) (min 6,000 SF lot size)
Proposed Zoning:	P-D (Planned Development)
Existing Gross Lot Size:	2.95 Acres
Existing Net Lot Size:	2.93[4] Acres
Open Space[5]:	~2,800 sq. ft. "community green"
Floor Area:	
1) Townhome: (attached garage):	1,522 square feet
2) Single-Family (attached garage):	2,363 square feet
3) Single-Family (attached garage):	2,820 square feet
4) S. F. (ADU/detached garage):	3,000 square feet
Required Parking (S.F.):	84 spaces (56 covered; 14 uncovered, 14 guest)
Required Parking (ADU):	6 spaces (uncovered)
Total Required[6]:	**90 spaces**
Proposed Parking (S.F.):	76 parking spaces (52 covered, 24 uncovered/guest)
Proposed Parking (ADU):	None
Total Proposed:	**76 spaces** (deficient by 14 spaces per current code)

Surrounding Uses:

Northwest:	Single-Family Residential (R-1-6 zoning)
Southwest:	Small-lot S.F. Residential (P-D zoning)
Northeast:	Professional Office (PO zoning)
Southeast:	Single-Family Residential (R-1-6 zoning)

OVERVIEW

Project Site: The approximately 3-acre site is located on Mozart Avenue, northwest of Winchester Boulevard, north of State Route 85, and east of State Route 17, near the border of Campbell and Los Gatos (**Attachment 1**). The property is currently developed with several structures that would be removed to accommodate the subdivision. There are 166 trees on the property, including 57 protected trees, 55 of which are proposed for removal.

[3] du/ga = dwelling units per gross acre
[4] A portion of the site would be dedicated right-of-way, potentially changing the net lot calculations. The net lot size will be further reduced by the private road, guest parking, and common lot landscaping.
[5] See General Plan goals related to open space on page 3 of this memo, and the discussion on page 7 of this memo.
[6] City Code requires 2.5 spaces plus 0.5 guest spaces per dwelling unit (84) and 1 space per detached ADU (6).

Project Description: The applicant's proposal (**Attachment 2**) would require approval of a General Plan Amendment to change the land use designation from low-density (less than 6 du/ga) to low-medium density (6-13 du/ga), a Zoning Map Amendment to change the zoning from R-1-6 (Single-Family Residential) to P-D (Planned Development), a Planned Development Permit for site configuration and architectural design for each home/lot, a Tentative Subdivision Map to create 28 single-family lots and one commonly owned lot, a Tree Removal Permit to allow for the removal and replacement of approximately 55 protected trees, a parking modification, and environmental review. Given the applicant's desire to develop accessory dwelling units (ADUs) that are not otherwise allowed by code (see discussion on page 5), the City will also require a Master Development Plan to determine if the establishment of flexible standards could achieve consistency with the intent of the Planned Development Ordinance.

General Plan Compliance: In reviewing the conceptual plans, the Planning Commission should consider the following General Plan goals, polices, and strategies:

Goal LUT-3:	[Provide] [o]ptions in ownership and rental housing in terms of style, size, and density that contribute positively to the surrounding neighborhood.
Goal LUT-5:	Preserv[e] and enhance[e] of the quality character and land use patterns that support the neighborhood concept.
Policy LUT-5.1:	Neighborhood Integrity: Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values, while protecting the integrity of the city's neighborhoods.
Policy LUT-5.2:	Residential Neighborhoods: Maintain safe, attractive, pedestrian friendly residential neighborhoods with identifiable centers and consistent development patterns and a range of public and private services.
Policy LUT-9.1:	Land Use Pattern: Establish a compatible land use pattern citywide.
Policy LUT-9.3:	Design and Planning Compatibility: Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.
Policy LUT-10.1:	Landscaping: Encourage the retention and planting of landscaping to enhance the natural and built environment.
Strategy LUT-10.1a:	Natural Feature Retention: Encourage site design that incorporates or otherwise retains natural features such as mature trees, terrain, vegetation, wildlife and creeks.
Goal OSP-3:	Ensure that new development provides and/or contributes toward additional open space, parks and recreational facilities.
Policy OSP-3.1:	Standards for Residential Projects: Ensure the provision of private open space or recreational facilities in residential projects.
Policy OSP-3.4:	Variety of Techniques: Utilize a variety of techniques to increase, preserve or maintain open space facilities in conjunction with development projects.

Design Guidelines: The project will be subject to either the City's Design Guidelines for Single Family Homes or the Design Guidelines for Low-Medium Density Residential Projects (e.g., the townhomes).

DISCUSSION

Project Description: The conceptual plans illustrate 28 two-story homes including: four (4) ~1,500 square foot attached townhomes with one-car garage; eighteen (18) ~2,400 to 2,800 square foot detached single-family homes with attached garages; and six (6) ~3,000 square foot detached single-family homes with an ADU over detached garages.

Existing Site and Neighborhood: The site is surrounded by low-density single-family homes across the street (southeast) and to the rear (northwest), professional/medical offices to the right (northeast), and a small-lot Planned Development subdivision consisting of 24 detached single-family homes to the left (southwest). Given the proximity to Bascom Avenue, there are also several nearby commercial businesses and office uses. The subject property is also located within approximately 1/4 to 1/2 mile of the recently approved North-40 Phase 1 mixed-use development project located in the Town of Los Gatos.

Tentative Subdivision Map: The tentative subdivision map would subdivide the three acre property into 28 residential lots ranging in size from approximately 1,680 sq. ft. (townhomes) to 3,500 sq. ft. in net site area, in addition to a common lot with shared private driveway, guest parking spaces, and "community green" pocket park. Prior to recordation of the Final Map, the applicant shall be required to provide draft Covenants, Conditions and Restrictions (CC&R's) which provide for the formation of a homeowner's association (HOA) to ensure the long-term maintenance of the common lot and continued architectural integrity of the project.

Planned Development: The City has a goal to maintain a variety of residential ownership and rental types in terms of style and sizes that contribute positively to the surrounding neighborhood. The compatibility of residential development is determined by such factors as density, lot size, lot configuration, building scale, and building design. As currently proposed, the Planned Development would include four (4) different housing types, as briefly described next and illustrated in **Attachment 3**.

1. Detached Single-family homes (fronting Mozart Avenue) with attached garages: As currently proposed, three (3) of the detached single-family homes would have an entry door and front yard that faces Mozart Avenue with an attached garage that faces the private street within the subdivision. By facing Mozart Avenue, these homes have the potential to maintain a consistent development pattern with the single-family homes across the street. The average lot size of these three properties would be approximately 3,200 square feet.

2. Detached Single-family homes (fronting the private street) with attached garages: As currently proposed, there would be 15 detached single-family homes with attached garages, where the average lot size would be approximately 3,500 square feet. These homes would face the private street located within the subdivision. The rear yards of these homes would

face the rear yard of the homes along the northwesterly (left side) and the northerly (rear) property lines.

3. Detached single-family homes with an accessory dwelling unit over each detached garage: The applicant is also proposing six (6) detached single-family homes with detached garages on approximately 3,400 square foot lots, to be located in the center of the subdivision. As proposed, the applicant would like to build an accessory dwelling unit (ADU) over each garage, as discussed further below.

4. Townhomes: The third type of housing envisioned by the applicant is four townhomes (two attached townhomes with two homes each) where the average lot size for each townhome would be approximately 1,680 square feet.

Accessory Dwelling Units: As proposed, the applicant would like to build an accessory dwelling unit (ADU) over each garage; however second story ADUs are not currently allowed by City Code[7]. The City Council will be considering changes to the ADU Ordinance (following the Commission's March 26th recommendations); however it is not known at this time if the changes would allow second-story ADUs. Nevertheless, the City could authorize a second-story ADU with implementation of a Master Development Plan for the subject property. A Master Development Plan could provide a mechanism to establish flexible development standards with regard to the ADUs, setbacks, open space, etc.[8]. One reason why such a tool could be applied is because the ADUs would be confined to a Planned Development neighborhood and not be visible to the surrounding neighborhoods. Objections to ADUs typically are attributed to how they can alter a neighborhood's character. Since these units would be confined to a small gated/fenced community, no visual impact would disrupt the character of the surrounding neighborhood.

Architectural Design: The conceptual drawings illustrate three façade designs, each with a traditional architectural style and neutral color palette. The 27-foot tall townhome ("Plan 1") includes composite tile hipped/gabled roofs, stucco siding, wood trim and wood garage doors. The 24-foot tall single-family home with detached garage ("Plan 2) has similar exterior materials to Plan 1, but calls for wood shingle siding as opposed to stucco. The 24- to 25-foot tall single-family home with attached garage ("Plan 3") illustrates composite tile hipped/gabled roofs, vertical or horizontal board and batten siding, wood trim, and wood garage doors. While the plans are only conceptual and do not yet include a formal landscape plan, the drawings appear generally consistent with the Design Guidelines, except perhaps for the amount of common public open space[9]. The amount of private open space appears to be consistent with the Design Guidelines (300 square feet per unit).

[7] Under the current Campbell Municipal Code, a detached ADU shall be a maximum of fourteen feet in height and not exceed one story.
[8] Staff needs to confer with the City Attorney on the viability of such a planning tool.
[9] Per the Design Guidelines, at least 300 of the required 600 square feet of open space per unit (or 40% of the net site area, whichever is greater) shall be private and at least 100 square feet shall be shared, leaving applicant discretion regarding allocation of the remaining 200 square feet.

Affordable Housing: Five (5) of the 28 homes would be made affordable, in compliance with the City's Inclusionary Ordinance[10]. It should be noted that under the existing low-density designation, the applicant could pay a fee in lieu of actually constructing the required inclusionary units. However, it is clear that the applicant does not intend to do this since he is asking for a General Plan amendment to increase the density. In this regard, it appears the applicant is willing to provide more affordability (via physical units) in exchange for allowing a higher density through a General Plan amendment.

While the applicant has not specified the affordability level of the five (5) affordable units, the City will require them to be in proportion to the City's Regional Housing Needs Allocation (RHNA), as issued by the Association of Bay Area Governments (ABAG). In this regard, the project would be required to include three (3) moderate-income units and two (2) low-income units[11]. The affordable homes shall be both proportional[12] and comparable to the market rate homes in terms of type (single-family with ADU), size (floor area), materials (wood siding), and amenities (e.g., stainless steel appliances[13]). Alternatively, the applicant may propose a density-bonus project (as discussed on page 8) which would require the affordability level to be consistent with State Density Bonus law.

Parking Modification: The project proposes 76 parking spaces, however City Code requires 90 spaces. Thus, the project would require a parking modification permit. As illustrated in the table below, the proposed parking is comprised of four (4) attached one-car garages, 18 attached two-car garages, six (6) detached two-car garages, and 24 uncovered parking spaces placed strategically around the private loop street.

Housing Type	Parking Space Type	Required	Proposed
Single Family (28 units)	Covered (2.0 / unit)	56	52
	Uncovered (0.5 / unit)	14	18
Subtotal:		***70***	***70***
ADU (6 units)	Uncovered (1 / bedroom)	6	6
Guest	Uncovered (0.5 / unit)	14	0
Total:		**90**	**76**

A parking modification permit shall only be granted upon making the following findings:

a. Due to the unique nature and circumstances of the project, or special development features, the anticipated number of parking spaces necessary to serve the use or structure is less than that required by the applicable

[10] The City's Inclusionary Ordinance requires at least 15% of the units in a development with 10 or more units to be sold at an affordable ownership cost to lower-income and moderate-income households.
[11] Pursuant to CMC 21.24.040 (Inclusionary Ordinance), for sale projects typically requires moderate and low-income units in proportion to RHNA, while rental projects require 60% of the affordable units to be low-income and 40%of the affordable units to be very-low income.
[12] Three (**3**) of the 18 single-family homes with attached garage, one (**1**) of the six (6) single-family homes with detached garage, and one (**1**) of four (4) townhomes shall be BMR units.
[13] While higher-end appliances (e.g., stainless steel Wolf) may be installed in the market rate homes, the appliances in both the BMR and market rate homes should be comparable in terms of finishes (e.g., stainless steel Whirpool).

off-street parking standard, and would be satisfied by the existing or proposed number of parking spaces, as supported by review of the applicant's documentation and/or a parking demand study prepared by a qualified transportation engineer accepted by the decision-making body;

b. Conditions of approval have been incorporated into the project to ensure the long-term adequacy of the provided off-street parking; and

c. Approval of the parking modification permit will further the purpose of [the Parking Ordinance].

While it is not apparent that the "unique nature and circumstances of the project or special development features" would warrant the request, the Planning Commission could find that the proposed guest parking is consistent with site characteristics or place other conditions of the project to address the guest parking issue. For example, the project could be conditioned such that Covenants, Conditions & Restrictions (CC&Rs) for the development would restrict residents from parking on the private street, leaving these spaces available for guests. Alternatively, the type of development proposed (e.g., senior housing, smaller units, stacked stalls, shared parking) could justify the parking modification.

Landscaping and Open Space: As provided on page 3 of this staff memo, the General Plan has goals and policies to ensure that new residential development projects provide open space in a manner that enhances the natural and built environment. The conceptual plans illustrate a ~2,800 square foot "community green" pocket park for use of the residents; but the plans do not illustrate the private open space that would be provided for each individual property. As a general benchmark for the amount of open space in a Planned Development project, staff commonly looks to the General Plan equivalent zoning, which in this case would be R-D or R-M[14]. However this is a single-family development and the R-D/R-M standards (20% of net site area) are specific to multi-family developments. The City also has general landscaping standards (CMC 21.26.030) for all zoning districts which require: all front yard areas (except driveways) to be landscaped; all driveways, parking areas, and other paved areas to be screened with landscaping; and all landscaped areas to be water efficient with a mix of materials, species and sizes that are irrigated with a permanent automatic underground system. CMC section 21.26.030 (Site and architectural review permits) provides additional considerations for landscaping including: maximizing open space around structures for aesthetic and screening purposes; protecting access to natural light, ventilation, and direct sunlight; ensuring compatibility of land uses; and providing space for privacy and recreation.

Tree Removal: City Code requires the retention of existing mature trees and vegetation to the greatest extent feasible by minimizing the unnecessary destruction of existing healthy trees. Furthermore, CMC Chapter 21.32 (Tree Protection Regulations) establishes policies, regulations, and standards to protect and manage trees on private property to ensure that development is compatible with and enhances Campbell's small town quality and character. In enacting this chapter, the city recognizes the substantial aesthetic, environmental and economic importance of its tree population. However the project, as conceptually proposed, would remove all but two trees, as discussed below. Staff suggests the applicant plot site improvements to retain as many protected trees as possible.

[14] The R-D and R-M zoning districts permit 6-13 du/ga, consistent with the proposed density request.

An inventory of the site (**Attachment 6**) identified 166 trees on the property; however 109 of these trees are exempt from the City's tree protection ordinance (fruit trees and/or trees under 12" DBH). Of the remaining 57 trees, there are 42 coast live oak trees, 8 holly oak trees, and one (1) each of the following: fan palm tree, Chinese pistache, olive, pepper, privet, silver acacia, and stone pine. The applicant's proposal would result in removal of 55 protected trees, where 27 of these trees are rated to have "poor suitability for conservation". The applicant proposes to retain two (2) trees on site, including one (1) existing oak tree along the site frontage (to be integrated with the proposed community green park) and one (1) existing oak tree along the northern corner of the property (reference Preliminary Site Plan, **Attachment 3**).

A more complete arborist analysis will be required under a formal application to determine if any protected trees meet the findings for removal. All protected trees approved to be removed shall be replaced in accordance with the City's tree protection ordinance.

Utilities: All on-site utilities and utility lines along the public street frontage will be installed underground per Campbell Municipal Code Section 21.18.140.

Public Improvements: The project requires frontage improvements per Campbell Municipal Code Section 11.24.040, including but not limited to: relocation and undergrounding of all existing utilities; removal of existing driveway approach; installation of City standard curb, gutter, sidewalk and ADA compliant driveway approaches consistent with the adjacent developed property; installation of LED streetlights in accordance with the City of Campbell's Street Lighting Policies; installation of City approved street trees and irrigation; and installation of traffic control, stripes and signs.

Alternative Site Plan: The previous discussion summarizes the applicant's preferred site plan and housing types. However, in the event that the City would not permit second-story ADUs or the requested increased density, the applicant has prepared an alternative site plan with 25 homes on 6,000+ square foot lots (**Attachment 4**). This option would require a density bonus to obtain the seven (7) additional (bonus) units, by designating two (2) of the units as very-low-income (VLI), or four (4) of the units as low-income (LI), or eight (8) of the units as moderate-income (MI), as estimated[15] in the following table.

Low Density (<6 du/ga)	**Base Density**	**Bonus Density**	**Total Units (MR + BMR[16])**
15 market rate (MR) units + 3 below market rate (BMR) units	~18 units	*n/a*	15 MR + 3 BMR = 18 units
+ 8 Moderate-income units	~18 units	*~7 units*	17 MR + 8 MI = ~25 units
+ 4 Low-income units	~18 units	*~7 units*	21 MR + 4 LI = ~25 units
+ 2 Very-Low-income units	~18 units	*~7 units*	23 MR + 2 VLI = ~25 units

[15] Estimate only: Base density / Bonus density will be determined upon formal project submittal
[16] The 15% BMR unit count is based on the 18-unit base density, not the 25-unit bonus density

In certain respects, a Density Bonus alternative project would yield improved affordability since the applicant would be required to provide a minimum of two (2) very-low-income units or four (4) low-income units or eight (8) moderate-income units[17] as opposed to three (3) moderate-income units and two (2) low-income units, as previously discussed. The City has a long way to go in terms of satisfying its RHNA obligation with only 14% of the moderate-income category, 2% of the low-income category, and 7% of the very-low income category being satisfied for the current RHNA cycle (2015-2023); illustrating a greater need for low- and very-low income units.

If the City does not approve the requested General Plan amendment to increase the density, the applicant also has the option to develop an 18-unit Planned Development without the density bonus. This type of development would be consistent with the existing General Plan low-density designation (<6 du/ga). While this alternative would still be subject to the Inclusionary Ordinance, the applicant could pay a fee in-lieu of actually building the BMR homes. This fee is far below what it would cost a developer (or the City) to build three (3) BMR units. Staff has estimated the in-lieu fee for the project, assuming 18 units on 6,000 square foot (net) lots, built to the maximum 45% floor area of 2,700 square feet (6000*.45=2700). The in-lieu calculation is the in-lieu fee ($34.50) multiplied by the average square footage (2,700) multiplied by the number of BMR units. In this case, three (3) BMR units would be required for an 18-unit development (18*.15=3). Thus, the estimated in-lieu fee for this hypothetical 18-unit project would be $279,450 (34.5*2700*3 = $279,450), less than 1/10th the cost to actually build the units[18]. Nevertheless, as previously discussed, the applicant has expressed their desire to construct more units; hence the request for greater density.

<u>Environmental Review</u>: Completion of an Initial Study and preparation of a Mitigated Negative Declaration will be required prior to formal review of the subdivision application by the Planning Commission and City Council. The applicant will be required to submit an arborist report and analysis reports related to air quality, biology, geology, and noise. The City will hire a third-party consultant to evaluate potential traffic impacts. As part of the pre-application process, the Planning Commission may elect to recommend additional and/or more focused studies where a potential impact is identified to assist in the scoping of the environmental review.

<u>Neighborhood Notification</u>: In addition to noticing the pre-application study session in the newspaper, notices were sent to all property owners within 300 feet of the site. While no pre-application comments were received as of the writing of this report, public comments were provided at the February 5th City Council meeting and included concerns regarding the "small town feel of the neighborhood" and potential impacts related to the proposed increase in density, traffic, parking, vehicle egress from the neighborhood, and pedestrian/bicycle traffic due to the Los Gatos Creek trail adjacency (**Attachment 7**). Any comments received by the City following publication of this report will be provided to the Planning Commission and presented at the study session.

[17] Per State Density Bonus law, a project cannot combine more than one affordability category.
[18] This estimate assumes the construction cost to be approximately $200/sq. ft. which is low by today's standards.

NEXT STEPS

The Planning Commission's pre-application comments will help inform the applicant's formal submittal. In addition to requiring a General Plan Amendment, a proposal for a small lot subdivision (<6,000 square feet) with a private street would require a Zoning Map Amendment to rezone the property to P-D (Planned Development), a Tentative Subdivision Map to develop fee-simple lots, a P-D Permit with Site and Architectural Review, a parking modification, and a Tree Removal Permit.

Given the applicant's desire to develop accessory dwelling units (ADUs) that are not otherwise allowed by code, the City will also require a Master Development Plan to determine if the establishment of flexible standards could achieve consistency with the intent of the Planned Development Ordinance. The project would be reviewed for compatibility with the surroundings properties in terms of visual appearance, tree removal, privacy, noise, and traffic. The proposal will also require an environmental analysis pursuant to the California Environmental Quality Act (CEQA).

Upon receipt of a formal application, staff will email a courtesy notice to all residences within 300-feet of the project site. Once the permit is ready for a public hearing, an additional public notice will be mailed providing an additional opportunity for the public to review/comment on the project plans. A formal project submittal will require review by the City's Site and Architectural Review Committee (SARC) and Planning Commission (PC), before it is brought before the City Council for a decision.

Prepared by: Cindy McCormick

Cindy McCormick, Senior Planner

Approved by: Paul K

Paul Kermoyan, Community Development Director

Attachments:

1. Location Map
2. Applicant Proposal
3. Conceptual Site Plan, Elevations and Site Photographs
4. Alternative Site Plan
5. Tree Inventory
6. City Council Staff Report
7. City Council meeting minutes

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M. TUESDAY

APRIL 9, 2019
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting of April 9, 2019, was called to order at 7:30 p.m., in the Council Chambers, 70 North First Street, Campbell, California by Acting Chair Rivlin and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present:	Acting Chair:	Andrew Rivlin
	Commissioner:	Stuart Ching
	Commissioner:	Terry Hines
	Commissioner:	Mike Krey
Commissioners Absent:	Chair:	JoElle Hernandez
	Commissioner:	Maggie Ostrowski
	Commissioner:	Michael L. Rich
Staff Present:	Community Development Director:	Paul Kermoyan
	Senior Planner:	Daniel Fama
	Senior Planner:	Cindy McCormick
	Associate Planner:	Stephen Rose
	City Attorney:	William Seligmann
	Recording Secretary:	Corinne Shinn

APPROVAL OF MINUTES

Motion: **Upon motion by Commissioner Krey, seconded by Commissioner Ching, the Planning Commission minutes of the meeting of March 26, 2019, were approved as submitted. (4-0-3; Chair Hernandez and Commissioners Ostrowski and Rich were absent)**

NEW BUSINESS

Acting Chair Rivlin read Agenda Item No. 3 into the record as follows:

3. **PLN2019-34** Study Session (PLN2019-34) to review pre-application conceptual plans for a potential 28-unit subdivision and associated General Plan Amendment to increase the density from <6 du/ga to 6-13 du/ga, Zoning Map Amendment to change zoning from R-1-6 to Planned Development (P-D), and P-D permit for the property located at **16179 Mozart Avenue**. Staff is recommending that this is not a project subject to CEQA. Project Planner: *Cindy McCormick, Senior Planner*

Ms. Cindy McCormick, Senior Planner, provided the staff report.

Director Paul Kermoyan:
- Said that it is very common for a developer to take a site and want a clean slate.
- Stated that staff is suggesting the developer instead work within the existing environment and work with existing trees on the property.
- Pointed out that density can be retained while providing necessary parking simply by providing smaller units to leave more room to accommodate parking.
- Reported that the developer is currently asking for a Parking Modification Permit.
- Suggested the Commission focus on the big issues including how to justify a Parking Modification Permit.

Commissioner Hines said that the properties around this one look similar.

Planner Cindy McCormick said that the adjoining subdivision has traditional architecture.

Commissioner Hines asked if there has been any discussion about the exit off Mozart.

Planner Cindy McCormick said that can be looked at with the traffic study.

Commissioner Hines asked if there is a possible location for another exit.

Planner Cindy McCormick said that is a challenge but it can be looked at with the traffic study.

Commissioner Hines asked if right turns are the only option when coming off Mozart and onto Bascom.

Planner Cindy McCormick said that another entrance doesn’t seem feasible.

Commissioner Hines said that this exit is already a problem.

Commissioner Ching asked if the proposed park would be for public use or just for residents of the development.

Planner Cindy McCormick said she would defer to the applicant but thinks it likely would be intended for use just by residents for liability concerns.

Commissioner Krey asked what represents a “small” lot.

Planner Cindy McCormick replied less than 6,000 square feet, which is a standard lot.

Acting Chair Rivlin opened the Public Hearing for Agenda Item No. 3.

Mark Robson, Applicant, Robson Homes:

- Stated that the need for housing is acute and this site offers a good opportunity to increase density and create affordable homes.
- Compared projects. If lots are a minimum of 6,000 square feet the site could accommodate 18 units. A Planned Development project could either accommodate 23 market rate units and two BMR units; or 23 market rate units with five BMR units with added density.
- Opined that small lots equate to more affordable units than do 6,000 square foot lots.
- Stated that their initial site plan includes a total of 28 units with five of them being BMR where only four are required to be.
- Suggested that having an ADU atop a detached garage offers affordable rental housing options. The income from renting out an ADU could help a property owner to offset their cost of mortgage while providing an affordable living unit.
- Advised that there would be seven additional street parking spaces along Mozart with this development. There will be public improvements along Mozart.
- Assured that he would try to save the best trees on this lot and proposes a 4,500 square foot open space on site for private use by the residents of the development.
- Pointed out that the General Plan encourages development of housing.
- Stated that having affordable units built now with the project is the best project for the City of Campbell in providing affording housing.

Commissioner Hines asked Mr. Mark Robson what he thought about the potential for access onto Bascom.

Commissioner Ching:

- Pointed out that with this initial site plan with 28 houses they have placed their proposed park at the entrance of the development.
- Expressed concern for the safety of children who would be at play there.

Mark Robson explained that a picket fence would be placed along the street frontage. He said he was considering placing a rope swing on one of the oak trees that will be within the park area. He pointed out that each home would also have their own yards as private open space.

Commissioner Ching asked whether placement of the park space elsewhere on site might be better.

Mark Robson said that the homes would have large front porches intended to encourage homeowners utilizing them and therefore creating a sense of community. No garage doors will be visible from the street. This development will be very attractive and create a nice feel of neighborhood.

Commissioner Krey asked Mr. Mark Robson if he has constructed any projects where driveways are counted to meet parking requirements.

Mark Robson replied yes. He did so early on in the late 80's.

Commissioner Krey asked Mark Robson if he would build ADU's at the beginning.

Mark Robson said they would be constructed immediately as a place for the property owner to use and/or to rent out to help cover the mortgage.

Commissioner Krey asked if there would be exterior staircases for access to the ADU's above detached garages.

Mark Robson replied yes, they all do.

Commissioner Krey asked Mark Robson how his proposed lot size and house size compares to the homes along Beethoven.

Mark Robson said his lots would be a little smaller. As a result there will be more affordability for market rate homes. He added that he has been building detached garages for the last 20 years.

Director Paul Kermoyan:

- Clarified that the Parking Modification Permit relates to the number of spaces required.
- Added that the number of parking spaces counted for a site cannot include parking on driveways within the first 25 feet of the property. That standard cannot be deviated on.
- Elaborated that you can however deviate from the number of spaces provided as a concession per State law.

Acting Chair Rivlin asked if there was anyone else present who wished to address the Commission about this project.

Heidi Heckman, Resident on Beethoven Drive:

- Reminded that she had submitted an email to the Commission earlier today.
- Reported that Beethoven is a special community in and of itself. She has lived there for the last 12 years.
- Added that more than 30 kids play on the streets in their neighborhood. There are block parties and events for every holiday. They are a really close community.

- Stated that they are right next to the Hwy. 85 entrance. When people miss the exit they often end up driving down their street really fast.
- Advised that there are a couple of pedestrian access points to the Los Gatos Creek Trail from their neighborhood.
- Admitted that she likes Robson Homes and is just concern about density.
- Calculated that each home generally has two cars. As a family's kids grow up more cars are added per household.
- Pointed out that their street is a two lane with parking along both sides of it. There is no opportunity to bypass each other.
- Said that there is an existing impact as there is no light to assist people departing off Mozart onto Bascom.
- Added that there is a fixed median to prevent left turns off Mozart so people in the neighborhood "sneak" out to left turn onto Bascom Avenue where the kids' schools are located. This is accomplished by using the parking lot of the medical office at the corner.
- Said that those are some of the concerns of her neighborhood. Mainly traffic and egress.
- Stated that she'd like to see smaller development but this project seems great.
- Expressed appreciation for the open house conducted by Robson.
- Reiterated her desire to see the density of the project reduced.

Gabriel Gonzales, Resident on Beethoven:
- Said he too has parking concerns.
- Reported that he works for the phone company.
- Advised that he often sees people having to park far from their homes and walk in.
- Advised that half the people in the neighborhood don't park in their garages. He stated that it seems that garages tend to be used for stuff or is converted space.
- Cautioned that parking overflow will be pushed out to other people in the community.
- Stated that there is not enough parking for people who will be living there.

Mark Robson said that with a strong Homeowners' Association and effective CC&R's his projects have had good luck in restricting garages for parking of vehicles. There is a parking committee to oversee this issue as part of the HOA structure.

Gary Black, Traffic Consultant for Robson Homes:
- Informed that he went to the neighborhood to count cars.
- Reported that less than half of the street parking spaces were taken.
- Added that there will be more street parking created with this development as right now there are no curbs, gutters or sidewalks along this project site.
- Stated that most of the street parking was for the medical building at the corner.
- Said that he counted the cars leaving Mozart. Unfortunately only right turns are allowed coming out from Mozart onto Bascom.
- Said that 40 seconds was the highest time taken. From five to 10 seconds was typical. Fourteen (14) cars per hour on average.
- Concluded that this exit could accommodate ten times the traffic it currently accommodates.

Acting Chair Rivlin asked what times the exit off Mozart was monitored.

Gary Black, Traffic Engineer for Robson Homes, said it was between 7 a.m. and 9 a.m. in the morning and between 4 p.m. and 6 p.m. in the evening.

Acting Chair Rivlin asked if this development would double or triple existing traffic.

Gary Black, Traffic Engineer for Robson Homes:
- Said that 28 homes would result in 20 cars coming out in the morning or double what's going out right now.
- Stated that he observed that most of the time there were no cars there waiting to exit right from Mozart.

Commissioner Ching asked Gary Black if while conducting his traffic counts he observed what happens to those cars that exited right off Mozart onto Bascom. Did they make a U-turn to go back towards Camden or turn directly onto the Highway 85 entrance lane?

Gary Black, Traffic Engineer for Robson Homes:
- Said no he didn't note that information.
- Stated that his opinion is that cars that want to turn left onto Bascom are cutting through the medical office parking lot to do so.

Commissioner Ching pointed out that there is another similarly sized lot across the street. Was that considered if it were to be developed in a similar fashion?

Gary Black, Traffic Engineer for Robson Homes, replied no. He just considered this project.

Planner Cindy McCormick advised that someone has already been in to City Hall inquiring about the lot across the street.

Mark Robson, Applicant, said that the site can allow for 18 homes if the lots are 6,000 square foot and 25 homes if smaller lots are allowed. This is worth considering.

Commissioner Krey:
- Said that three extra BMR and ADU's would rely on breaks we give them.
- Pointed out that this is a tough location as the only way in or out is via one exit with only right-hand turns.
- Stated he can see higher density with more BMR units, which are so needed. These BMR units would belong to their homeowners.
- Stressed that parking is a big deal and that more parking is needed.

Acting Chair Rivlin suggested organizing the topics and having each Commissioner provide their input on each topic:

1. Traffic & Parking

2. Amenities – is proposed space large enough / is proposed placement best option?
3. Accessory Dwelling Units (ADU's)
4. Below Market Rate (BMR) Units
5. Trees
6. Density

Commissioner Krey:
- Stated that more parking is needed.
- Suggested marking the street on Bascom to read, "Don't Block Exit".
- Add signage to facilitate egress off Mozart onto Bascom.
- Admitted that he is leery about parking.
- Said that he likes the architecture.
- Stated that he like to see more trees protected and retained. There are some great trees there.
- Express support for density that would allow for the highest number of BMR units possible.

Commissioner Hines:
- Said that he would support the highest density for which there is no requirement for a parking exception to achieve. The State exception is fine.
- Stated that they don't need to get into a traffic study as it is obvious what the issues are.
- Suggested that there should be a thorough review of right turns onto Bascom. There must be some way to improve that turn.
- Regarding design, he said it is great and looks very presentable and workable.
- Added that he would love to live there.
- Opined that this development would generate a similar sense of community that already exists on Beethoven.
- Said that he likes the inclusion of ADU's.
- Supported the goal of saving more trees and to adding some additional trees as well. Even newer trees will look beautiful in 10 years or more.
- Stated that he supports a density that is as high was we can get including ADU and BMR units.
- Concluded that he would not support parking exception beyond that already mandated by the State.

Acting Chair Rivlin:
- Agreed that traffic and parking will be an issue.
- Stated that inclusion of BMR units is important. Providing more allows the applicant to obtain a higher density of development.
- Said that he supports the applicant's interest in placing ADU's above the detached garages.
- Asked staff if there would be a traffic study.

Planner Cindy McCormick replied yes.

Acting Chair Rivlin:

- Reminded that there is another similar property across the street that may be developed very much like this one.
- Added that the owners of the medical office may decide one day to prevent neighborhood use of their property to achieve a left turn onto Bascom Avenue.
- Suggested that Public Works provide information on what future traffic improvement plans there might be added for that area of Bascom.
- Said that the proposed architecture is charming and seems to fit the "Campbell" feel. Mr. Robson has a lot of experience and knows what works.
- Listed the last two issues as amenities and trees.
- Suggested modifying the architecture to accommodate the retention of more of the existing trees on site if possible. This might even include the consideration of relocating of some of the oaks and/or replanting additional oaks.
- Pointed out that some of the garage units offer only one covered parking space so perhaps they should consider two-car garages instead.

Commissioner Ching:

- Stated the need for traffic and parking safety.
- Expressed concern about the exiting ability onto Bascom.
- Opined that there is an existing problem there the City needs to look at.
- Reported that he saw 10 cars cut through the health center's property in order to achieve a left-turn exit. The City should look into that no matter how many units are allowed.
- Reminded that the other site will also be developed.
- Said he was really worried about the traffic and parking on this development. What are being proposed are small parcels. Cars will be parked on driveways. Kids will play on the streets. There is a safety implication.
- Advised that he is not in favor of counting driveway space as require parking spaces.
- Admitted he'd like to see the pocket park be made larger and relocated to another part of the development. Those changes might help to keep kids from running out into the street.
- Said he has no problems with the architectural appearance of these homes.
- Pointed out that 97 percent of the protected trees on site are proposed to be cut down. That will substantially change the site.
- Reminded that a Planned Development should be special. He'd like to see more imagination on architecture and design and at least half of the existing trees on site retained. We should be challenging ourselves on how we design.
- Said that he supports ADU's but not the proposed total of 28 units overall. He might be more in favor of up to 25 units in total.
- Stressed that safety is his major concern as well as any impacts on the surrounding environment as per the General Plan.

Acting Chair Rivlin said he agreed on the issue of trees and suggested provision of a map with trees specified and offering ways to design around existing trees. He supports a maximum of 23 units rather than 25.

Ms. Heidi Heckman, Resident on Beethoven:

- Returned to the podium and reminded the Commission that the North 40 project is coming in Los Gatos just on the other side of the highway. That project will also have a significant impact on this area.
- Added that her neighborhood is seeking to secure a speed hump on their street to slow traffic down that is currently speeding down their street. Perhaps one should go on Mozart as well.

Acting Chair Rivlin suggested the addition of "No Outlet" signs and suggested to staff that Public Works be asked about that.

Director Paul Kermoyan said that he's added that suggestion to his list.

Mark Robson, Applicant, Robson Homes:

- Advised that they would have to bring fill onto their site to cover sewage pipes. There are utility conflicts. With fill more is feasible.

Planner Cindy McCormick said that staff is encouraging the applicant to save as many trees as possible. She cautioned that the initial tree inventory indicates that many trees are not salvageable.

Commissioner Hines suggested the applicant work with the City and expressed appreciation to Mr. Robson and his team for listening to the Commission's feedback.

Acting Chair Rivlin closed the Public Hearing for Agenda Item No. 3.

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REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan provided the following update to his written report:

- Reported that Council took second reading of the Planning Commission Ordinance. Per this Ordinance any absence, excused or not, is counted.
- Added that with adoption of this Ordinance attendance at the League of California Cities Planning Commissioner Academy is mandatory for the first two years of service on the Commission. For other Commissioners attendance is voluntary.
- Stated that the City Council is really encouraging training.
- Advised that staff will continue to consider opportunities, such as when PC meeting agendas are light or empty, to instead schedule Planning 101 training sessions. CEQA is one possible future topic.

Commissioner Ching raised the issue of budget limitations.

Director Paul Kermoyan said the budget line ran out this year but for the next fiscal year, which starts on July 1st, he is requesting more funds to support this mandatory training.

Commissioner Ching asked about events that might have no cost.

Director Paul Kermoyan said that is also an option. The American Planning Association (APA) has a site. There is potential to locate a timely training video and view it together as a group.

Commissioner Hines told the other Commissioners that the LCC Conference was very good and offered a good perspective as well as the opportunity to meet other Commissioners from throughout the State.

Director Paul Kermoyan said that the California APA Conference starts this next Saturday. Senior Planner Cindy McCormick will be attending that.

Acting Chair Rivlin asked Commissioner Hines if he wanted to update the Commission on the sessions he attended in March.

Commissioner Hines said he would put together a written update as he hasn't prepared anything for tonight.

Acting Chair Rivlin asked if it would be possible for a not-so-new Commissioner to still attend the LCC training.

Director Paul Kermoyan replied yes and said it occurs each year in March. The next State APA Conference will occur in September.

Commissioner Hines said that he finds it helpful to attend with someone else the first time attending.

Acting Chair Rivlin agreed and said he attended a CalAPA Conference with Commissioner Hernandez.

Commissioner Hines asked what constitutes a new commissioner.

Director Paul Kermoyan said it is the most recently appointed.

Acting Chair Rivlin asked about scheduling the selection of a new Chair.

Director Paul Kermoyan said that Council must first accept the resignation of Chair Hernandez at its meeting on April 16th and direct the posting of this new vacancy on the Planning Commission. After that has occurred, staff will include the selection of a new Chair and Vice Chair to complete the year on the appropriate PC agenda.

ADJOURNMENT

The Planning Commission meeting adjourned at 9:37 p.m. to the next Regular Planning Commission Meeting of **April 23, 2019**.

PLANNED DEVELOPMENT
16179 MOZART AVENUE
CAMPBELL CALIFORNIA

PROJECT DENSITY		
Gross	3.15	acres
Base Density	6.0	du/ga
Bonus Density	8.0	du/ga
Base Units	18.9	Units
	19	rounded down *
Bonus Units	6.0	Units
	6	rounded up *
Total Units	**25**	**Units**

Note: Assumes maximum 32.5% density bonus which requires 10% of the units as Very-Low Income

* CMC Section 21.02.020.D. Rules of Interpretation, Calculations-Rounding

LOT COVERAGE TABLE

Lot No.	Covered Porches SF	First Floor SF	Garage SF	Lot Coverage SF	Lot Coverage %
1		1,418	457	1,875	45.8%
2		1,227	457	1,684	46.6%
3		1,227	457	1,684	46.1%
4		1,227	457	1,684	41.0%
5	154	1,170	438	1,762	50.4%
6		1,170	438	1,608	28.6%
7	154	1,170	438	1,762	45.6%
8		1,227	457	1,684	45.2%
9		1064	437	1,501	41.7%
10		1,227	457	1,684	43.2%
11		1,170	438	1,608	34.3%
12		1,227	457	1,684	50.4%
13	154	1,170	438	1,762	52.3%
14	154	1,170	438	1,762	52.5%
15		1,227	457	1,684	51.0%
16		1064	437	1,501	45.0%
17	144	984	437	1,565	42.2%
18	144	984	437	1,565	42.0%
19		812	425	1,237	55.7%
20	136	750	425	1,311	57.6%
21	96	705	395	1,196	42.9%
22	133	1297	455	1,885	46.3%
23	133	1297	455	1,885	44.0%
24	133	1297	455	1,885	44.5%
25	133	1297	455	1,885	46.2%

FRONT YARD PAVING

LOT #	PAVED AREA	SETBACK AREA	PAVED AREA %
1	167	446	0.37
2	167	396	0.42
3	181	400	0.45
4	167	450	0.37
5	167	375	0.45
6	879	1252	0.70
7	195	520	0.38
8	177	433	0.41
9	220	487	0.45
10	298	607	0.49
11	1,199	1,762	0.68
12	189	419	0.45
13	179	406	0.44
14	175	394	0.44
15	167	380	0.44
16	241	603	0.40
17	195	456	0.43
18	195	459	0.42
19	112	429	0.26
20	40	282	0.14
21	225	831	0.27
22	119	385	0.31
23	98	397	0.25
24	181	396	0.46
25	154	385	0.40

OPEN SPACE / PUBLIC

LOT LETTER	PROVIDED SQFT
LOT B	3,477
LOT C	4,774
LOT D	3,005
TOTAL	11,256

FLOOR AREA TABULATION TABLE

Plan Type	Plan 1	Plan 2	Plan 2X	Plan 3	Plan 4	Plan 4X	Plan 5	Plan 6A	Plan 6B
First Floor SF	705	1,064	984	1,170	1,227	991	1,297	812	750
Second Floor SF	1,161	1,292	1,292	1,393	1,375	1,375	1,329	1,335	1,268
Third Floor SF	509								
ADU						427	476		
Garage SF	395	437	437	438	457	457	455	425	425
Total Area SF	2,770	2,793	2,713	3,001	3,059	3,250	3,557	2,572	2,443
* Number of Bedrooms	4	4		4	4		4	4	4
Total # Per Floor Plan Type	1	2	2	6	7	1	4	1	1
* Excludes ADU bedroom									

BUILDING HEIGHTS

Plan Type	Plan 1	Plan 2	Plan 2X	Plan 3	Plan 4	Plan 4X	Plan 5	PLS ADU	Plan 6
Building Height	31'-9"	25'-3"	25'-9"	25'-5"	27'-2"	27'-2"	26'-1"	24'-2"	28'-9"

FAR

Lot No.	Net Lot Size	Total Area	FAR
1	4,093	3250	0.79
2	3,616	3059	0.85
3	3,650	3059	0.84
4	4,103	3059	0.75
5	3,499	3001	0.86
6	5,629	3001	0.53
7	3,868	3001	0.78
8	3,727	3059	0.82
9	3,601	2793	0.78
10	3,895	3059	0.79
11	4,691	3001	0.64
12	3,338	3059	0.92
13	3,366	3001	0.89
14	3,355	3001	0.89
15	3,301	3059	0.93
16	3,338	2793	0.84
17	3,708	2713	0.73
18	3,725	2713	0.73
19	2,220	2572	1.16
20	2,276	2443	1.07
21	2,789	2770	0.99
22	4,071	3557	0.87
23	4,280	3557	0.83
24	4,233	3557	0.84
25	4,081	3557	0.87
A	23,195		
B	3,566		
C	4,807		
D	3,460		
TOTAL	127,481		

OPEN SPACE / PRIVATE

LOT NUMBER	PROVIDED SQFT
LOT 1	885
LOT 2	808
LOT 3	817
LOT 4	1480
LOT 5	714
LOT 6	2,316
LOT 7	750
LOT 8	812
LOT 9	915
LOT 10	870
LOT 11	732
LOT 12	623
LOT 13	552
LOT 14	552
LOT 15	623
LOT 16	590
LOT 17	764
LOT 18	737
LOT 19	131
LOT 20	225
LOT 21	0
LOT 22	614
LOT 23	635
LOT 24	658
LOT 25	630
TOTAL	18,433

SETBACK TABLE (FEET)

Lot No.	Floor	Front Setback	Right Setback	Left Setback	Rear Setback
1	First	8.00	6.50	4.00	11.07
	Second	9.50	4.00	13.50	21.49
2	First	8.00	5.00	4.00	10.04
	Second	9.50	5.00	4.00	21.46
3	First	8.00	4.50	5.00	10.01
	Second	9.50	4.50	5.00	21.42
4	First	8.00	4.00	11.73	9.96
	Second	9.50	4.00	11.73	21.39
5	First	14.41	5.00	5.00	12.43
	Second	13.41	5.00	5.00	19.44
6	First	20.09	7.00	22.92	12.00
	Second	15.94	7.00	22.92	16.00
7	First	16.97	6.75	7.00	12.00
	Second	16.40	6.75	7.00	19.00
8	First	8.50	5.00	5.50	9.58
	Second	10.00	5.00	5.50	21.00
9	First	10.17	6.25	6.75	18.92
	Second	9.17	6.25	6.75	25.42
10	First	16.41	5.00	4.25	11.00
	Second	16.41	5.00	4.25	22.42
11	First	27.83	5.23	6.00	12.08
	Second	24.00	5.23	6.00	16.08
12	First	9.09	4.00	4.00	6.50
	Second	10.58	4.00	4.00	17.92
13	First	8.00	5.00	5.00	9.00
	Second	13.50	5.00	5.00	16.00
14	First	8.00	5.00	5.00	9.00
	Second	13.50	5.00	5.00	16.00
15	First	8.00	3.00	4.00	7.50
	Second	9.50	3.00	4.00	17.92
16	First	10.80	4.60	5.00	15.33
	Second	9.81	4.60	5.00	21.83
17	First	16.62	6.00	7.25	13.37
	Second	15.62	6.00	7.25	19.87
18	First	16.54	6.00	7.50	14.81
	Second	15.62	6.00	7.50	21.31
19	First	12.92	6.25	0.00	4.58
	Second	12.92	6.25	0.00	2.00
20	First	16.17	0.00	8.17	4.58
	Second	15.17	0.00	8.17	3.00
21	First	22.50	9.00	0.87	3.59
	Second	21.75	9.00	0.87	3.59
	Third	27.17	13.00	3.54	12.50
22	First	10.00	5.00	5.00	4.00
	Second	13.75	5.00	5.00	3.00
23	First	10.00	5.00	7.62	4.00
	Second	13.75	5.00	7.62	3.00
24	First	10.00	6.62	5.00	4.00
	Second	13.75	6.62	5.00	3.00
25	First	10.00	5.00	5.00	4.00
	Second	13.75	5.00	5.00	3.00

PARKING REQUIREMENT FOR DENSITY BONUS RESIDENTIAL DEVELOPMENT

CMC Section 21.20.120 4.a.(3) 4 or more bedroom units: two and one-half parking spaces

Proposed	Required	Provided
25x Single-family Units - 4 bedrooms ea.	62.5	*66
5x Accessory Dwelling Units	**0	***4
Total:	**62.5**	**70**

* 50 covered parking stalls; 16 guest parking stalls

**Per CMC Section 21.23.030 J - no parking is required for an accessory dwelling unit that is located on a parcel that is within walking distance (one-half mile) of public transit. Public transit is defined as a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

***1 private parking stall per ADU (4 stalls total)

DEVELOPMENT SUMMARY TABLE

1. PROPERTY ADDRESS: 16179 MOZART AVENUE, CAMPBELL, CALIFORNIA
2. ASSESSOR'S PARCEL NUMBER: 424-06-119
3. GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LESS THAN 6 UNITS/GROSS ACRE)
4. EXISTING ZONING: R-1-6 (SINGLE-FAMILY RESIDENTIAL; 6,000 SF LOT SIZE MINIMUM)
5. PROPOSED ZONING: P-D (PLANNED DEVELOPMENT)
6. GROSS PROJECT SIZE: 3.15 ACRES
7. NET PROJECT SIZE: 2.93 ACRES
8. PARKING REQUIREMENTS:
   STUDIO TO ONE-BEDROOM UNITS REQUIRE: 1 ON-SITE PARKING SPACE
   TWO TO THREE-BEDROOM UNITS REQUIRE: 2 ON-SITE PARKING SPACES
   FOUR OR MORE BEDROOM UNITS REQUIRE: 2.5 ON-SITE PARKING SPACES
   SEE TABLE THIS SHEET FOR PARKING CALCULATIONS
9. BASIS OF BEARINGS: THE BEARING NORTH 57°52'51" WEST ON THE CENTERLINE OF KILMER AVENUE, AS SHOWN ON THAT CERTAIN TRACT MAP FILED FOR RECORDED IN BOOK 791 OF MAPS AT PAGES 1-6, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THESE PLANS.
10. BENCHMARK: CITY OF CAMPBELL BENCHMARK NO. 53. LOCATED AT NORTHWEST CORNER WHITE OAKS ROAD & POPE COURT AT CENTER OF CURB RETURN, 2¾" BRASS DISK IN TOP OF CURB.
    ELEVATION: 251.440
11. PROPOSED ONSITE IMPERVIOUS AREA = 67,573 SF (1.55 AC); PROPOSED ONSITE PERVIOUS AREA = 59,908 SF (1.38 AC) - SEE SHEET C9 FOR ADDITIONAL INFORMATION
12. FIRE NOTE: THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE SANTA CLARA COUNTY FIRE DEPARTMENT AS SPECIFIED IN THEIR "DEVELOPMENT REVIEW COMMENTS" LETTER, DATED MARCH 1, 2019 FOR 16179 MOZART AVENUE, CAMPBELL: PLAN REVIEW NO. 19 0576; BLDG PERMIT NO PRE2018-11; AND CITING THE FOLLOWING CODES: THE CALIFORNIA FIRE CODE (CFC) & BUILDING CODE (CBC), 2016 EDITION AS ADOPTED BY THE CITY OF CAMPBELL MUNICIPAL CODE (CMC) AND CALIFORNIA CODE OF REGULATIONS (CCR).

SHEET INDEX

CIVIL
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JOINT TRENCH
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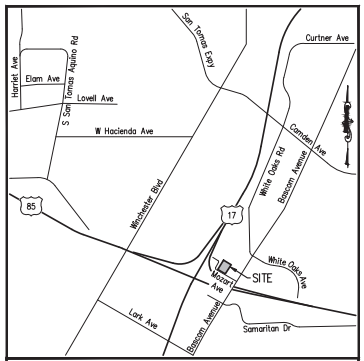
SL2 STREET LIGHTING GENERAL NOTES AND DETAILS



VICINITY MAP
NOT TO SCALE

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MOZART AVENUE COVER SHEET
CAMPBELL CALIFORNIA

DATE	8/4/2020
SCALE	N/A
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145
SHEET	C1
OF	SHEETS

R:\PROJECT\2018\18145 Mozart Avenue - Campbell\PLANNING\PD PERMIT\C1 COVER SHEET.dwg Aug 04, 2020

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		CENTER LINE
		EDGE OF PAVEMENT
		CURB, GUTTER, SIDEWALK & DRIVEWAY
SS — SS	EXSS — SS	SANITARY SEWER PIPE & MANHOLE
SD — SD	EXSD — SD	STORM DRAIN PIPE & MANHOLE
WT — W	EXWT — W	WATER LINE
JT	JT	JOINT TRENCH
	OH	OVERHEAD LINE
	G	GAS LINE
		WOODEN FENCE
	X — X	CHAINLINK FENCE
SD — SD	SD — SD	AREA DRAIN PIPE & AREA DRAIN
		CURB INLET
		FIELD INLET
		FIRE HYDRANT
W	W	WATER METER
		POWER POLE
		ELECTROLIER
		DECORATIVE ELECTROLIER
		SIGN
		GRADE TO DRAIN
0.5%	0.5%	DIRECTION OF FLOW & GRADIENT
		OVERLAND RELEASE
		CURB RAMP
	T5 6 5 T7 C1 3 3 3	UTILITY BOXES & VAULTS
		HYDRODYNAMIC SEPARATOR (CDS2015-4+C WITH CURB INLET OR APPROVED EQUIVALENT – SEE DETAIL C10)
		BELOW GRADE TRANSFORMER
		INFILTRATION CHAMBER (STORMCAPTURE OR APPROVED EQUIVALENT – SEE DETAIL C10)
		PERVIOUS PAVING
		PROPOSED DECKING

ABBREVIATIONS

AB	AGGREGATE BASE
ABND	ABANDON
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADU	ACCESSORY DWELLING UNIT
AP	ANGLE POINT
APN	ASSESSORS PARCEL NUMBER
ARV	AIR RELEASE VALVE
ASB	AGGREGATE SUBBASE
AU	ACCESSIBLE UNIT
BC	BEGIN CURVE
BK	BOOK
BW	BOTTOM OF WALL
B/W	BACK OF WALK
BFP	BACK FLOW PREVENTOR
BOL	BOLLARD
BLDG	BUILDING
BRK	BRICK
BS	BOTTOM OF STEP
C&G	CURB & GUTTER
CB	CATCH BASIN
CEN	CENTER
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC	CONCRETE
CONST	CONSTRUCT
COR	CORNER
CR	CURB RAMP
DC	DEPRESSED CURB
DI	DRAINAGE INLET
DIAM	DIAMETER
DIP	DUCTILE IRON PIPE
DBL	DOUBLE
DS	DOWNSPOUT
DW	DRIVEWAY
EC	END CURVE
ESMT	EASEMENT
ELEC	ELECTRICAL
ELECT	ELECTROLIER
ENCL	ENCLOSURE
ENCR	ENCROACHING
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EX	EXISTING
FB	FLUSH BAND
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FC	FACE OF CURB
FEN	FENCE
FF	FINISH FLOOR
FFG	FINISH FLOOR GARAGE
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FS	FIRE SERVICE
F/W	FRONT OF WALK
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GL	GARAGE LIP
GRT	GRATE
GV	GAS VALVE
HP	HIGH POINT
IM	IMAGE
INT	INTERSECTION
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
JT	JOINT TRENCH
LAT	LATERAL
LP	LOW POINT
LS	LANDSCAPE
MH	MANHOLE
M	MAPS
MEAS	MEASURED
MON	MONUMENT
OR	OFFICIAL RECORDS
P	PAD
PG	PAGE
PLNT	PLANTER
PT	POINT
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PS	PROTECTIVE SLOPE
PVC	POLYVINYL CHLORIDE PIPE
RC	ROLLED CURB
RCE	REGISTERED CIVIL ENGINEER
RCP	REINFORCED CONCRETE PIPE
RE	REEL
R&R	REMOVE AND REPLACE
RW	RECYCLED WATER
R/W	RIGHT OF WAY
SD	STORM DRAIN
SER	SERVICE
SS	SANITARY SEWER
SLB	STREET LIGHT BOX
STD	STANDARD
SQ	SQUARE
S/W	SIDEWALK
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
TEL	TELEPHONE
TG	TOP OF GUTTER
TRC	TOP OF ROLLED CURB
TS	TOP STEP
TSB	TRAFFIC SIGNAL BOX
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UTIL	UTILITY
VCP	VITRIFIED CLAY PIPE
VLT	VAULT
WB	WATER BOX
WM	WATER METER
WT	WATER
WV	WATER VALVE
WD	WOOD
XING	CROSSING

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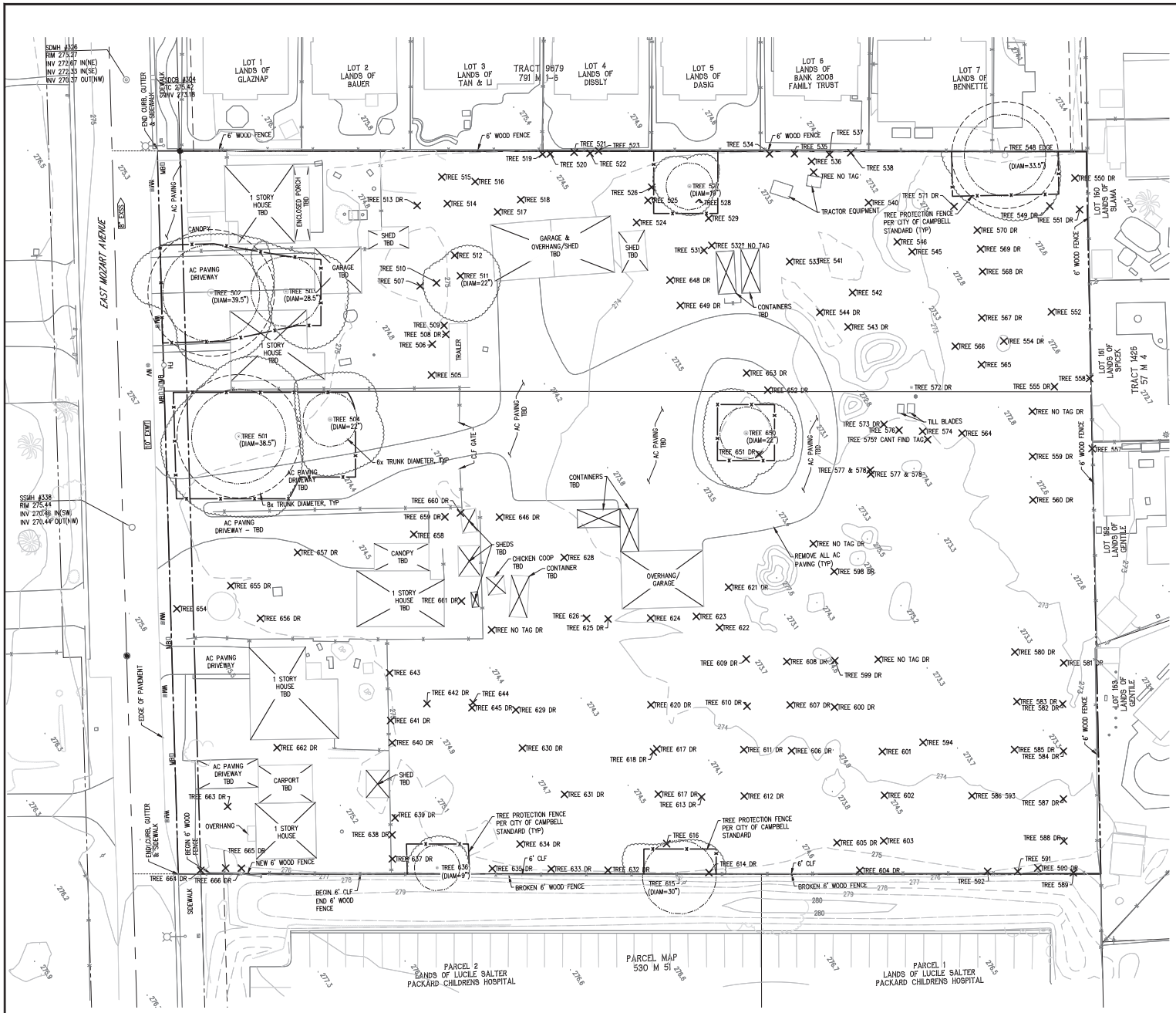
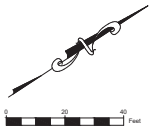
MOZART AVENUE
ABBREVIATIONS & LEGEND

CAMPBELL CALIFORNIA

DATE	8/4/2020
SCALE	N/A
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145

SHEET **C2** OF SHEETS





NOTE:

1. SEE SHEET C4 FOR TREE INVENTORY PROVIDED BY ROBSON HOMES
2. SEE SHEET C4 FOR CITY OF CAMPBELL STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

LEGEND

TREE 739 — EXISTING TREE TO BE REMOVED

TREE 739 (DIAM=) — EXISTING TREE TO BE PROTECTED PER CITY DETAIL LSD-9 (TRUNK DIAM)

TREE CANOPY PER SURVEY

PROTECTED TREES PER CITY CODE SECTION 21.32.050.C

Tree Species	Number	Trunk Diameter (in.)	Remove or Retain	TPZ Radius (ft.)
coast live oak (*Quercus agrifolia*)	**501**	**38.5**	**Retain**	**26**
coast live oak (*Quercus agrifolia*)	**502**	**39.5**	**Retain**	**26**
coast live oak (*Quercus agrifolia*)	**503**	**28.5**	**Retain**	**14**
coast live oak (*Quercus agrifolia*)	**504**	**22**	**Retain**	**11**
coast live oak (*Quercus agrifolia*)	507	13,12	Remove	N/A
coast live oak (*Quercus agrifolia*)	509	18	Remove	N/A
coast live oak (*Quercus agrifolia*)	510	13	Remove	N/A
coast live oak (*Quercus agrifolia*)	511	22	Remove	N/A
coast live oak (*Quercus agrifolia*)	512	13, 7, , 16	Remove	N/A
coast live oak (*Quercus agrifolia*)	**527**	**19**	**Retain**	**10**
coast live oak (*Quercus agrifolia*)	529	12	Remove	N/a
coast live oak (*Quercus agrifolia*)	534	14	Remove	N/a
fan palm (Washingtonia robusta)	537	12	Remove	N/a
coast live oak (*Quercus agrifolia*)	**548**	**33.5**	**Retain**	**22**
coast live oak (*Quercus agrifolia*)	592	18, 16	Remove	N/A
coast live oak (*Quercus agrifolia*)	**615**	**30**	**Retain**	**15**
coast live oak (*Quercus agrifolia*)	616	18	Remove	N/A
coast live oak (*Quercus agrifolia*)	620	16	Remove	N/A
coast live oak (*Quercus agrifolia*)	626	24	Remove	N/A
coast live oak (*Quercus agrifolia*)	628	24	Remove	N/A
coast live oak (*Quercus agrifolia*)	**636**	**12, 12, 9**	**Retain**	**10**
silver acacia (Acacia dealbata)	643	20	Remove	N/A
coast live oak (*Quercus agrifolia*)	**650**	**22**	**Retain**	**11**
coast redwood (Sequoia sempervirens)	657	24	Remove	N/A
stone pine (pinus pinea)	662	30	Remove	N/A

NOTES:

- TREES IN BOLD ARE TO BE RETAINED.
- TABLE ABOVE LISTS ALL ONSITE PROTECTED TREES. SEE SHEET C4 FOR FULL TREE INVENTORY OF ALL ONSITE TREES.

NO.	DATE	REVISIONS	BY

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MOZART AVENUE EXISTING CONDITIONS, DEMOLITION AND TREE DISPOSITION PLAN

CAMPBELL CALIFORNIA

DATE	8/4/2020
SCALE	1"=20'
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145

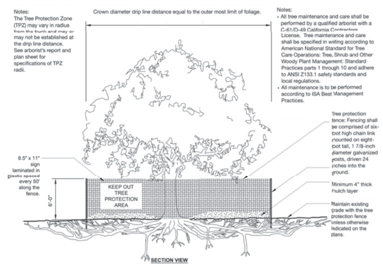
SHEET **C3** OF SHEETS

R:\PROJECT\2018\18145 Mozart Avenue – Campbell\PLANNING\PD PERMIT\C3 EXISTING CONDITIONS.dwg Aug 04, 2020

Tree Species	Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability for Conservation	Notes
coast live oak (*Quercus agrifolia*)	501	38.5	55	50	Good	Good	
coast live oak (*Quercus agrifolia*)	502	39.5	55	50	Good	Good	
coast live oak (*Quercus agrifolia*)	503	28.5	55	40	Fair	Good	
coast live oak (*Quercus agrifolia*)	504	22	55	40	Fair	Good	
coast live oak (*Quercus agrifolia*)	505	10	15	15	Good	Good	
Citrus (*Citrus sp.*)	506	2, 2, 2, 2	15	15	Poor	Poor	
coast live oak (*Quercus agrifolia*)	507	13,12	25	20	Poor	Poor	
black walnut (*Juglans nigra*)	508	10	35	10	Poor	Poor	
coast live oak (*Quercus agrifolia*)	509	18	45	35	Good	Good	
coast live oak (*Quercus agrifolia*)	510	13	25	20	Poor	Good	
coast live oak (*Quercus agrifolia*)	511	22	40	40	Good	Good	
coast live oak (*Quercus agrifolia*)	512	13, 7, ,16	45	45	Poor	Poor	
holly oak (*Quercus ilex*)	513	6	15	20	Poor	Poor	
almond (*Prunus dulcis*)	514	7, 6	25	25	Poor	Poor	
almond (*Prunus dulcis*)	515	8	15	15	Poor	Poor	
almond (*Prunus dulcis*)	516	9, 7	20	20	Poor	Poor	
almond (*Prunus dulcis*)	517	8, 8, 10	30	20	Poor	Poor	
almond (*Prunus dulcis*)	518	6, 4, 6	20	15	Poor	Poor	
coast live oak (*Quercus agrifolia*)	519	12	25	20	Fair	Fair	
coast live oak (*Quercus agrifolia*)	520	12	25	20	Fair	Fair	
coast live oak (*Quercus agrifolia*)	521	2, 2	10	10	Fair	Fair	
coast live oak (*Quercus agrifolia*)	522	6, 4	25	20	Fair	Fair	
coast live oak (*Quercus agrifolia*)	523	8, 6	25	20	Fair	Fair	
coast live oak (*Quercus agrifolia*)	524	8	30	20	Good	Good	
holly oak (*Quercus ilex*)	525	9	35	20	Good	Fair	
coast live oak (*Quercus agrifolia*)	526	11	25	25	Poor	Poor	
coast live oak (*Quercus agrifolia*)	527	19	40	35	Good	Good	
holly oak (*Quercus ilex*)	528	8, 6	35	20	Fair	Poor	
coast live oak (*Quercus agrifolia*)	529	12	35	20	Fair	Poor	Lean
almond (*Prunus dulcis*)	530	6	25	10	Fair	Poor	
coast live oak (*Quercus agrifolia*)	531	6	25	15	Poor	Poor	
almond (*Prunus dulcis*)	532	4	25	15	Poor	Poor	
holly oak (*Quercus ilex*)	533	8, 6, 4	35	20	Fair	Fair	
coast live oak (*Quercus agrifolia*)	534	14	25	25	Fair	Fair	
coast live oak (*Quercus agrifolia*)	535	6, 4	25	20	Fair	Fair	
almond (*Prunus dulcis*)	536	8	15	15	Dead	Dead	
fan palm (*Washingtonia*	537	12	15	15	Good	Poor	
coast live oak (*Quercus agrifolia*)	538	8	20	15	Fair	Fair	
almond (*Prunus dulcis*)	539	Multi	15	15	Poor	Poor	
coast live oak (*Quercus agrifolia*)	540	4, 2	15	15	Poor	Poor	
coast live oak (*Quercus agrifolia*)	541	10	30	20	Good	Fair	
almond (*Prunus dulcis*)	542	Multi	15	15	Poor	Poor	
holly oak (*Quercus ilex*)	543	8, 8	25	20	Poor	Poor	
almond (*Prunus dulcis*)	544	Multi	15	15	Poor	Poor	
almond (*Prunus dulcis*)	545	10	15	15	Poor	Poor	
almond (*Prunus dulcis*)	546	7	15	15	Poor	Poor	
almond (*Prunus dulcis*)	547	6	15	15	Poor	Poor	
coast live oak (*Quercus agrifolia*)	548	33.5	45	45	Fair	Good	
almond (*Prunus dulcis*)	549	6	10	10	Dead	Dead	
almond (*Prunus dulcis*)	550	Multi	15	10	Poor	Poor	
holly oak (*Quercus ilex*)	551	Multi	15	15	Fair	Poor	
almond (*Prunus dulcis*)	552	Multi	10	10	Dead	Dead	
almond (*Prunus dulcis*)	553	Multi	10	10	Dead	Dead	
almond (*Prunus dulcis*)	554	Multi	10	10	Dead	Dead	
almond (*Prunus dulcis*)	555	Multi	10	10	Dead	Dead	
almond (*Prunus dulcis*)	556	Multi	10	10	Good	Good	
coast live oak (*Quercus agrifolia*)	557	8, 6, 6	20	15	Fair	Fair	Against fence
coast live oak (*Quercus agrifolia*)	558	4, 4	15	15	Fair	Fair	Against fence
almond (*Prunus dulcis*)	559	4	6	6	Poor	Poor	
peach (*Prunus persica*)	560	8	6	8	Poor	Poor	
coast live oak (*Quercus agrifolia*)	561	Multi	8	8	Good	Poor	
almond (*Prunus dulcis*)	562	Multi	8	8	Poor	Poor	
almond (*Prunus dulcis*)	563	Multi	8	8	Poor	Poor	
almond (*Prunus dulcis*)	564	Multi	10	6	Poor	Poor	
almond (*Prunus dulcis*)	565	Multi	10	6	Poor	Poor	
almond (*Prunus dulcis*)	566	Multi	10	6	Poor	Poor	
almond (*Prunus dulcis*)	567	Multi	10	6	Poor	Poor	
almond (*Prunus dulcis*)	568	Multi	10	6	Poor	Poor	
holly oak (*Quercus ilex*)	569	Multi	10	6	Good	Poor	
almond (*Prunus dulcis*)	570	Multi	10	6	Poor	Poor	
almond (*Prunus dulcis*)	571	8	15	10	Poor	Poor	
coast live oak (*Quercus agrifolia*)	572	6	15	15	Fair	Poor	
coast live oak (*Quercus agrifolia*)	573	Multi 2"	15	15	Good	Poor	
coast live oak (*Quercus agrifolia*)	574	Multi 2" cluster of oaks at least 6	15	15	Good	Poor	

Tree Species	Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability for Conservation	Notes
coast live oak (*Quercus agrifolia*)	575	8, 8	20	20	Good	Poor	
coast live oak (*Quercus agrifolia*)	576	Multi	15	15	Fair	Fair	
coast live oak (*Quercus agrifolia*)	577	Multi	15	15	Fair	Fair	
holly oak (*Quercus ilex*)	578	Multi	15	15	Fair	Fair	
holly oak (*Quercus ilex*)	579	Multi	15	15	Fair	Fair	
almond (*Prunus dulcis*)	580	Multi	8	8	Dead	Dead	
almond (*Prunus dulcis*)	581	Multi	15	15	Dead	Dead	
almond (*Prunus dulcis*)	582	Multi	15	15	Dead	Dead	
almond (*Prunus dulcis*)	583	12	15	15	Dead	Dead	
apricot (*Prunus armeniaca*)	584	8	15	15	Good	Poor	
apricot (*Prunus armeniaca*)	585	8	6	6	Poor	Poor	
apricot (*Prunus armeniaca*)	586	15	15	15	Poor	Poor	
apricot (*Prunus armeniaca*)	587	8	6	6	Poor	Poor	
apricot (*Prunus armeniaca*)	588	6	15	15	Poor	Poor	
coast live oak (*Quercus agrifolia*)	589	7, 2	25	25	Fair	Fair	Against fence
holly oak (*Quercus ilex*)	590	8	25	25	Fair	Fair	Against fence
almond (*Prunus dulcis*)	591	8, 8, 4, 4	25	25	Fair	Poor	Against fence
coast live oak (*Quercus agrifolia*)	592	18, 16	35	35	Fair	Fair	Against fence, fence imbedded in tree
apricot (*Prunus armeniaca*)	593	10, 8	15	15	Poor	Poor	
almond (*Prunus dulcis*)	594	11, 10	25	25	Poor	Poor	
almond (*Prunus dulcis*)	595	Multi	15	15	Good	Poor	
almond (*Prunus dulcis*)	596	Multi	15	15	Good	Poor	
coast live oak (*Quercus agrifolia*)	597	Multi	15	15	Good	Poor	
almond (*Prunus dulcis*)	598	8	15	15	Fair	Poor	
apricot (*Prunus armeniaca*)	599	4	10	10	Poor	Poor	
apricot (*Prunus armeniaca*)	600	6	10	10	Fair	Poor	
apricot (*Prunus armeniaca*)	601	Multi	10	10	Fair	Poor	
apricot (*Prunus armeniaca*)	602	Multi	10	10	Fair	Poor	
apricot (*Prunus armeniaca*)	603	Multi	10	10	Fair	Poor	
almond (*Prunus dulcis*)	604	11, 6, 6, 6	25	25	Poor	Poor	
apricot (*Prunus armeniaca*)	605	5	15	15	Poor	Good	
apricot (*Prunus armeniaca*)	606	6	15	15	Poor	Poor	
apricot (*Prunus armeniaca*)	607	6	10	10	Poor	Poor	
almond (*Prunus dulcis*)	608	12	15	15	Dead	Dead	
almond (*Prunus dulcis*)	609	12	15	15	Dead	Dead	
almond (*Prunus dulcis*)	610	12	15	15	Dead	Dead	
almond (*Prunus dulcis*)	611	12	15	15	Good	Poor	
apricot (*Prunus armeniaca*)	612	12	15	15	Poor	Poor	
apricot (*Prunus armeniaca*)	613	12	15	15	Poor	Good	
almond (*Prunus dulcis*)	614	6, 6	25	20	Poor	Poor	Outside cyclone fence
coast live oak (*Quercus agrifolia*)	615	30	45	45	Fair	Fair	Adjacent site
coast live oak (*Quercus agrifolia*)	616	18	35	35	Fair	Fair	
almond (*Prunus dulcis*)	617	7, 7	25	15	Poor	Poor	
almond (*Prunus dulcis*)	618	6, 6, 4	25	15	Poor	Poor	
almond (*Prunus dulcis*)	619	6, 6, 6	25	15	Poor	Poor	
coast live oak (*Quercus agrifolia*)	620	16	35	30	Poor	Poor	Failed tree
almond (*Prunus dulcis*)	621	8, 8, 6	25	20	Fair	Poor	
coast live oak (*Quercus agrifolia*)	622	10	25	25	Good	Fair	
almond (*Prunus dulcis*)	623	Multi	25	25	Dead	Dead	
almond (*Prunus dulcis*)	624	7	15	15	Dead	Dead	
pepper (*Schinus molle*)	625	18	35	30	Fair	Poor	
coast live oak (*Quercus agrifolia*)	626	24	45	45	Fair	Fair	Poor form, lean asymmetric
almond (*Prunus dulcis*)	627	8	15	15	Poor	Poor	
coast live oak (*Quercus agrifolia*)	628	24	45	35	Fair	Fair	Broken top, sycamore borers
almond (*Prunus dulcis*)	629	8, 6	25	25	Poor	Poor	
almond (*Prunus dulcis*)	630	10, 10	25	25	Poor	Poor	
almond (*Prunus dulcis*)	631	Multi	15	15	Dead	Dead	
almond (*Prunus dulcis*)	632	11	20	20	Poor	Poor	Against fence
almond (*Prunus dulcis*)	633	8, 8, 9	25	25	Fair	Poor	Against fence
apricot (*Prunus armeniaca*)	634	6	15	10	Poor	Poor	
almond (*Prunus dulcis*)	635	9	20	20	Fair	Poor	Against fence
coast live oak (*Quercus agrifolia*)	636	12, 12, 9	45	45	Fair	Poor	Against fence
holly oak (*Quercus ilex*)	637	4	20	10	Good	Poor	
almond (*Prunus dulcis*)	638	Multi	15	15	Dead	Dead	
almond (*Prunus dulcis*)	639	8, 8, 8	25	25	Poor	Poor	
coast live oak (*Quercus agrifolia*)	640	12	30	25	Poor	Poor	
coast live oak (*Quercus agrifolia*)	641	9, 9	25	20	Poor	Poor	
almond (*Prunus dulcis*)	642	6	10	6	Poor	Poor	
silver acacia (*Acacia dealbata*)	643	20	35	25	Fair	Poor	
apricot (*Prunus armeniaca*)	644	Multi	10	10	Poor	Poor	
apricot (*Prunus armeniaca*)	645	Multi	10	10	Poor	Poor	
almond (*Prunus dulcis*)	646	6, 6	20	10	Poor	Poor	
holly oak (*Quercus ilex*)	647	8	30	20	Good	Poor	

Tree Species	Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability for Conservation	Notes
coast live oak (*Quercus agrifolia*)	648	5, 4	20	15	Good	Poor	
holly oak (*Quercus ilex*)	649	8	35	20	Good	Poor	
coast live oak (*Quercus agrifolia*)	650	22	35	35	Good	Good	
holly oak (*Quercus ilex*)	651	7	25	15	Fair	Fair	
holly oak (*Quercus ilex*)	652	8	30	20	Good	Fair	
holly oak (*Quercus ilex*)	653	8	30	20	Good	Fair	
holly oak (*Quercus ilex*)	654	8	25	20	Good	Poor	
Citrus (*Citrus sp.*)	655	6	15	15	Poor	Poor	
almond (*Prunus dulcis*)	656	6	10	8	Poor	Poor	
coast redwood (*Sequoia sempervirens*)	657	24	40	25	Poor	Poor	
avocado (*Persea americana*)	658	16	35	30	Fair	Poor	
holly oak (*Quercus ilex*)	659	7, 7	25	25	Fair	Poor	
holly oak (*Quercus ilex*)	660	7	20	20	Fair	Poor	
Citrus (*Citrus sp.*)	661	8	20	15	Fair	Poor	
stone pine (*Pinus pinea*)	662	30	45	45	Good	Poor	
southern magnolia (*Magnolia*	663	6	20	15	Fair	Poor	
Olive (*Olea europaea*)	664	7, 6	15	15	Fair	Poor	
privet (*Ligustrum lucidum*)	665	4, 4	15	15	Good	Poor	
Chinese (*Pistacia chinensis*)	666	6, 4, 4	15	15	Good	Poor	



S-X TREE PROTECTION

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
Modified by Monarch Consulting Arborists LLC, 2019

WARNING
Tree Protection Zone

This Fence Shall not be moved without approval. Only authorized personnel may enter this area!

Project Arborist

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

CITY OF CAMPBELL

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.

NO.	DATE	REVISIONS	BY

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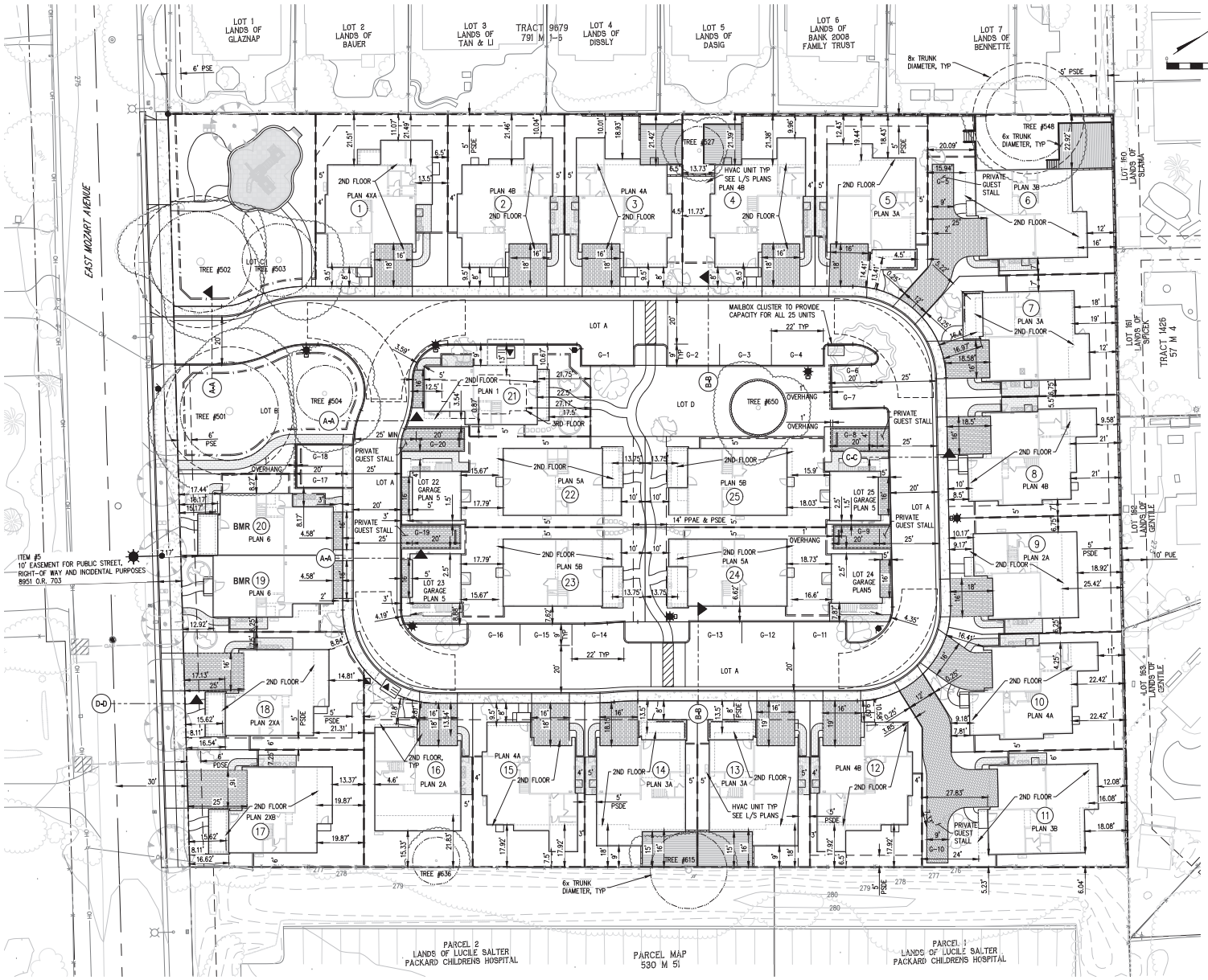
MOZART AVENUE
TREE DISPOSITION NOTES AND DETAILS
CAMPBELL CALIFORNIA

DATE	8/4/2020
SCALE	1"=20'
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145

SHEET C4 OF SHEETS

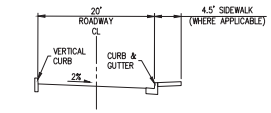


NOTE:
ALL NEW AND EXISTING UTILITIES SHALL BE UNDER GROUND WITH NO EXCEPTIONS.

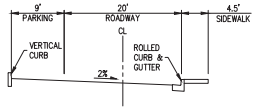
LEGEND

(SEE SHEET C2 FOR COMPLETE LEGEND AND ABBREVIATIONS)

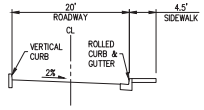
- CONCRETE WALKWAY
- CURB AND GUTTER
- VALLEY GUTTER
- SECOND FLOOR FOOTPRINT
- THIRD FLOOR FOOTPRINT
- FIRE TRUCK TURN RADIUS (R=23', R=23', R=36')
- 2 — BUILDING NUMBER
- BMR — BELOW MARKET RATE
- G– — GUEST PARKING
- EXISTING TREE W/ SURVEYED DRIP LINES



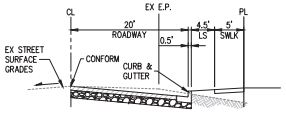
PRIVATE STREET - SECTION A-A
NTS



PRIVATE STREET - SECTION B-B
NTS



PRIVATE STREET - SECTION C-C
NTS



EAST MOZART AVENUE
PRIVATE STREET - SECTION D-D
NTS

NOTE:
SEE SHEET C12 FOR PROJECT AREA CALCULATIONS.

NO.	DATE	REVISIONS	BY

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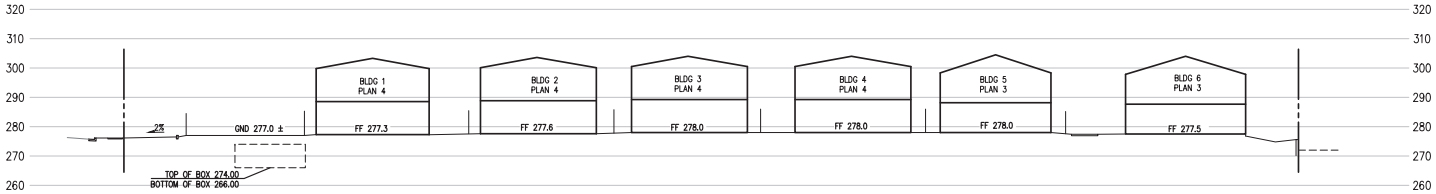
MOZART AVENUE SITE PLAN

CAMPBELL CALIFORNIA

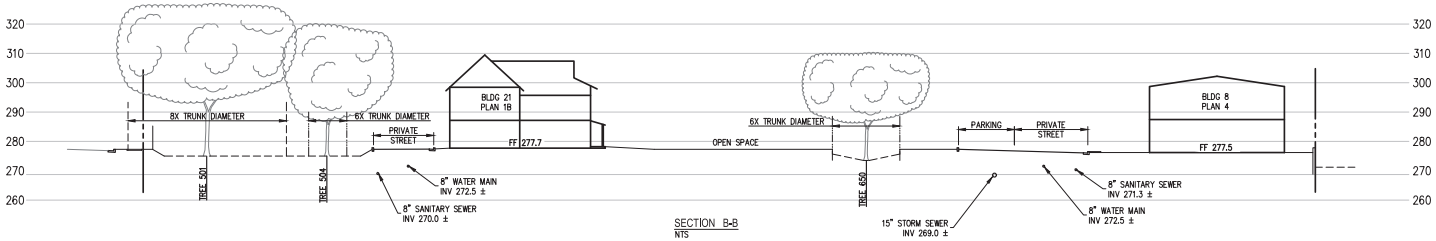
DATE	8/4/2020
SCALE	1"=20'
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145

SHEET C5 OF SHEETS

R:\PROJECT\2018\18145 Mozart Avenue – Campbell\PLANNING\PD PERMIT\C5 SITE PLAN.dwg Aug 04, 2020



SECTION A-A
NTS



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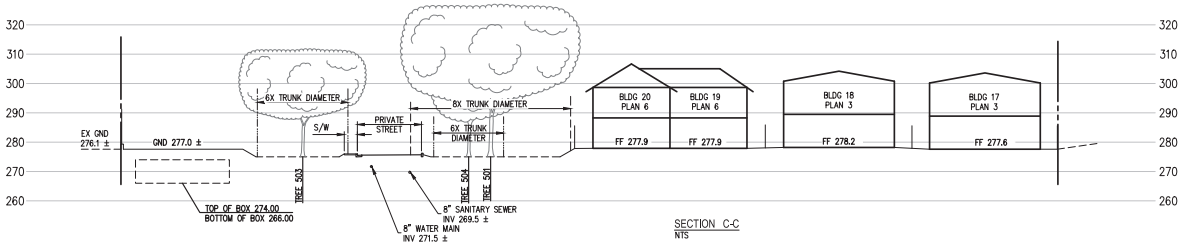

SECTION C-C
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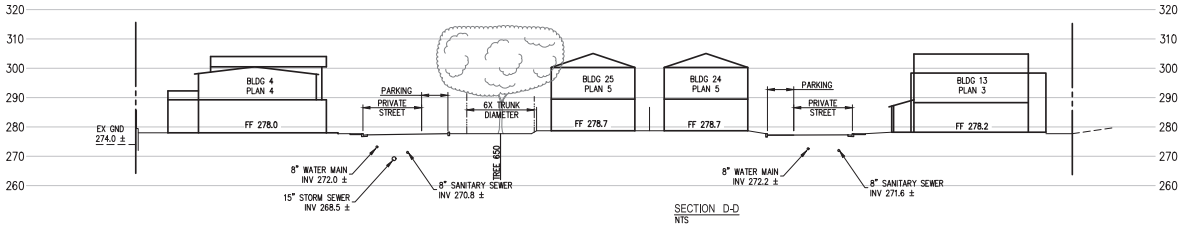

SECTION D-D
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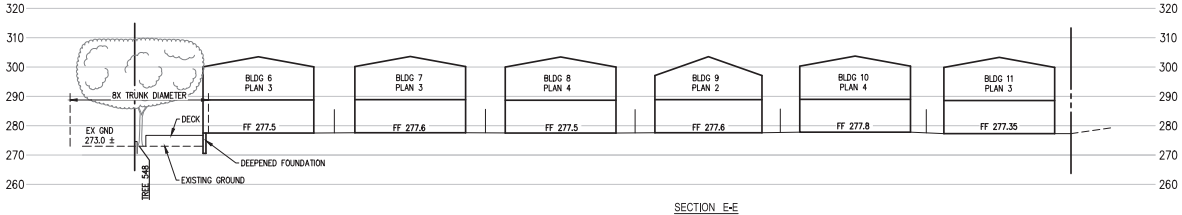
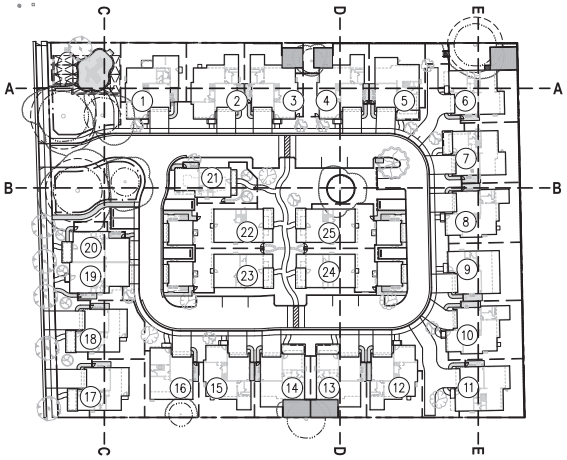


SECTION E-E
NTS



NO.	DATE	REVISIONS	BY
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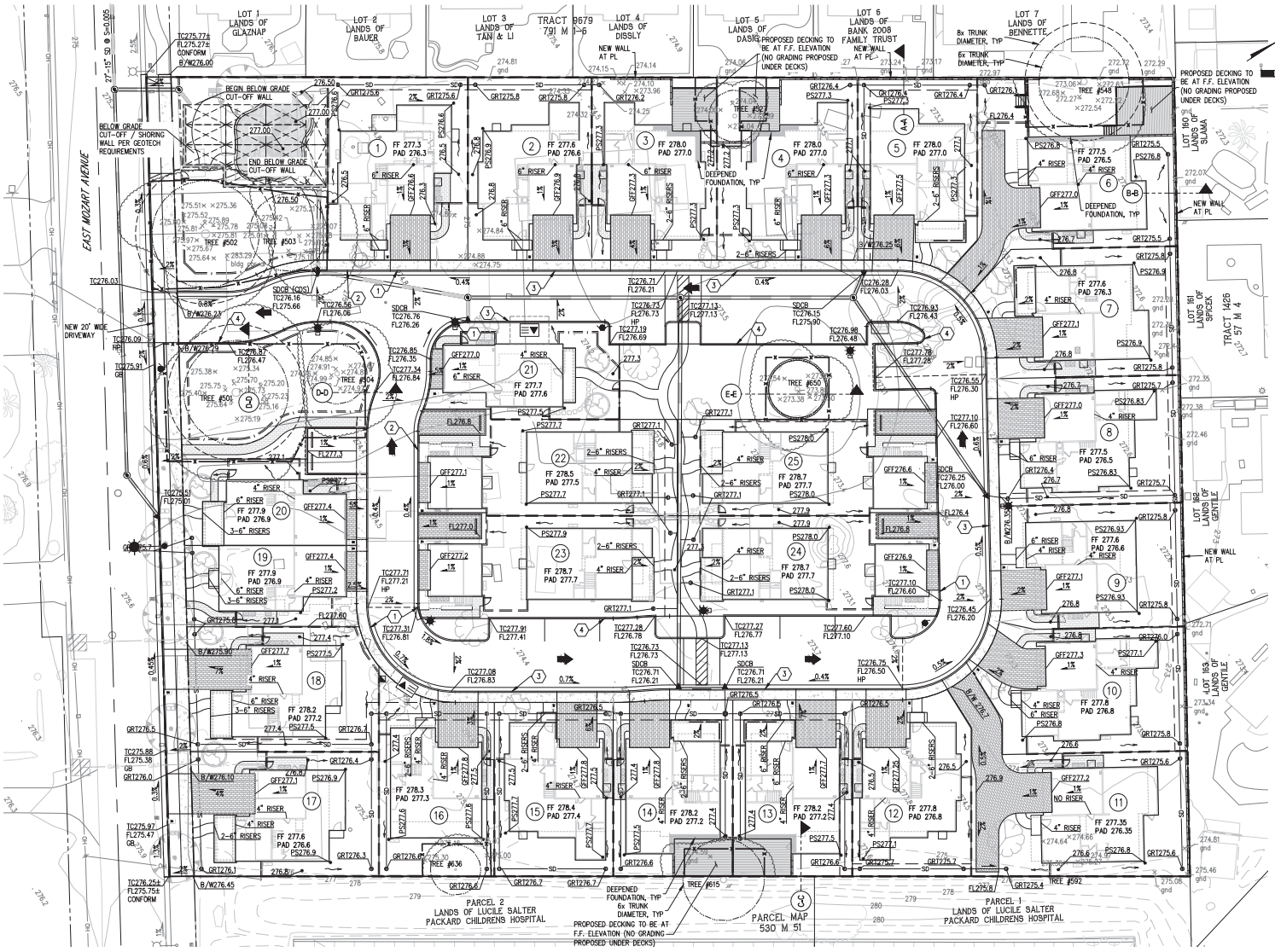
MOZART AVENUE SITE SECTIONS

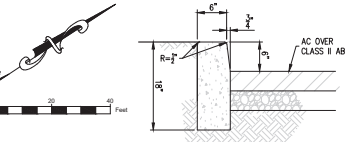
CAMPBELL CALIFORNIA

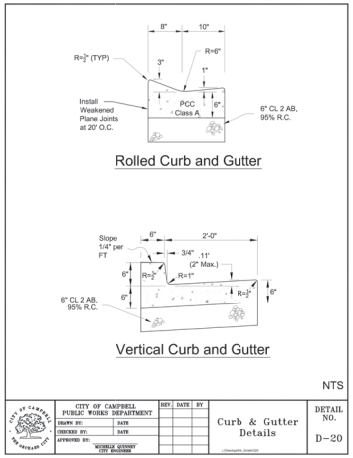
DATE	8/4/2020
SCALE	N/A
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145

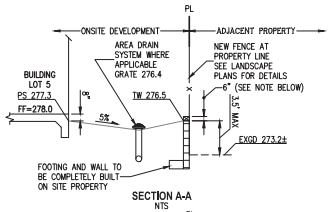
SHEET C6 OF SHEETS

R:\PROJECT\2018\18145 Mozart Avenue – Campbell\PLANNING\PD PERMIT\C6 SITE SECTIONS.dwg Aug 04, 2020

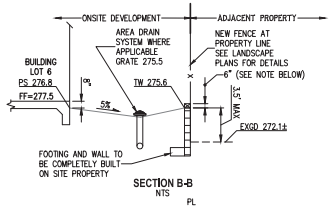




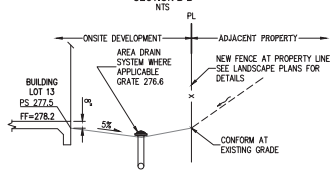




SECTION A-A
NTS

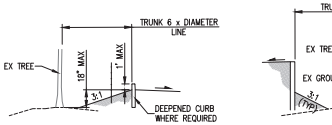


SECTION B-B
NTS

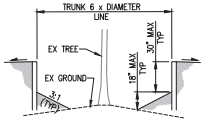


SECTION C-C
NTS

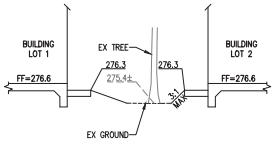
NOTE: RETAINING WALLS ALONG THE NORTHWEST & NORTHEAST PERIMETER OF SITE SHALL HAVE A 6" EXTENSION ABOVE THE RETAINED EARTH TO PREVENT LOT RUNOFF FROM LEAVING SITE



SECTION D-D
NTS



SECTION E-E
NTS



SECTION F-F
NTS

CURB LEGEND

1. CURB TRANSITION
2. CURB AND GUTTER (DEPRESSED AT DRIVEWAYS) SEE DETAIL THIS SHEET
3. ROLLED CURB – SEE DETAIL THIS SHEET
4. VERTICAL CURB (DEPRESSED AT DRIVEWAYS) SEE DETAIL THIS SHEET

EARTHWORK QUANTITIES			
CUT (CY)	FILL (CY)	NET (CY)	
67	10,300	10,233	FILL
		10,233	IMPORT

NOTE:
ALL NEW AND EXISTING UTILITIES SHALL BE UNDER GROUND WITH NO EXCEPTIONS.

NO.	DATE	REVISIONS	BY

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MOZART AVENUE GRADING AND DRAINAGE PLAN

CAMPBELL CALIFORNIA

DATE	8/4/2020
SCALE	1"=20'
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145

SHEET C7 OF SHEETS

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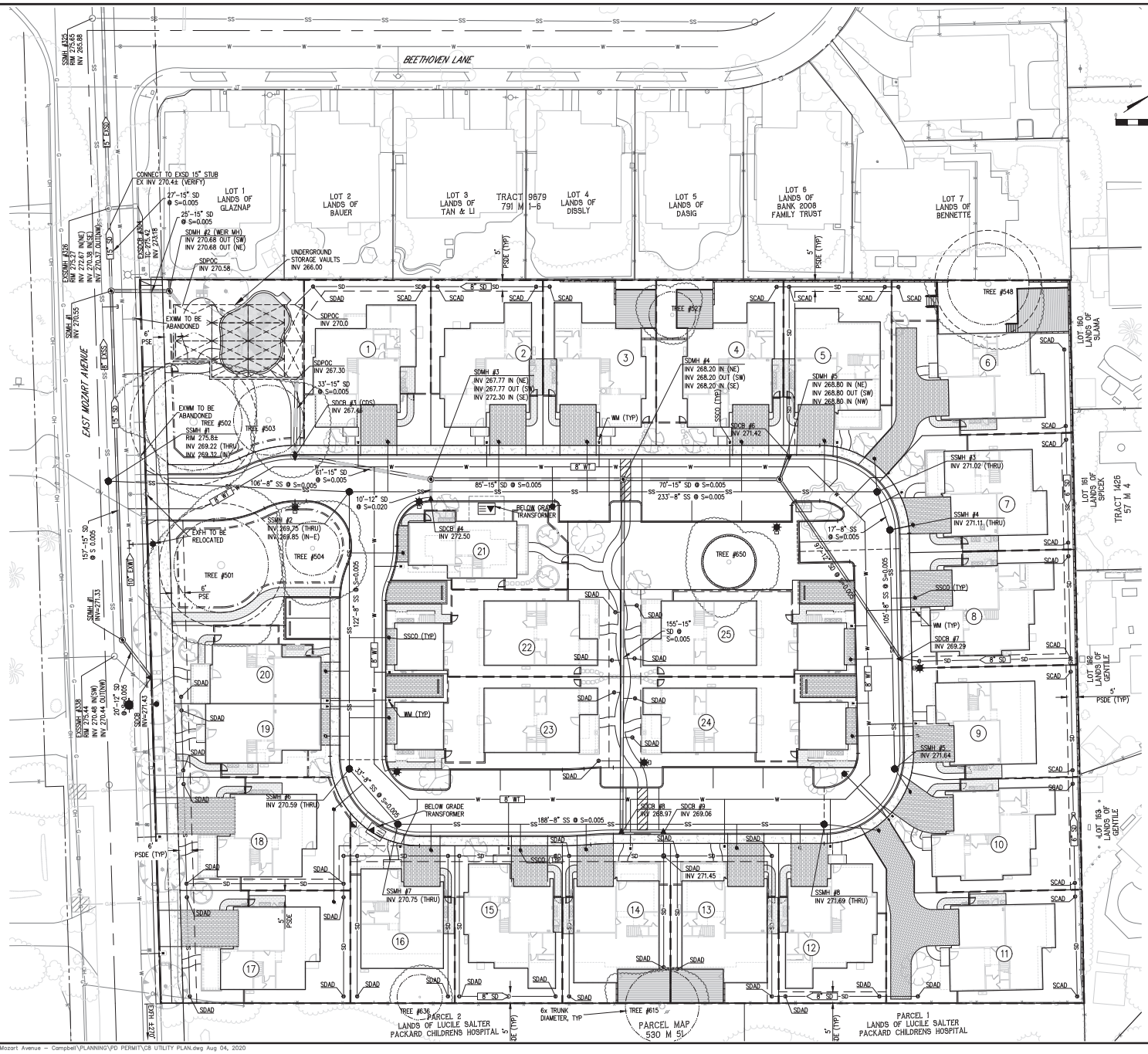

NOTE:
ALL NEW AND EXISTING UTILITIES SHALL BE UNDER GROUND WITH NO EXCEPTIONS.

NO.	DATE	REVISIONS	BY
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MOZART AVENUE UTILITY PLAN

CAMPBELL CALIFORNIA

DATE	8/4/2020
SCALE	1"=20'
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145
SHEET	C8
OF	SHEETS

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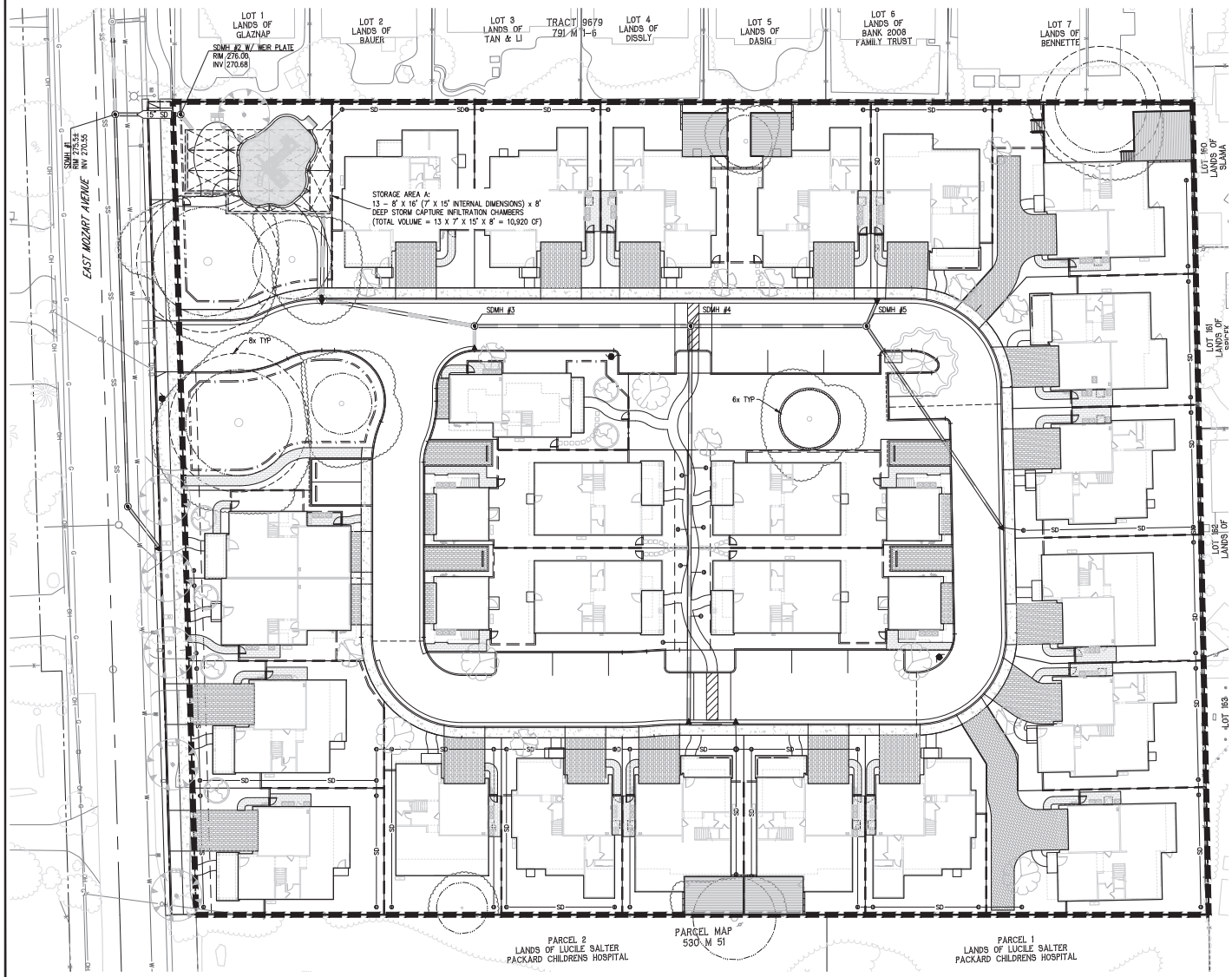

LEGEND

- STORMCAPTURE INFILTRATION/STORAGE CHAMBERS
- CUDO SYSTEM INFILTRATION/STORAGE CHAMBERS
- PERVIOUS PAVEMENT
- WATERSHED BOUNDARY

NOTES

1. PROPERTY INFORMATION
   16179 EAST MOZART AVENUE, CAMPBELL CA
   APN No. 424-06-119
   GROSS SITE AREA = 130,677 S.F. (3.00 AC)
   NET SITE AREA = 127,481 S.F. (2.93 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 12,636 S.F. (0.29 AC)
3. EXISTING ONSITE PERVIOUS AREA = 114,845 S.F. (2.64 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 67,573 S.F. (1.55 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 59,908 S.F. (1.38 AC)
6. OFF SITE STREET DEDICATION = 3,196 S.F. (0.07 AC)
7. THERE IS 43% INCREASE (54,937 S.F.) IN IMPERVIOUS SURFACE FOR THIS PROJECT
8. THIS PROJECT IS WITHIN THE GREEN SHADED AREA OF THE HYDRO MODIFICATION PLAN (HMP) APPLICABILITY MAP FOR THE CITY OF CAMPBELL. THIS COLOR INDICATE SUBWATERSHEDS WITH LESS THAN 65% IMPERVIOUS AREA. THEREFORE THIS PROJECT IS SUBJECT TO HMP REQUIREMENTS.
9. ANALYSIS PERFORMED BY SCHAAF & WHEELER CONSULTING CIVIL ENGINEERS DETERMINED THAT IN ORDER TO MEET HMP REQUIREMENTS, THIS PROJECT MUST STORE 10,920 CUBIC FEET OF WATER ONSITE AND METER STORMWATER FLOWS OUT OF THE PROJECT. THE ANALYSIS AND BAHM MODELING TO REACH THIS CONCLUSION ARE INCLUDED IN THE PRELIMINARY HMP ANALYSIS MEMO PREPARED BY SCHAAF & WHEELER UPDATED AND ON 11/19/19.
10. RECEIVING SYSTEM FOR THE STORM WATER: CAMPBELL PUBLIC STORM COLLECTION SYSTEM AND ULTIMATELY TO LOS GATOS CREEK.
10. POLLUTANTS THAT MAY PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE STREETS, DRIVEWAYS AND LANDSCAPE AREAS. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIORETENTION BASINS OR SURROUNDING LANDSCAPE FOR SELF-RETAINING TREATMENT.
11. THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
    - ALL STORM INLETS WILL BE MARKED WITH THE WORDS "NO DUMPING – FLOW TO THE BAY".
    - ALL ROOF DRAINS WILL BE DIRECTED TO DISCHARGE ONTO SPLASHBLOCKS AND AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA WHEREVER PRACTICAL.
    - SIDEWALKS, DRIVEWAYS AND STREETS AREAS SHALL BE SWEPT REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS.
12. BASED UPON INITIAL SOILS STUDIES THE SUBSURFACE SOILS ARE SUITABLE FOR INFILTRATION AS THE PRIMARY STORMWATER TREATMENT MEASURE.

VOLUME BASED BMP TREATMENT DESIGN

APPLIES TO WATERSHED, DESIGN IS BASED ON SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) C3 STORMWATER HANDBOOK SECTION 6.5 SUBSURFACE INFILTRATION SYSTEM

- BMP DRAINAGE AREA: 127,481 S.F. (2.93 AC.)
- MEAN ANNUAL PRECIPITATION PER FIGURE B-1 MAP: 20"/YEAR
  MEAN ANNUAL PRECIPITATION REFERENCE GAUGE – SAN JOSE AIRPORT: 13.9"/YEAR
  UNIT BASIN STORAGE RAINFALL VOLUME CORRECTION FACTOR: 20"/13.9" = 1.44
- UNIT BASIN STORAGE RAINFALL VOLUME: (80% CAPTURE RATE – APPENDIX D – 48 HR DRAWDOWN TIME)
  TOTAL AREA FOR WATERSHED: 127,481 S.F. (2.93 AC.)
  IMPERVIOUS AREA – 67,573 S.F. (1.55 AC.)
  PERVIOUS AREA – 59,908 S.F. (1.38 AC.)
  WATERSHED IS 53% IMPERVIOUS
- SOILS CLASSIFICATION: SILT/LOAM (B) (PER FIGURE B-1) – UTILIZE CLAY LOAM (D) DUE TO COMPACTION DURING CONSTRUCTION
- ADJUSTED UNIT BASIN STORAGE RAINFALL VOLUME:
  AVERAGE SLOPE OF THIS WATERSHED IS ROUGHLY 1%
  UBS(1%) = 0.32
  ADJUSTED UNIT BASIN STORAGE RAINFALL VOLUME: 1.44 x 0.32 = 0.46"
- BMP STORMWATER TREATMENT VOLUME: (127,481 S.F.) (0.46") (1'/12") = 4,895 C.F.
- ACTUAL VOLUME PROVIDED 10,920 CF > 4895 CF THEREFORE OK

MAXIMUM DEPTH OF FACILITY DESIGN

- BASED UPON FIELD MEASURED INFILTRATION RATES THE AVERAGE INFILTRATION RATE IS 3 IN/HR
- THEREFORE THE MAXIMUM DEPTH USING A FACTOR OF SAFETY OF 2 AND A 72 HR MAX DRAWDOWN TIME IS AS FOLLOWS:
  MAX DEPTH = 72 HRS X 3 IN/HR / 2.0 FS = 108" = 9' MAX
  8' DEPTH UTILIZED THEREFORE OK

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2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126
(408) 345-7292

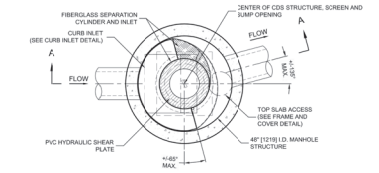
MOZART AVENUE STORMWATER MANAGEMENT PLAN

CAMPBELL CALIFORNIA

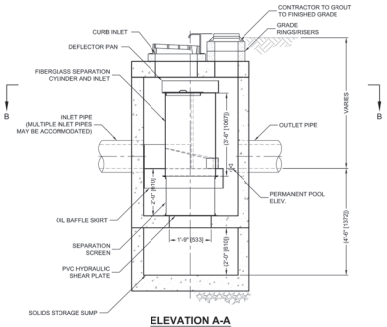
DATE	8/4/2020
SCALE	1"=20'
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145

SHEET C9 OF SHEETS

R:\PROJECT\2018\18145 Mozart Avenue – Campbell\PLANNING\PD PERMIT\C9 STORMWATER MANAGEMENT PLAN.dwg Aug 04, 2020



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

CDS2015-4-C DESIGN NOTES

CDS2015-4-C RATED TREATMENT CAPACITY IS 0.7 CFS (19.8 L/s), OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS [283 L/s]. IF THE SITE CONDITIONS EXCEED 10.0 [283 L/s] CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

FRAME AND GRATE
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
	*	*	

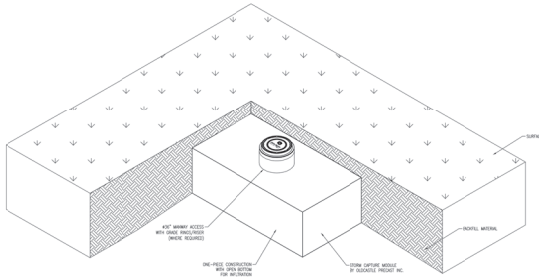
NOTES/SPECIAL REQUIREMENTS:
*PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENG NEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLTE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVICE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMILE STRUCTURE.
D. CONTRACTOR TO PROVICE, INSTALL AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C WITH CURB INLET
INLINE CDS
STANDARD DETAIL



INFILTRATION MODULE ISO VIEW
N.T.S.

TABLE OF CONTENTS

GENERAL INFO	1
PLAN VIEW	2
ELEVATION VIEW	3
INSTALL DETAILS	4
LOCATION	5
NOTES	6

NOTE: THIS VIEW IS FOR ILLUSTRATION PURPOSES ONLY. ACTUAL LAYOUT MAY VARY. THE SYSTEM ACTUAL LAYOUT VARIES BY PROJECT. SEE SITE PLAN LAYOUT. ALL PERIMETER WALLS ARE SOLID.

REVISIONS

REVISION	DATE	SHEETS	DESCRIPTION OF REVISION

- PRELIMINARY -
NOT FOR CONSTRUCTION

Oldcastle Precast
THE DRAWINGS AND SPECIFICATIONS AS INDICATED HEREON ARE THE EXCLUSIVE PROPERTY OF OLDCASTLE PRECAST, INC. (OPI) AND SHALL NOT BE USED FOR ANY PURPOSE NOT SPECIFICALLY AGREED TO IN WRITING BY OPI. ALL REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS MUST BE REMOVED UPON REQUEST OF OPI. ALL REPRODUCTIONS MUST BE FREE AND CLEAR OF ALL CLAIMS, LIENS, AND ENCUMBRANCES OF ANY KIND WHATSOEVER. THE DESIGN IS THE PROPERTY OF OLDCASTLE PRECAST, INC. IT IS CONFIDENTIAL AND IS TO BE KEPT IN CONFIDENCE. THE DESIGN MAY BE PROTECTED BY PATENTS, PATENTS PENDING, COPYRIGHTS OR TRADE SECRETS. NO PART OF THE DESIGN MAY BE DISCLOSED TO OTHERS OR USED FOR ANY PURPOSE EXCEPT FOR THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED UNLESS WRITTEN PERMISSION IS OBTAINED FROM OLDCASTLE PRECAST, INC.

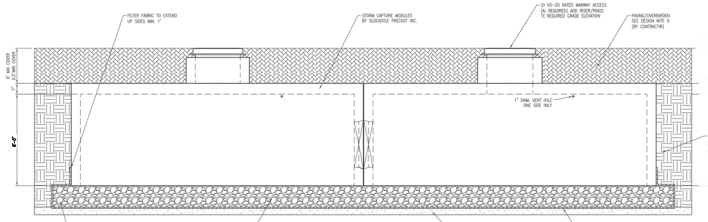
STORM CAPTURE (TM)
DETAILED DETAILS

CIVIL:
CHI Engineering Associates

DRAWN BY	CHECKED BY	DESIGNED BY	REVIEWED BY	SHEET
S	JPK	ARG	DMH	

REVISION DATE: 06-15-18

STORM CAPTURE



TYPICAL ELEVATION
SCALE: 3/8" = 1'-0"

- PRELIMINARY -
NOT FOR CONSTRUCTION

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STORM CAPTURE (TM)
DETAILED DETAILS

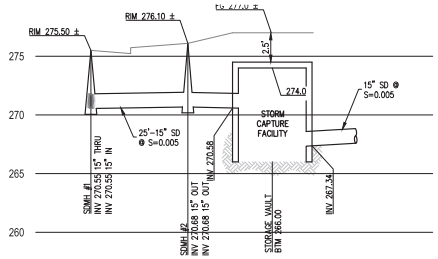
CIVIL:
CHI Engineering Associates

DRAWN BY	CHECKED BY	DESIGNED BY	REVIEWED BY	SHEET
S	JPK	ARG	DMH	

REVISION DATE: 06-15-18

STORM CAPTURE

NOTE:
DETAILS PROVIDED ARE GENERAL IN NATURE. PROJECT SPECIFIC DETAILS WILL BE PROVIDED AT CONSTRUCTION DRAWING LEVEL.



STORMWATER SECTION

NO.	DATE	REVISIONS	BY

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SAN JOSE, CA 95126
(408) 345-7297

MOZART AVENUE
STORMWATER NOTES & DETAILS
CAMPBELL CALIFORNIA

DATE	8/4/2020
SCALE	1"=20'
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145

SHEET C10 OF SHEETS

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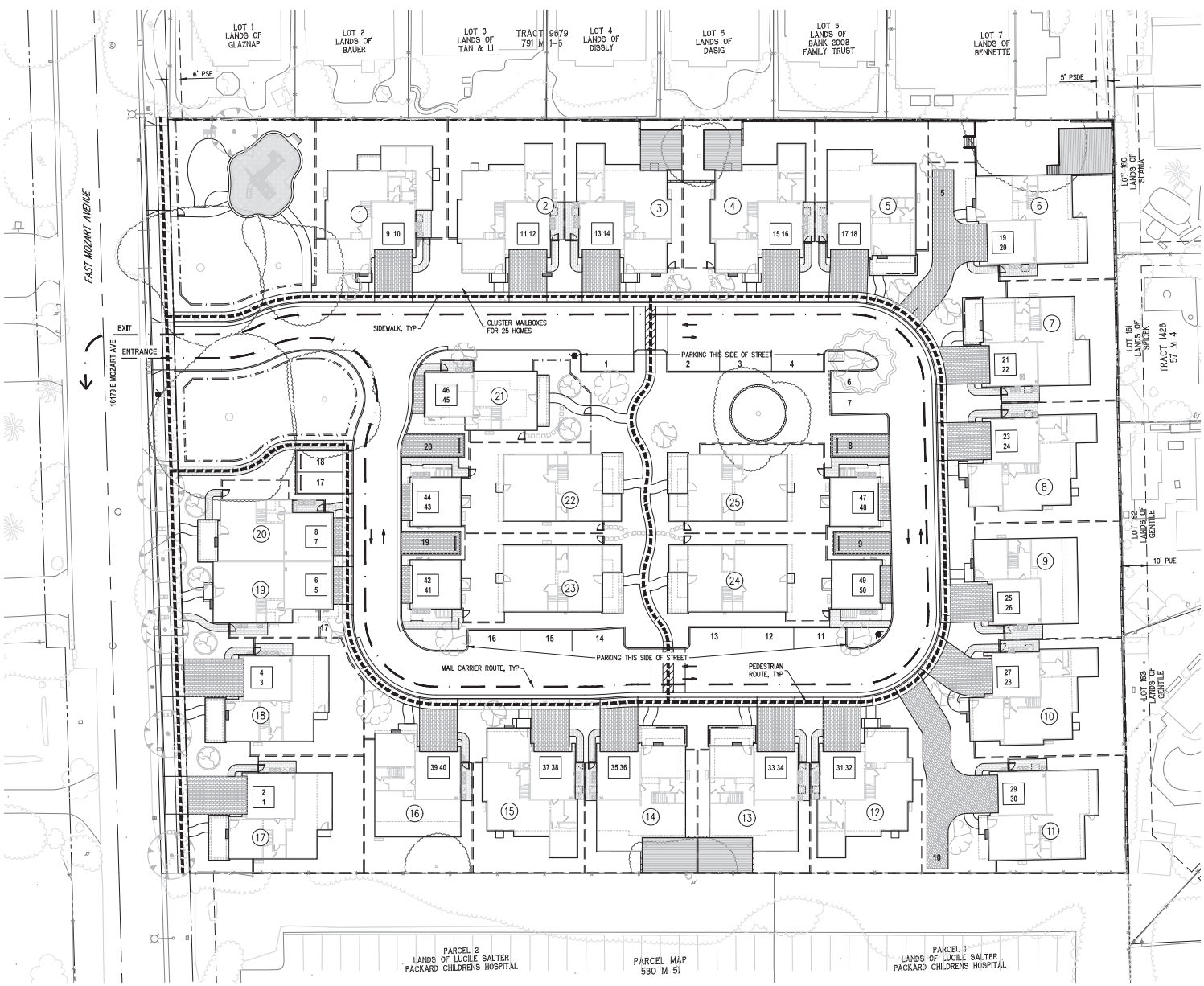

0 20 40 Feet

LEGEND

- PEDESTRIAN ROUTE
- VEHICULAR ROUTE
- POSTAL ROUTE
- 8 GUEST PARKING STALL
- 37 38 COVERED PARKING
- BUILDING ADDRESS LOCATION

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MOZART AVENUE CIRCULATION, PARKING & MAIL DELIVERY PLAN

CAMPBELL CALIFORNIA

DATE	8/4/2020
SCALE	1"=20'
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145

SHEET **C11** OF SHEETS

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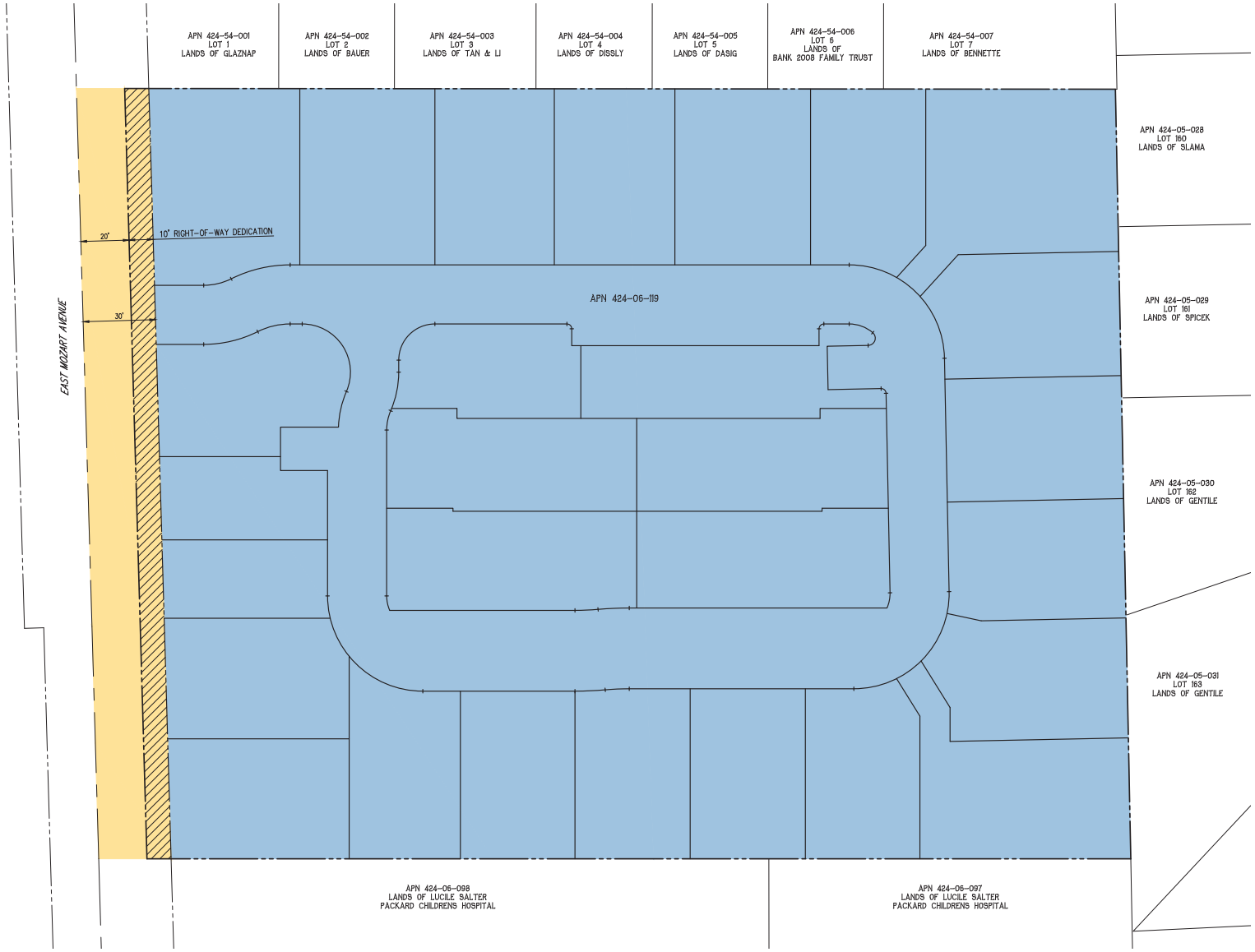

0 20 40
1"=20'

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- EXISTING LOT LINE
- CENTER LINE

SITE AREA CALCULATIONS

- NET AREA (127,481 SF – 2.93 AC)
- GROSS AREA (137,068 SF – 3.15 AC)
- ROW DEDICATION (3,196 SF)

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MOZART AVENUE PROJECT AREA EXHIBIT

CAMPBELL CALIFORNIA

DATE	8/4/2020
SCALE	1"=20'
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145

SHEET **C12** OF SHEETS

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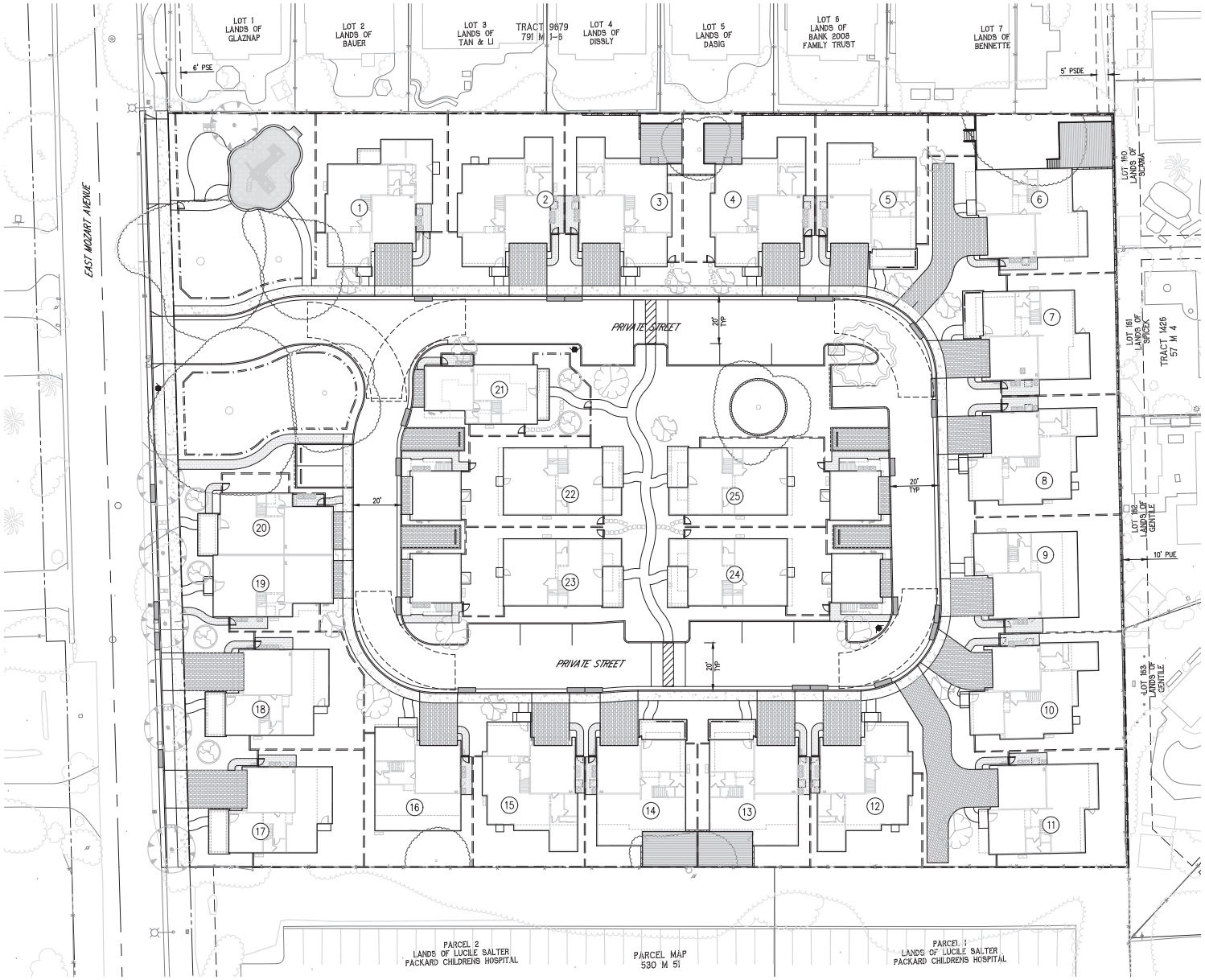
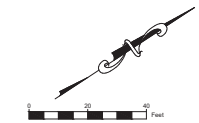
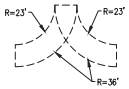




LEGEND

DENOTES LOCATION OF BINS FOR PICK-UP

DENOTES LOCATION OF BINS STORED



TRUCK TURN RADIUS

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SAN JOSE, CA 95126
(408) 345-1797

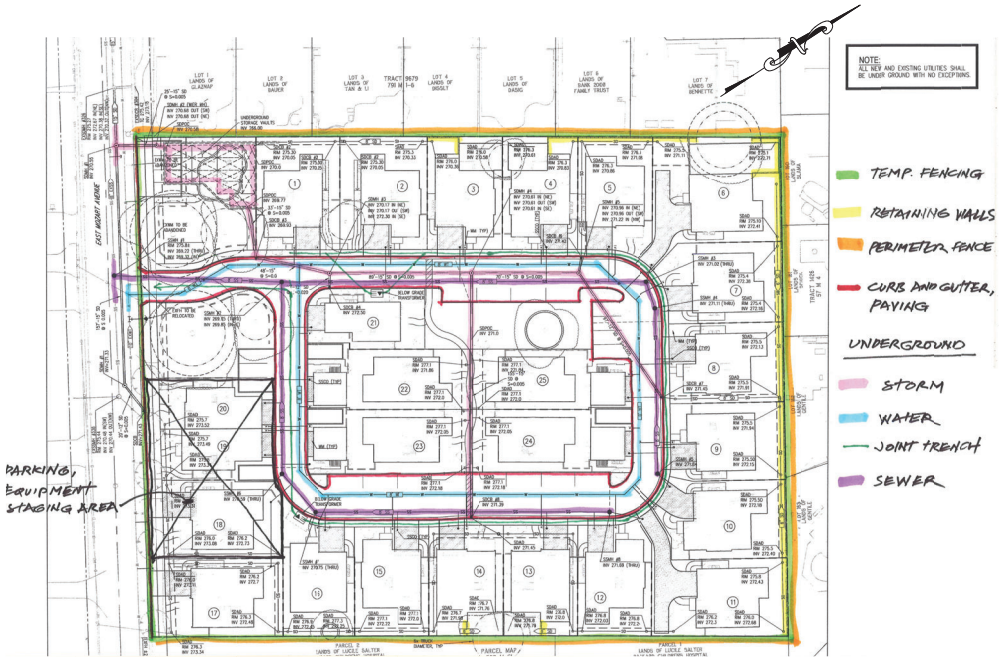
MOZART AVENUE TRASH MANAGEMENT PLAN

CAMPBELL CALIFORNIA

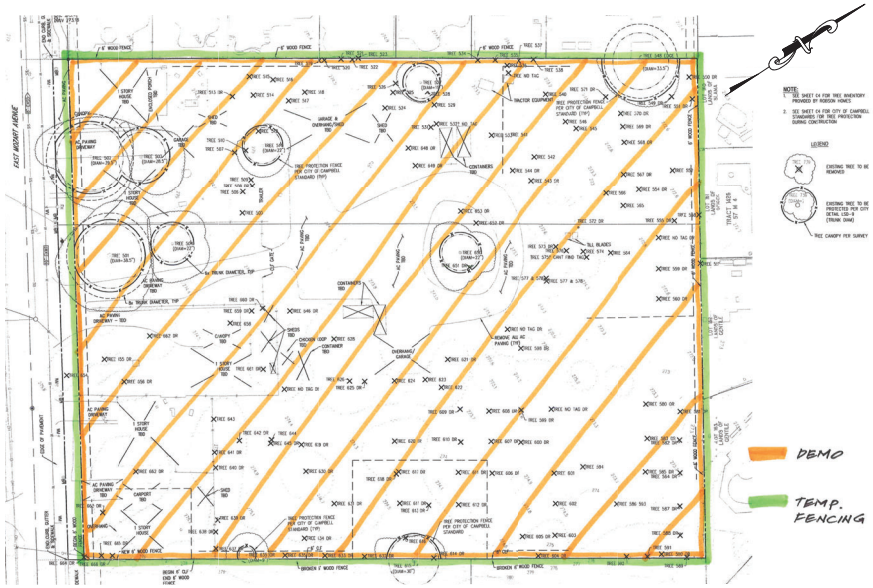
DATE	8/4/2020
SCALE	1"=20'
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145

SHEET **C13** OF SHEETS

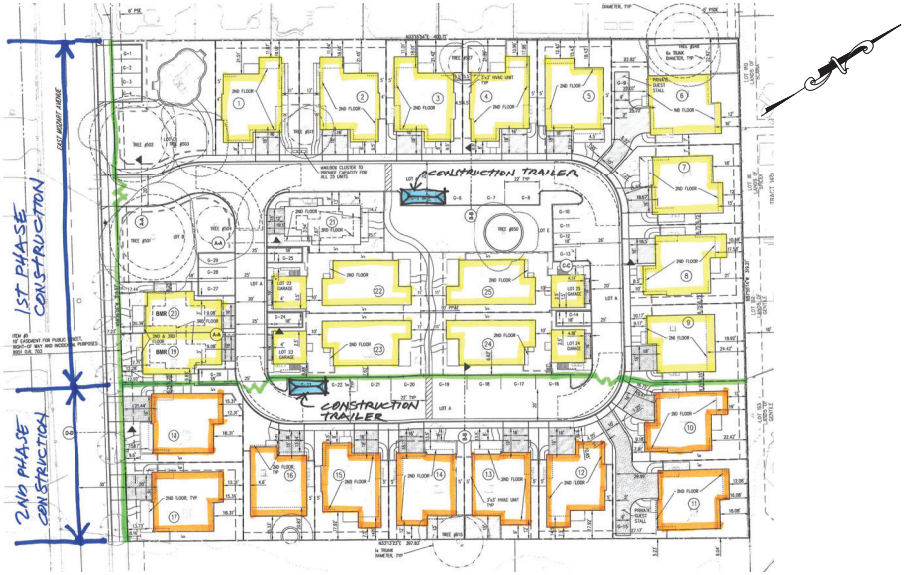
R:\PROJECT\2018\18145 Mozart Avenue - Campbell\PLANNING\PD PERMIT\C13 TRASH MANAGEMENT PLAN.dwg Aug 04, 2020



② UTILITY INSTALLATION PLAN
NTS



① SITE DEMOLITION PLAN
NTS



③ HOME CONSTRUCTION PLAN
NTS

NO.	DATE	REVISIONS	BY
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SAN JOSE, CA 95126
(408) 345-2767

MOZART AVENUE CONSTRUCTION STAGING PLAN

CAMPBELL CALIFORNIA

DATE	8/4/2020
SCALE	1"=20'
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145

SHEET C14 OF SHEETS

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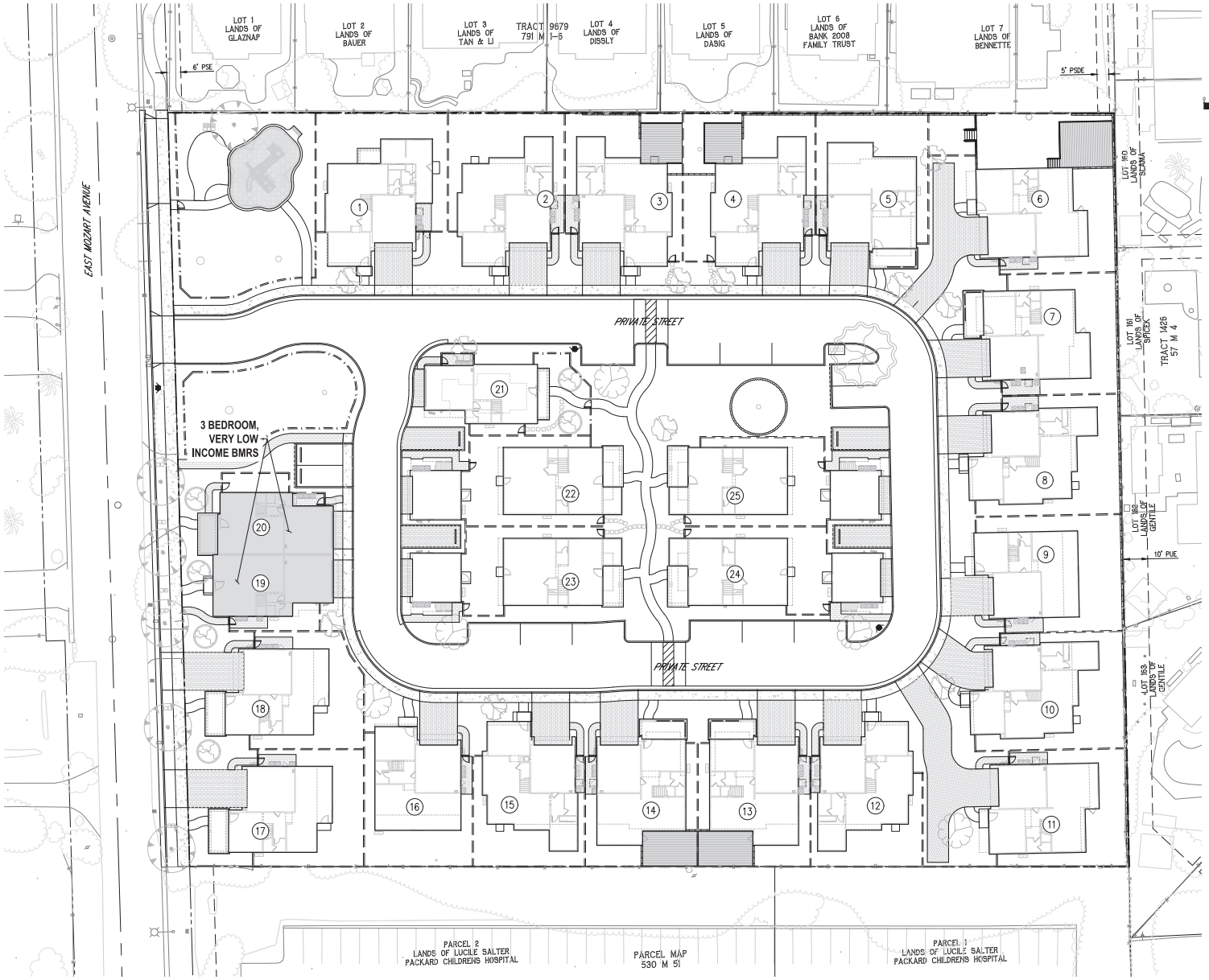

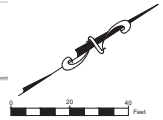

LEGEND

(19) UNIT NUMBER

BELOW MARKET RATE HOUSING

NOTE:
THE BMR UNITS MUST ALSO BE REASONABLY DISPERSED THROUGHOUT THE RESIDENTIAL PROJECT AND SHALL BE COMPARABLE TO THE DESIGN OF THE MARKET RATE UNITS IN TERMS OF DISTRIBUTION OF MODEL TYPES, NUMBER OF BEDROOMS, APPEARANCE, MATERIALS AND FINISHED QUALITY OF THE MARKET RATE UNITS IN THE DEVELOPMENT. THERE SHALL NOT BE SIGNIFICANT IDENTIFIABLE DIFFERENCES BETWEEN BMR AND MARKET RATE UNITS VISIBLE FROM THE EXTERIOR, AND THE SIZE AND DESIGN OF THE TARGET UNITS SHALL BE REASONABLY CONSISTENT WITH THE MARKET-RATE UNITS IN THE DEVELOPMENT. THE BMR UNITS SHALL HAVE THE SAME ACCESS TO PROJECT AMENITIES AND RECREATIONAL FACILITIES AS MARKET RATE UNITS.

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(408) 345-1797

MOZART AVENUE
BELOW MARKET RATE HOUSING PLAN
HOUSING PLAN

CAMPBELL CALIFORNIA

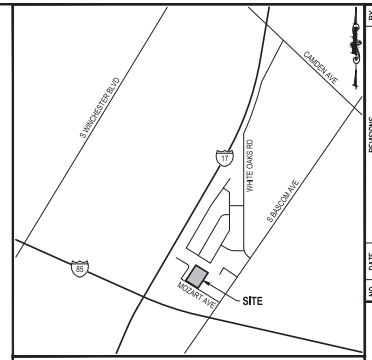
DATE	8/4/2020
SCALE	1"=20'
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145

SHEET
C15
OF SHEETS

R:\PROJECT\2018\18145 Mozart Avenue - Campbell\PLANNING\PD PERMIT\C15 BELOW MARKET RATE HOUSING PLAN.dwg Aug 04, 2020

VESTING TENTATIVE MAP
16179 MOZART AVENUE

CAMPBELL CALIFORNIA



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS
THE BEARING NORTH 57°52'51" WEST ON THE CENTERLINE OF KILMER AVENUE, AS SHOWN ON THAT CERTAIN TRACT MAP FILED FOR RECORDED IN BOOK 791 OF MAPS AT PAGES 1-6, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

BENCHMARK
CITY OF CAMPBELL BENCHMARK NO. 53. LOCATED AT NORTHWEST CORNER WHITE OAKS ROAD & POPE COURT AT CENTER OF CURB RETURN, 2¼" BRASS DISK IN TOP OF CURB. ELEVATION: 251.440

NOTES

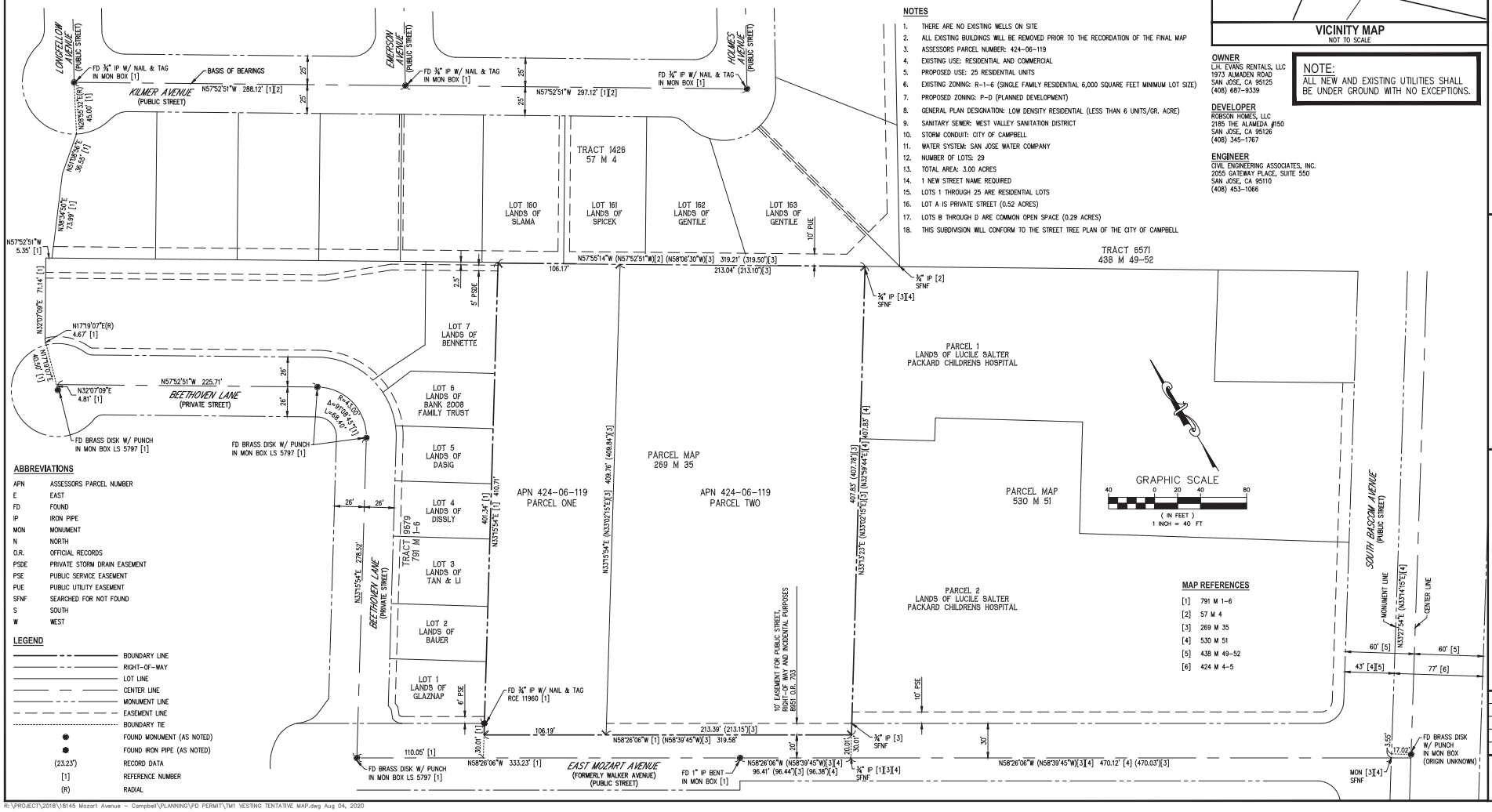
1. THERE ARE NO EXISTING WELLS ON SITE
2. ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO THE RECORDATION OF THE FINAL MAP
3. ASSESSORS PARCEL NUMBER: 424-06-119
4. EXISTING USE: RESIDENTIAL AND COMMERCIAL
5. PROPOSED USE: 25 RESIDENTIAL UNITS
6. EXISTING ZONING: R-1-6 (SINGLE FAMILY RESIDENTIAL 6,000 SQUARE FEET MINIMUM LOT SIZE)
7. PROPOSED ZONING: P-D (PLANNED DEVELOPMENT)
8. GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LESS THAN 6 UNITS/GR. ACRE)
9. SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
10. STORM CONDUIT: CITY OF CAMPBELL
11. WATER SYSTEM: SAN JOSE WATER COMPANY
12. NUMBER OF LOTS: 29
13. TOTAL AREA: 3.00 ACRES
14. 1 NEW STREET NAME REQUIRED
15. LOTS 1 THROUGH 25 ARE RESIDENTIAL LOTS
16. LOT A IS PRIVATE STREET (0.52 ACRES)
17. LOTS B THROUGH D ARE COMMON OPEN SPACE (0.29 ACRES)
18. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF CAMPBELL

OWNER
L.H. EVANS RENTALS, LLC
1973 ALMADEN ROAD
SAN JOSE, CA 95125
(408) 687-9339

DEVELOPER
ROBSON HOMES, LLC
2185 THE ALAMEDA #150
SAN JOSE, CA 95126
(408) 345-1767

ENGINEER
CIVIL ENGINEERING ASSOCIATES, INC.
2055 GATEWAY PLACE, SUITE 550
SAN JOSE, CA 95110
(408) 453-1066

NOTE:
ALL NEW AND EXISTING UTILITIES SHALL BE UNDER GROUND WITH NO EXCEPTIONS.



ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
E	EAST
FD	FOUND
IP	IRON PIPE
MON	MONUMENT
N	NORTH
O.R.	OFFICIAL RECORDS
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SFNF	SEARCHED FOR NOT FOUND
S	SOUTH
W	WEST

LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	CENTER LINE
	MONUMENT LINE
	EASEMENT LINE
	BOUNDARY TIE
●	FOUND MONUMENT (AS NOTED)
⬢	FOUND IRON PIPE (AS NOTED)
(23.23')	RECORD DATA
[1]	REFERENCE NUMBER
(R)	RADIAL

MAP REFERENCES

[1] 791 M 1-6
[2] 57 M 4
[3] 269 M 35
[4] 530 M 51
[5] 438 M 49-52
[6] 424 M 4-5

NO.	DATE	REVISIONS	BY
△			
△			
△			
△			
△			

Civil Engineering Associates
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2055 Gateway Place
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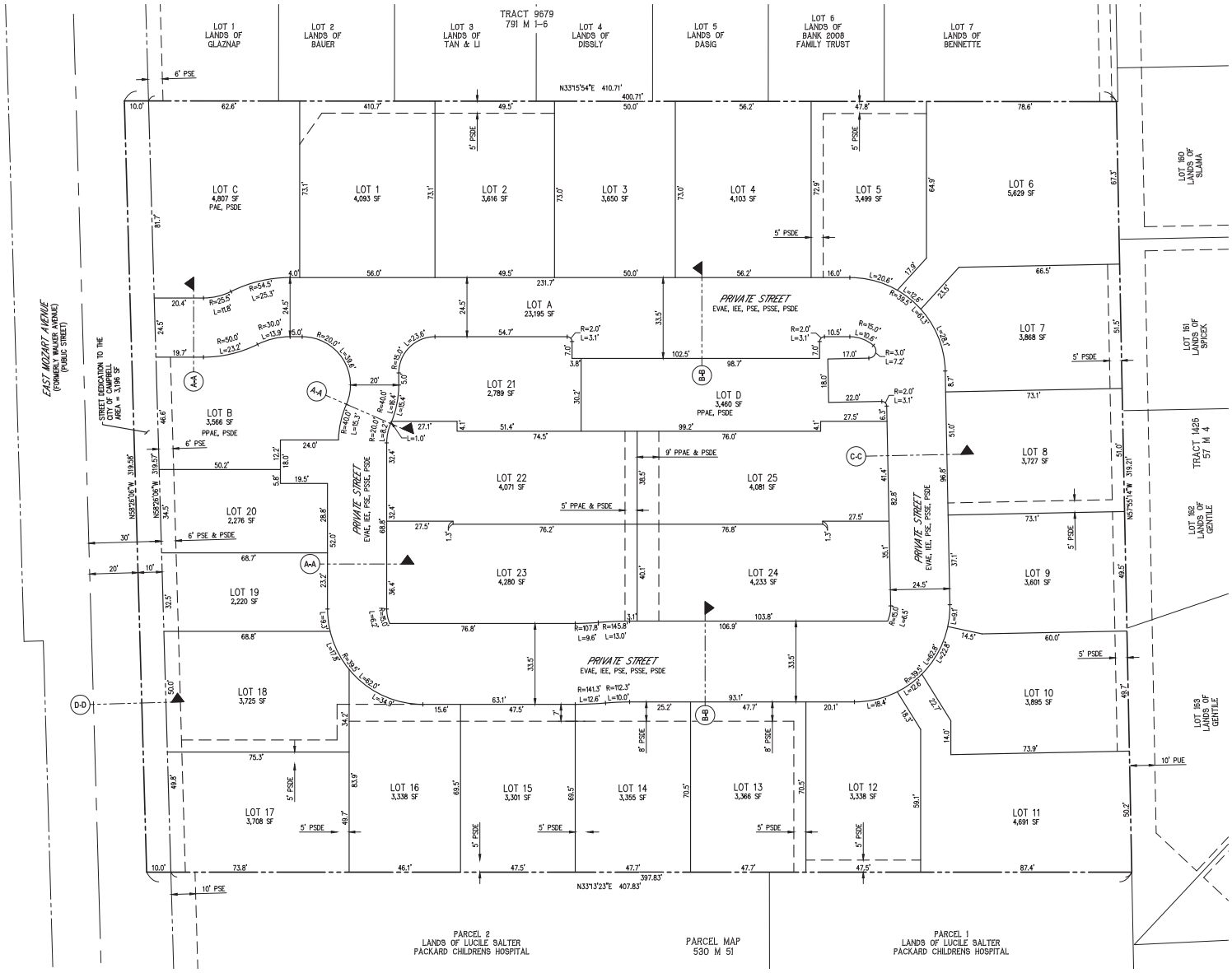
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126
(408) 345-1767

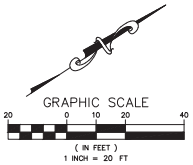
MOZART AVENUE
VESTING TENTATIVE MAP
CAMPBELL CALIFORNIA

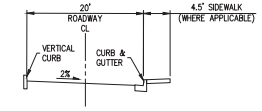
DATE	8/4/2020
SCALE	1"=40'
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145

SHEET **TM1** OF SHEETS

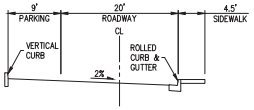
R:\PROJECT\2018\18145 Mozart Avenue – Campbell\PLANNING\PD PERMIT\TM1 VESTING TENTATIVE MAP.dwg Aug 04, 2020



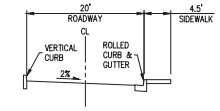




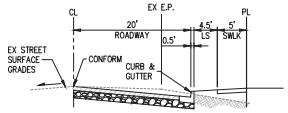
PRIVATE STREET - SECTION A-A
NTS



PRIVATE STREET - SECTION B-B
NTS



PRIVATE STREET - SECTION C-C
NTS



EAST MOZART AVENUE
PRIVATE STREET - SECTION D-D
NTS

ABBREVIATIONS

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
IEE	INGRESS AND EGRESS EASEMENT
PAE*	PEDESTRIAN ACCESS EASEMENT
PPE	PRIVATE PARKING EASEMENT
PPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SF	SQUARE FEET

* LOT C CONTAINED WITHIN SAID TRACT IS A PRIVATE PARK WHICH IS NOT OFFERED FOR DEDICATION AS A PUBLIC PARK AND IS RETAINED BY THE OWNERS AS A PRIVATE PARK WHICH IS OPEN TO THE PUBLIC IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS. CONSTRUCTION, MAINTENANCE AND REPAIR OF THE PRIVATE PARK IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS. PUBLIC ACCESS TO LOT C SHALL BE VIA LOT A.

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING LOT LINE
- LOT LINE
- CENTER LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE

NO.	DATE	REVISIONS	BY
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△			
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MOZART AVENUE VESTING TENTATIVE MAP

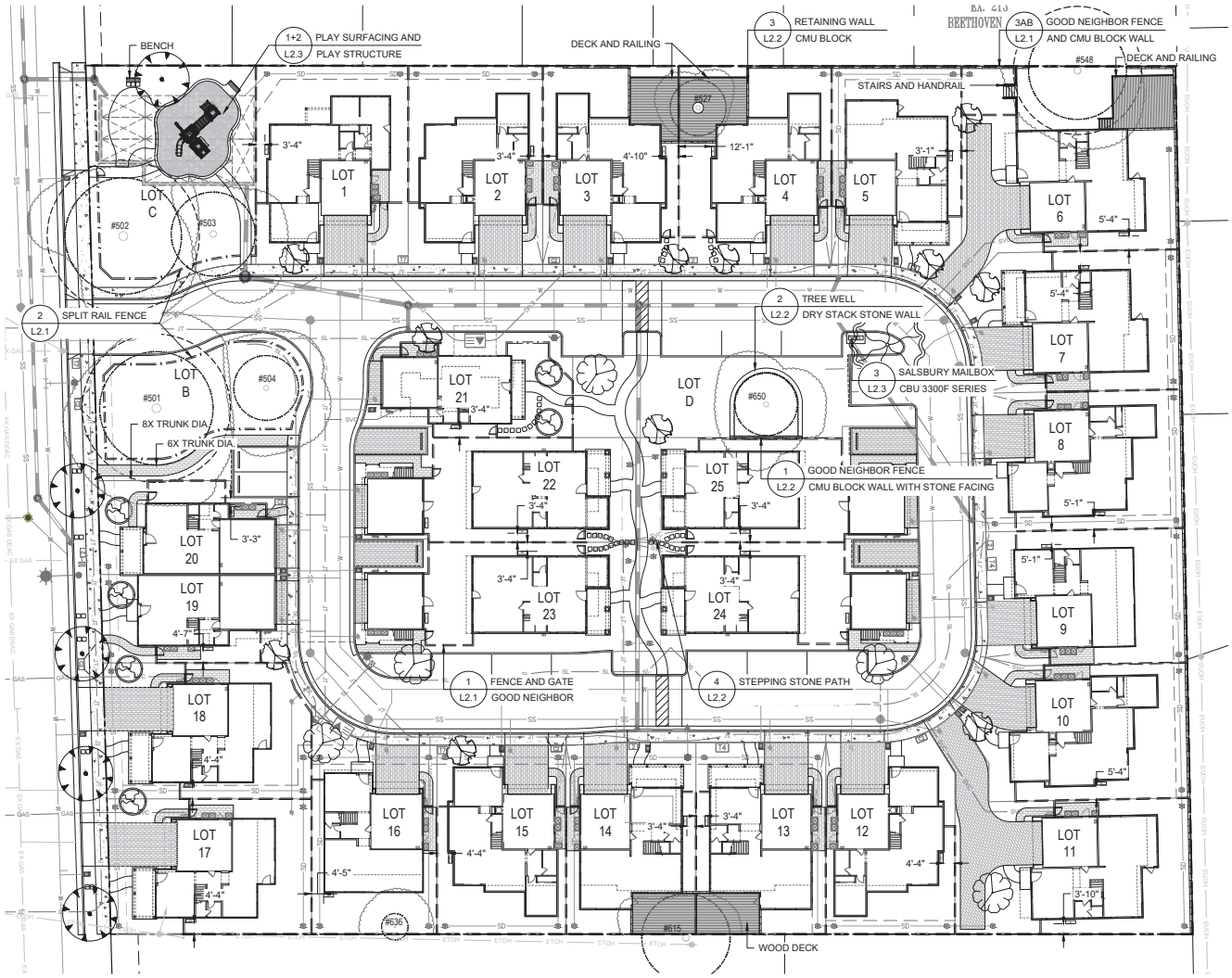
CAMPBELL CALIFORNIA

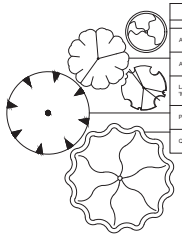
DATE	8/4/2020
SCALE	1"=20'
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145

SHEET **TM2** OF SHEETS

R:\PROJECT\2018\18145 Mozart Avenue – Campbell\PLANNING\PD PERMIT\TM2 VESTING TENTATIVE MAP.dwg Aug 04, 2020

LEGEND		
	STEPPING STONE	SEE DETAIL #4 ON SHEET L2.2
	FENCE	GOOD NEIGHBOR, SEE DETAIL #1 ON SHEET L2.1
	LOW FENCE	SPLIT RAIL FENCE, SEE DETAIL #2 ON SHEET L2.1
	RETAINING WALL	DRY STACK STONE WALL, SEE DETAIL #2 ON SHEET L2.2
	RETAINING WALL	CMU BLOCK WALL, SEE DETAIL #3 ON SHEET L2.2
	RETAINING WALL	CMU BLOCK WALL WITH STONE FACING, SEE DETAIL #1 ON SHEET L2.2
AC	AC UNIT	
M M M	MAIL BOX	SALSBURY MAILBOX (2) #3316, SEE DETAIL #3 SHEET L2.3
	PERVIOUS PAVERS	
	PLAY SURFACING	SEE DETAIL #1 ON SHEET L2.3
	WOOD DECK	





ON-SITE TREES					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	WUCOLS	NOTES
ACER PALMATUM 'WOLFF'	RED EMPEROR JAPANESE MAPLE	6	15G	M	JAPANESE MAPLE
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	5	36"	L	STD, REPLACEMENT TREE
LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	11	24"	L	STD, REPLACEMENT TREE
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	1	24"	L	STD
QUERCUS LOBATA	VALLEY OAK	1	24"	L	STD, REPLACEMENT TREE

STREET TREES					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	WUCOLS	NOTES
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	4	24"	L	STD, REPLACEMENT TREE

NOTE:
- LANDSCAPING MUST BE INSTALLED PRIOR TO FINAL INSPECTION
- THE PROJECT WILL COMPLY WITH THE WATER EFFICIENCY LANDSCAPE ORDINANCE

MOZART
CAMPBELL, CA

LANDSCAPE PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

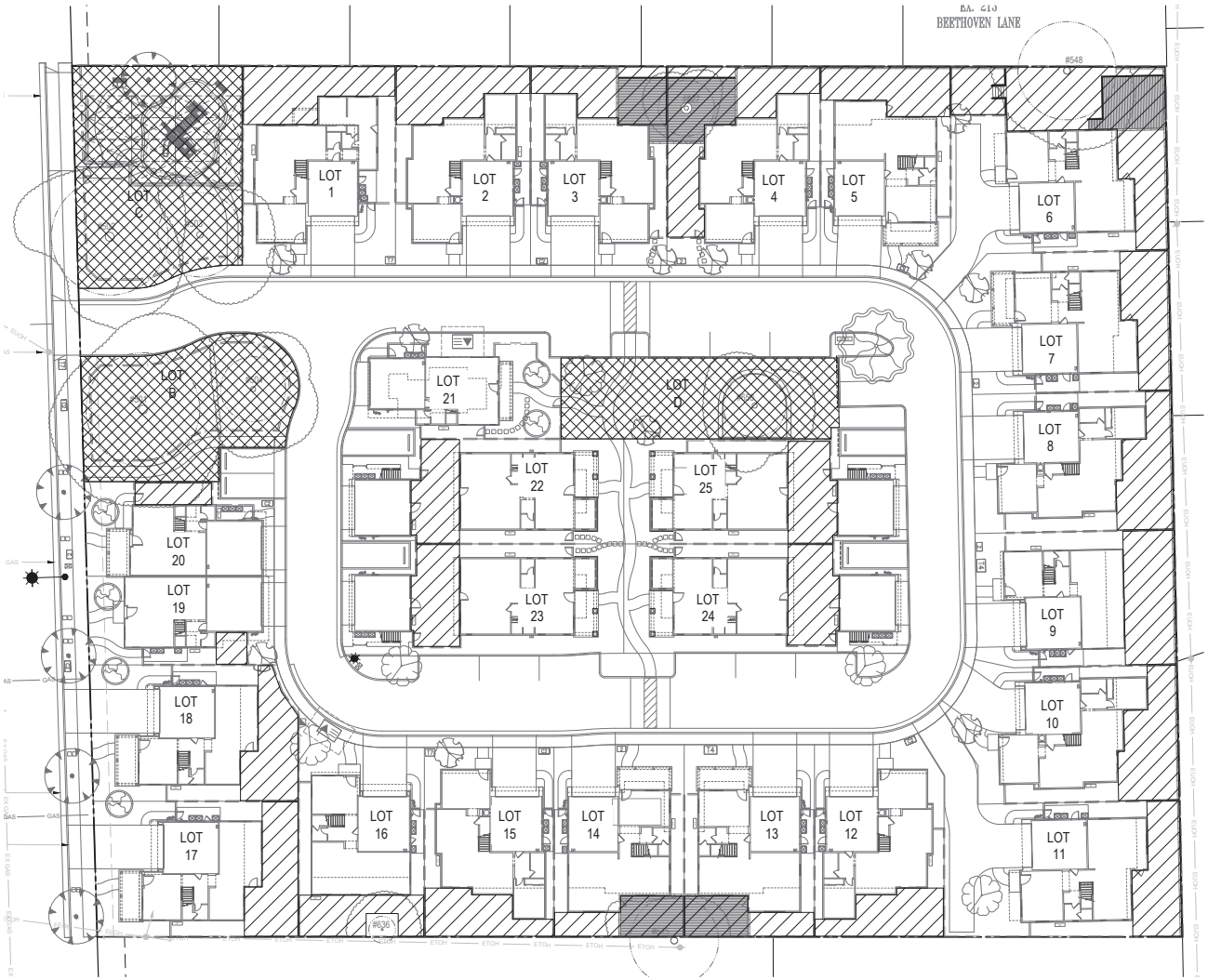
REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYE
No. 3763
10/31/2018
STATE OF CALIFORNIA

REVISED: 8/4/2020
DESIGN BY: RJD
DRAWN BY: KH, GEM
SCALE: 1"=20'-0"

L1.1

OPEN SPACE / PUBLIC		
SYMBOL	LOT LETTER	PROVIDED SQFT
	LOT B	3,477
	LOT C	4,774
	LOT D	3,005
	TOTAL	11,256

OPEN SPACE / PRIVATE		
SYMBOL	LOT NUMBER	PROVIDED SQFT
	LOT 1	885
	LOT 2	808
	LOT 3	817
	LOT 4	1480
	LOT 5	714
	LOT 6	2,316
	LOT 7	750
	LOT 8	812
	LOT 9	915
	LOT 10	870
	LOT 11	732
	LOT 12	623
	LOT 13	552
	LOT 14	552
	LOT 15	623
	LOT 16	590
	LOT 17	764
	LOT 18	737
	LOT 19	131
	LOT 20	225
	LOT 21	0
	LOT 22	614
	LOT 23	635
	LOT 24	658
	LOT 25	630
	TOTAL	18,433



NOTE:
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- THE PROJECT WILL COMPLY WITH THE WATER EFFICIENCY LANDSCAPE ORDINANCE

MOZART
CAMPBELL, CA

LANDSCAPING / OPEN SPACE

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

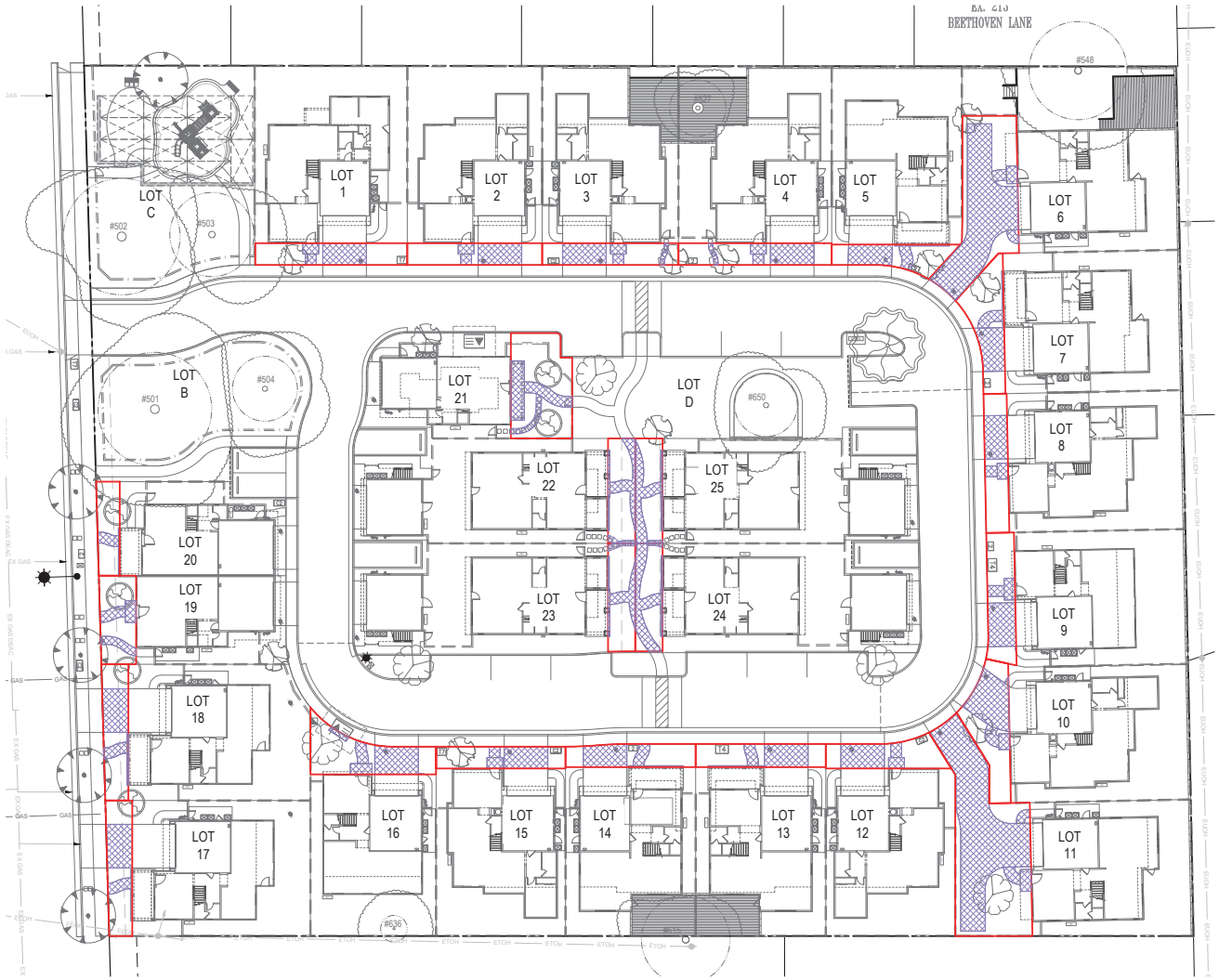
REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYE
No. 3767
10/31/2018
STATE OF CALIFORNIA

REVISED: 8/4/2020
DESIGN BY: RJD
DRAWN BY: KH, GEM
SCALE: 1"=20'-0"

L1.2

FRONT YARD PAVING			
LOT #	PAVED AREA	SETBACK AREA	PAVED AREA %
1	167	446	0.37
2	167	396	0.42
3	181	400	0.45
4	167	450	0.37
5	167	375	0.45
6	879	1252	0.70
7	195	520	0.38
8	177	433	0.41
9	220	487	0.45
10	298	607	0.49
11	1,199	1,762	0.68
12	189	419	0.45
13	179	406	0.44
14	175	394	0.44
15	167	380	0.44
16	241	603	0.40
17	195	456	0.43
18	195	459	0.42
19	112	429	0.26
20	40	282	0.14
21	225	831	0.27
22	119	385	0.31
23	98	397	0.25
24	181	396	0.46
25	154	385	0.40

FRONT YARD PAVING LEGEND	
	SETBACK AREA
	PAVED AREA



NOTE:
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- THE PROJECT WILL COMPLY WITH THE WATER EFFICIENCY LANDSCAPE ORDINANCE

MOZART
CAMPBELL, CA

FRONT YARD PAVING

DESIGN

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(831) 336-3100

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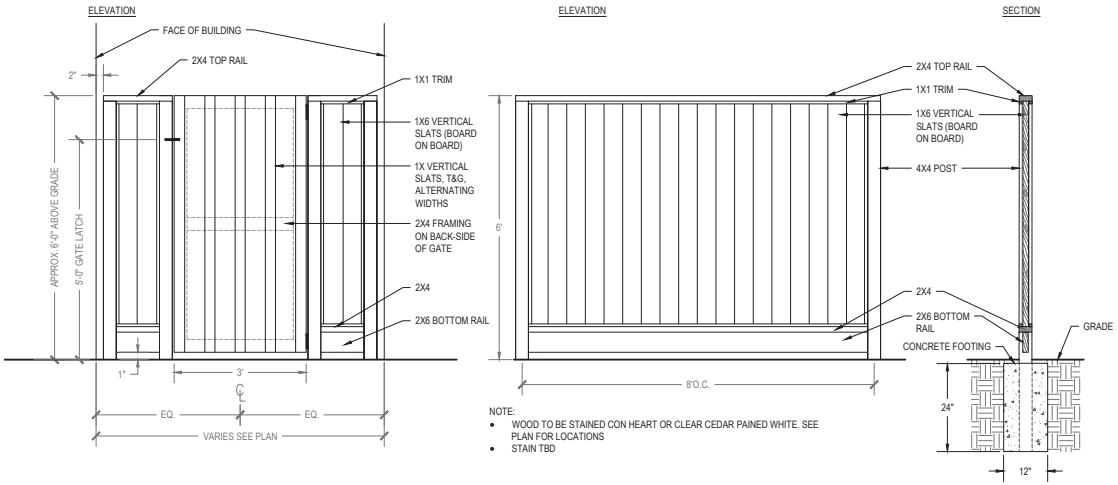
LANDSCAPE ARCHITECTURE & CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYE
No. 3767
10/31/2018
STATE OF CALIFORNIA

REVISED: 8/4/2020
DESIGN BY: RJD
DRAWN BY: KH, GEM
SCALE: 1"=20'-0"

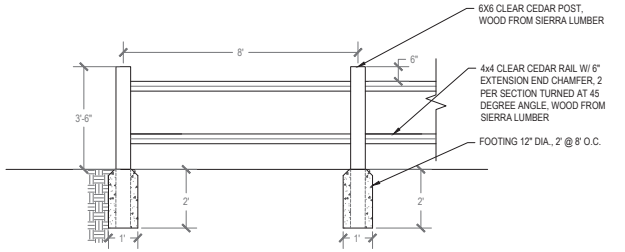
L1.3



NOTE:
- WOOD TO BE STAINED CON HEART OR CLEAR CEDAR PAINED WHITE. SEE PLAN FOR LOCATIONS
- STAIN TBD

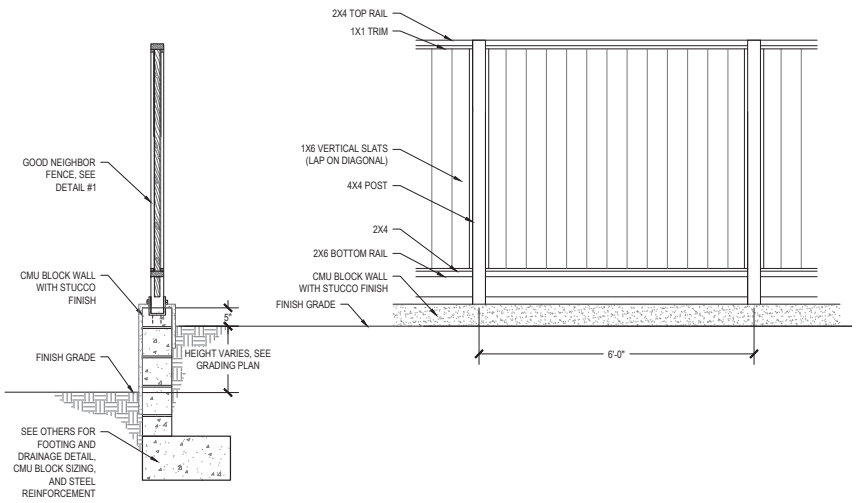
1 FENCE AND GATE
GOOD NEIGHBOR

SCALE: 3/4"=1'-0"



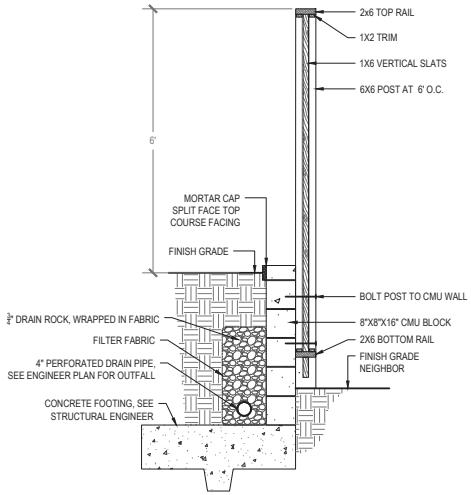
2 SPLIT RAIL FENCE

SCALE: 1/2"=1'-0"



3A GOOD NEIGHBOR FENCE
ON CMU BLOCK WALL

SCALE: 3/4"=1'-0"



3B GOOD NEIGHBOR FENCE
ADJACENT TO CMU BLOCK WALL

SCALE: 3/4"=1'-0"

MOZART
CAMPBELL, CA

LANDSCAPE
DETAILS

DESIGN

PO BOX 485
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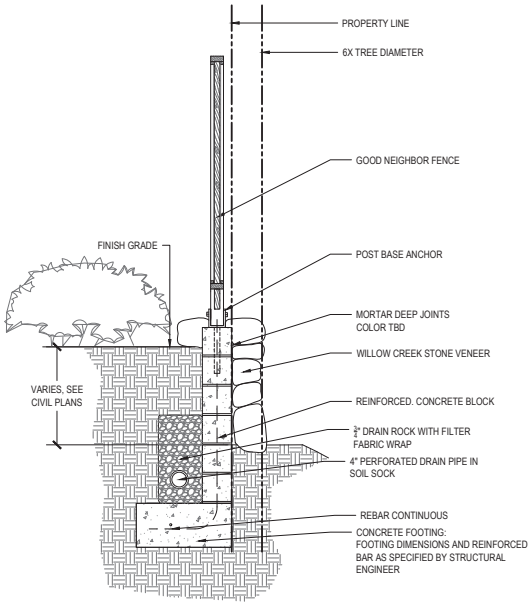
(831) 336-3100

FOCUS

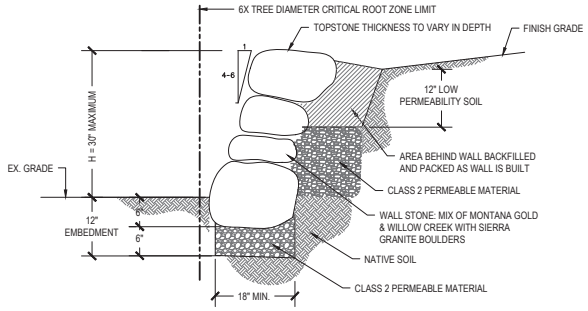
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REVISED: 8/4/2020
DESIGN BY: RJD
DRAWN BY: KH,GEM
SCALE: AS NOTED

L2.1



1 GOOD NEIGHBOR FENCE
CMU BLOCK WALL WITH STONE FACING
SCALE: 3/4"=1'-0"

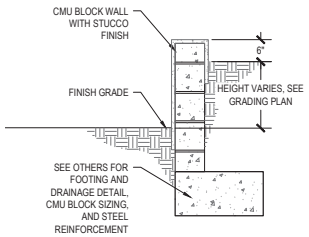


NOTES ON STONE WALLS

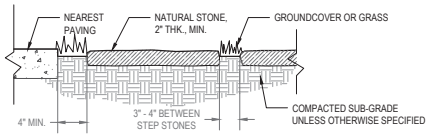
- WALL ROCK TO BE AN AVERAGE SIZE OF 24" UP TO WHEEL BARROW SIZE OR LARGER AT BASE. PREDOMINANCE OF ROCK AT BASE TO BE A MINIMUM OF 12" IN SIZE.
- BASE ROCKS TO BEAR ON COMPACTED CLASS 2 PERMEABLE MATERIAL.
- ROCK TO BEAR ON MINIMUM OF TWO ADJACENT ROCKS.
- ROCKS TO BEAR ON AT LEAST THREE CONTACT POINTS (TWO FRONT AND ONE REAR).
- CAP ROCK MIN. 12" IN ONE DIMENSION.
- CONSTRUCT DURING DRY SEASON.
- CONTRACTOR RESPONSIBLE FOR TEMPORARY EXCAVATION STABILITY.
- NO ROCKS SHALL COME LOOSE IN KICK TEST.
- MAXIMUM 36" WALL (30" WITHOUT MORTAR) WITH A MAXIMUM BACKSLOPE INCLINE OF 3:1. HIGHER WALLS OR STEEPER BACKSLOPE WILL REQUIRE LARGER STONES OR GEOSYNTHETICALLY REINFORCED BACKFILL TO BE DESIGNED BY GEOTECHNICAL ENGINEER.
- RELEASE POINT IN WALL TO BE PROVIDED AT 3" ABOVE LOW POINT.

THIS IS NOT AN ENGINEERED PLAN. THE UNIQUENESS OF MATERIALS AND NATURE OF A STRUCTURE OF THIS TYPE RENDER IT UNQUANTIFIABLE. THE INSTALLER MUST INTERPRET THE DETAILS AND SPECIFICATION AS MINIMUM REQUIREMENTS IN THE CONSTRUCTION OF EACH WALL FOR THE SITE SPECIFIC SITUATION.

2 TREE WELL
DRY STACK STONE WALL
SCALE: 1"=1'-0"



3 RETAINING WALL
CMU BLOCK
SCALE: 3/4"=1'-0"



4 STEPPING STONE PATH
SCALE: 1-1/2"=1'-0"

MOZART
CAMPBELL, CA

LANDSCAPE
DETAILS

DESIGN

PO BOX 485
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(831) 336-3100

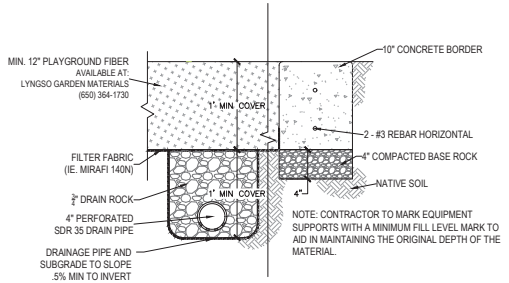
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYE
No. 3763
10/31/2018
STATE OF CALIFORNIA

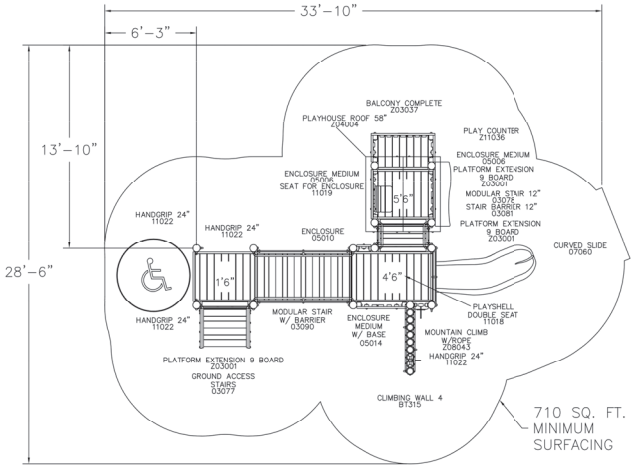
REVISED: 8/4/2020
DESIGN BY: RJD
DRAWN BY: KH,GEM
SCALE: AS NOTED

L2.2



1 PLAY SURFACING
WITH CONCRETE BORDER

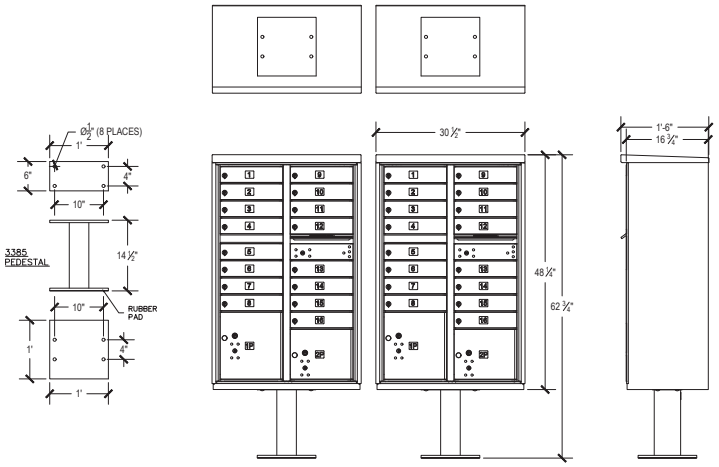
SCALE: 1-1/2"=1'-0"



It is the manufacturer's opinion that the structure shown herein complies with current ada standards concerning accessibility if used with proper accessible surfacing and together with other necessary ground level play equipment.
IMPORTANT: Never install play equipment over hard, unresilient surfaces such as asphalt, concrete, or compacted earth. It is the owner's responsibility to ensure the "minimum area required" contains an appropriate amount of resilient material to cushion accidental falls.

2 PLAY STRUCTURE
BIG TOYS

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



MODEL # 3316
16 MAILBOXES
1 OUTGOING MAIL COMPARTMENT
2 PARCEL LOCKERS

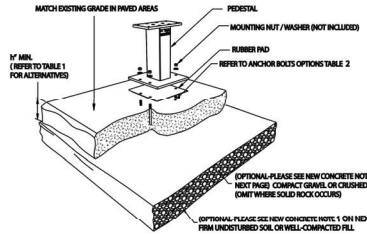


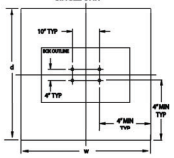
TABLE 1: Pad Recommendations

h (Thickness)	w (width) min	d (Depth) min
4"	47"	47"
5"	44"	44"
6"	42"	42"
7"	40"	40"
8"	39"	39"

TABLE 2:

Expansion Anchor Bolt Recommendations
a. Hilti Kwik Bolt II (www.hilti.com) - 1/2 inch diameter x 5 1/2 inches overall length - Galvanized - KB II 12-512, Stainless steel **Minimum embedment in concrete must be at least 3 1/2 inches**
b. ITW Ramset Redhead Turbolt (www.hilti.com) - 1/2 inch diameter x 7 inches overall length - Galvanized **Minimum embedment in concrete must be at least 4 1/8 inches**
c. Rawl Stud (www.rawl.com) - 1/2 inch diameter x 5 1/2 inches overall length - Galvanized **Minimum embedment in concrete must be at least 4 inches**

SINGLE UNIT



3 SALSBURY MAILBOX
CLUSTER BOX UNIT 3300 F SERIES. (2) #3316

SCALE: 1"=1'-0"

MOZART
CAMPBELL, CA

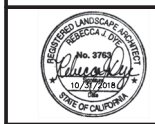
LANDSCAPE DETAILS

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

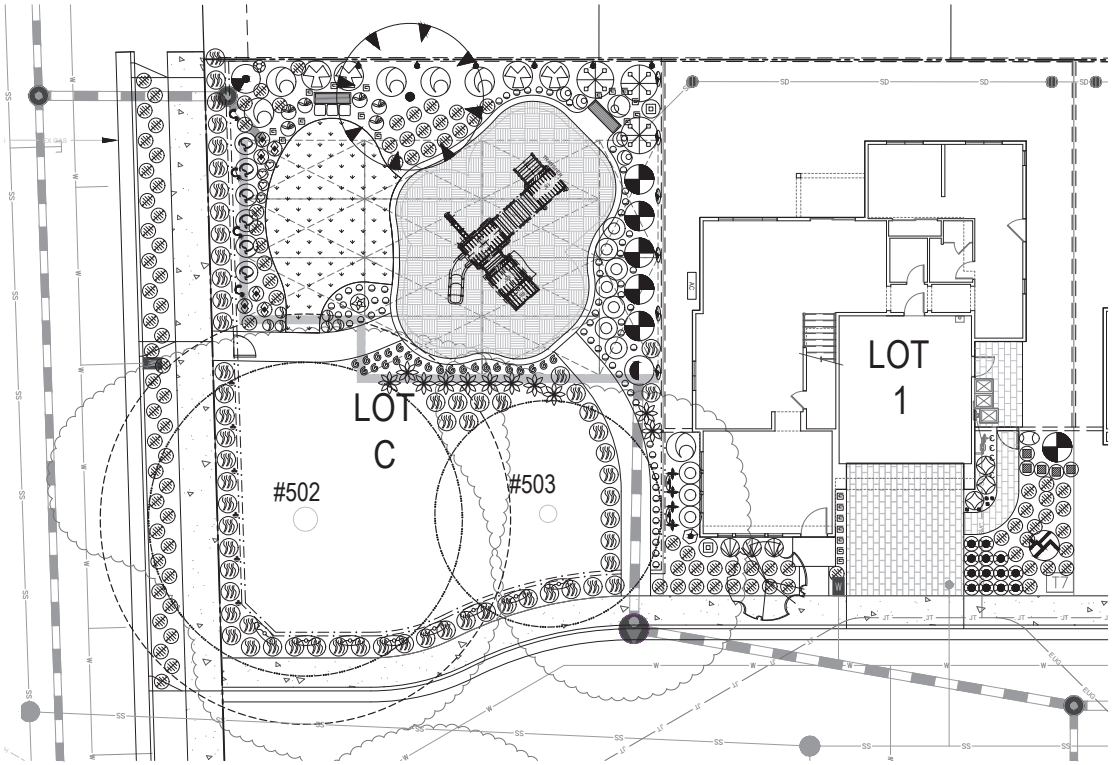
FOCUS

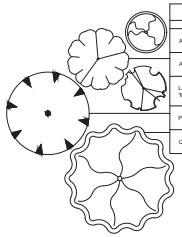
DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION



REVISED: 8/4/2020
DESIGN BY: RJD
DRAWN BY: KH,GEM
SCALE: AS NOTED

L2.3





ON-SITE TREES					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	WUCOLS	NOTES
ACER PALMATUM 'WOLFF'	RED EMPEROR JAPANESE MAPLE	6	15G	M	JAPANESE MAPLE
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	5	36"	L	STD, REPLACEMENT TREE
LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	11	24"	L	STD, REPLACEMENT TREE
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	1	24"	L	STD
QUERCUS LOBATA	VALLEY OAK	1	24"	L	STD, REPLACEMENT TREE

COMMON AREA + LOT 1 PLANTING					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	WUCOLS	NOTES
AGAPANTHUS 'STORM CLOUD'	STORM CLOUD AGAPANTHUS	5	1G	L	2' O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
ANIGOZANTHOS FLAVIDUS - DARK RED	KANGAROO PAW - DARK RED	1	5G	L	
CAREX DIVULSA	BERKELEY SEDGE	104	1G	L	
CLEMATIS ARMANDII 'HENDERSONII RUBRA'	CLEMATIS HENDERSONII RUBRA	1	5G	M	LOW WATER ONCE ESTABLISHED
CLEMATIS 'JACKMANI'	JACKMAN CLEMATIS	6	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
DAPHNE X TRANSATLANTICA 'BLAFRA'	ETERNAL FRAGRANCE DAPHNE	1	5G	L	
DEUTZIA 'MAGICIEN'	MAGICIEN DEUTZIA	6	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
DISTICTIS BUCCINATORIA	RED TRUMPET VINE	8	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ECHEVERIA AGAVOIDES 'CORDEROYI'	WAX AGAVE	3	4"	L	
ERIGERON KARVINSKIANUS 'MOERHEIMII'	PINK SANTA BARBARA DAISY	13	1G	L	
FICUS PUMILA	CLIMBING FIG	6	5G	M	REMOVE FROM STAKE & OUT TO GROUND. LOW WATER ONCE ESTABLISHED
FRAGARIA VESCA	WILD STRAWBERRY	4	1G	M	
GERANIUM X CANTABRIGIENSE 'BIOKOVO'	HARDY GERANIUM	4	1G	L	15"O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
GERANIUM X 'ROZANNE'	ROZANNE CRANESBILL	63	1G	L	18"O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
HELLEBORUS ORIENTALIS	LENTEN ROSE	23	1G	L	18" O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
IRIS DOUGLASIANA	DOUGLAS IRIS	21	1G	L	
KERRIA JAPONICA 'PLENIFLORA'	JAPANESE KERRIA	4	5G	L	
KNIPHOFIA 'CHRISTMAS CHEER'	CHRISTMAS CHEER POKER PLANT	2	5G	L	
LIMONIUM PEREZII	PEREZ'S SEA LAVENDER	6	1G	L	
LOMANDRA LONGIFOLIA 'BREEZE'	MAT RUSH	63	1G	L	
MUHLENBERGIA CAPILLARIS	MUHLY GRASS	1	1G	L	
NEPHROLEPIS CORDIFOLIA	SWORD FERN	4	5G	M	
OSMANTHUS FRAGRANS	FRAGRANT OLIVE	3	15G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
OSMANTHUS HETEROPHYLLUS	HOLLY OLIVE	6	15G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
PHORMIUM 'CHOCOLATE BABY'	MOUNTAIN FLAX	3	5G	L	
POLYGONUM AUBERTII	SILVER LACE VINE	8	5G	L	
PYRACANTHA 'RED ELF'	RED ELF™ PYRACANTHA	8	5G	L	
RHAMNUS CALIFORNICA 'LEATHERLEAF'	LEATHERLEAF COFFEEBERRY	8	5G	L	
RIBES SANGUINEUM 'CLAREMONT'	WINTER CURRANT	1	5G	L	
ROSA BANKSIDE 'ALBA PLENA'	WHITE LADY BANKS CLIMBING ROSE	4	5G	L	
ROSA 'ICEBERG'	WHITE SHRUB ROSE	10	5G	L	
ROSA 'MUTABILIS'	BUTTERFLY ROSE	1	5G	L	
ROSA 'NEARLY WILD'	NEARLY WILD ROSE	6	5G	L	
ROSA X 'NOATRAUM'	FLOWER CARPET PINK GROUNDCOVER ROSE	3	2G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ROSA 'THE FAIRY'	POLYANTHA ROSE	4	5G	M	
SYMPHORICARPOS ALBUS	SNOWBERRY	1	5G	L	
VIBURNUM OPULUS	GUELDER ROSE	1	5G	L	
WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	18	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE

MEADOW GRASS - NATIVE MOW FREE

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MOZART
CAMPBELL, CA

TYPICAL
PLANTING
PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

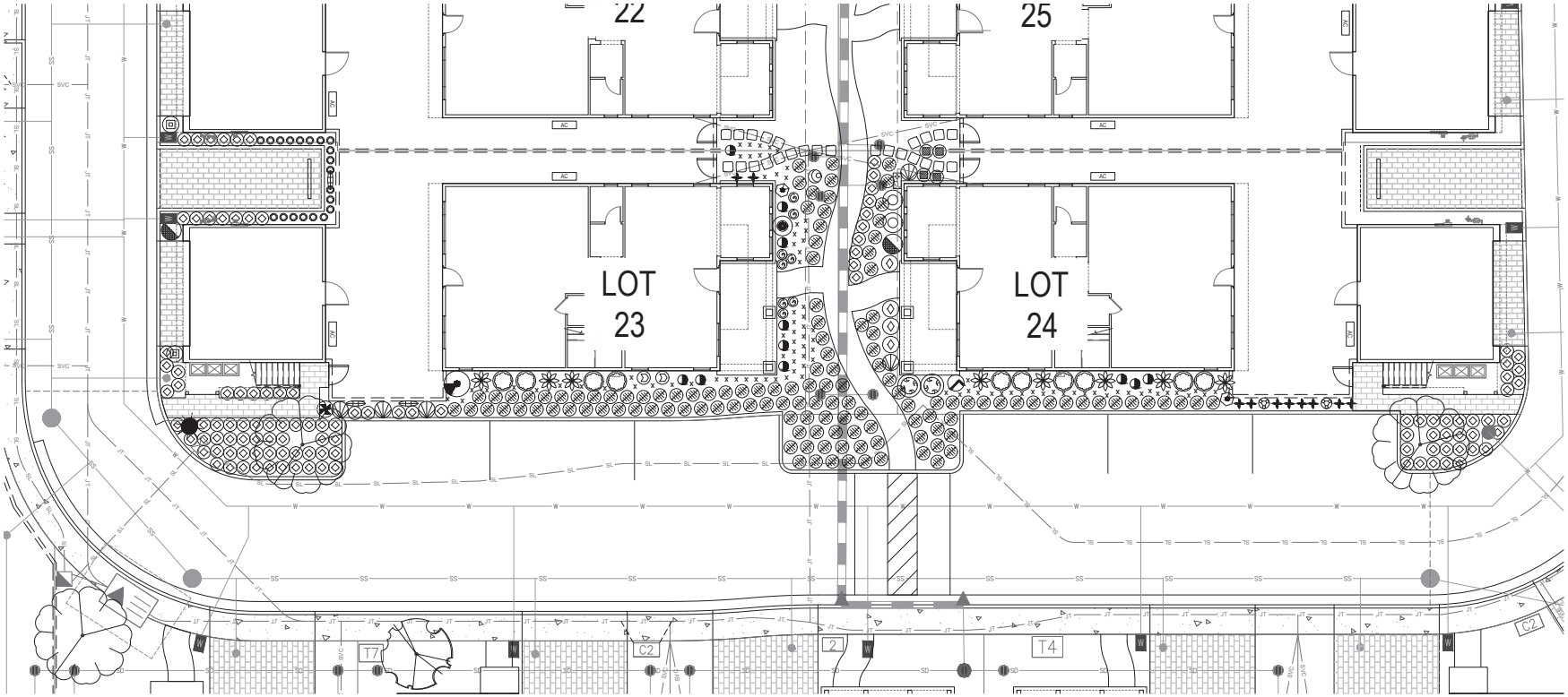
FOCUS

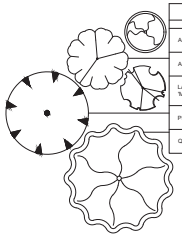
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYE
No. 3767
10/31/2018
STATE OF CALIFORNIA

REVISED: 8/4/2020
DESIGN BY: RJD
DRAWN BY: KH, GEM
SCALE: 1/8"=1'-0"

L3.1





ON-SITE TREES					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	WUCOLS	NOTES
ACER PALMATUM 'WOLFF'	RED EMPEROR JAPANESE MAPLE	6	15G	M	JAPANESE MAPLE
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	5	36"	L	STD, REPLACEMENT TREE
LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	11	24"	L	STD, REPLACEMENT TREE
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	1	24"	L	STD
QUERCUS LOBATA	VALLEY OAK	1	24"	L	STD, REPLACEMENT TREE

LOTS 23 & 24 PLANTING					
BOTANICAL NAME	COMMON NAME	COUNT	WUCOLS	SIZE	NOTES
AGAPANTHUS 'BABY PETE'	BABY PETE™ LILY OF THE NILE	115	L	1G	18"O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
AGAPANTHUS 'STORM CLOUD'	STORM CLOUD LILY OF THE NILE	4	L	1G	2' O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
ASPARAGUS DENSIFLORUS 'MYERSII'	ASPARAGUS FERN	1	M	5G	
BOUGAINVILLEA 'BARBARA KARST-TRACHELOSPERMUM JASMINOIDES	BARBARA KARST BOUGAINVILLEA & STAR JASMINE	1	L/L	15G/5G	LOW WATER ACCORDING TO L.A. EXPERIENCE
CAMELLIA JAPONICA 'NUCCIO'S GEM'	NUCCIO'S GEM CAMELLIA	10	M	15G	
CAREX DIVULSA	CAREX DIVULSA	130	L	1G	
CLEMATIS ARMANDII 'HENDERSONII RUBRA'	CLEMATIS ARMANDII 'HENDERSONII RUBRA'	2	M	5G	LOW WATER ONCE ESTABLISHED
DAPHNE X TRANSATLANTICA 'BLAFRA'	ETERNAL FRAGRANCE DAPHNE	2	L	5G	DO NOT DISTURB ROOTS WHEN PLANTING PLANT 1" HIGH. LOW WATER ACCORDING TO L.A. EXPERIENCE
GERANIUM X CANTABRIGIENSE 'CAMBRIDGE'	CAMBRIDGE CRANESBILL, HARDY GERANIUM	92	L	1G	18"O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE VINE LILAC	3	M	5G	
HELLEBORUS 'SPARKLING DIAMOND'	SPARKLING DIAMOND LENTEN ROSE	8	L	1G	18" O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
HEUCHERA MAXIMA	CORAL BELLS	20	L	1G	18" O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	2	L	5G	LOW WATER ACCORDING TO L.A. EXPERIENCE
HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER HYDRANGEA	1	M	5G	
KNIPHOFIA 'CHRISTMAS CHEER'	CHRISTMAS CHEER POKER PLANT	2	L	5G	LOW WATER ACCORDING TO L.A. EXPERIENCE
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	2	L	15G	
NEPHROLEPIS CORDIFOLIA	SWORD FERN	10	M	5G	
PHORMIUM 'CHOCOLATE BABY'	CHOCOLATE BABY MOUNTAIN FLAX	5	L	5G	
ROSA 'ICEBERG'	WHITE SHRUB ROSE	2	L	5G	
ROSA 'NOASCHNEE'	FLOWER CARPET WHITE ROSE	4	L	2G	30"O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
ROSA 'THE FAIRY'	POLYANTHA ROSE	1	M	5G	
SALVIA CHIAPENSIS	CHIAPAS SAGE	2	L	5G	LOW WATER ACCORDING TO L.A. EXPERIENCE
SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEETBOX	11	L	5G	
SYRINGA VULGARIS	COMMON LILAC	1	L	5G	
VIBURNUM OPULUS	GUELDER ROSE	1	L	5G	
WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	8	L	5G	LOW WATER ACCORDING TO L.A. EXPERIENCE

NOTE:
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MOZART
CAMPBELL, CA

TYPICAL
PLANTING
PLAN

DESIGN

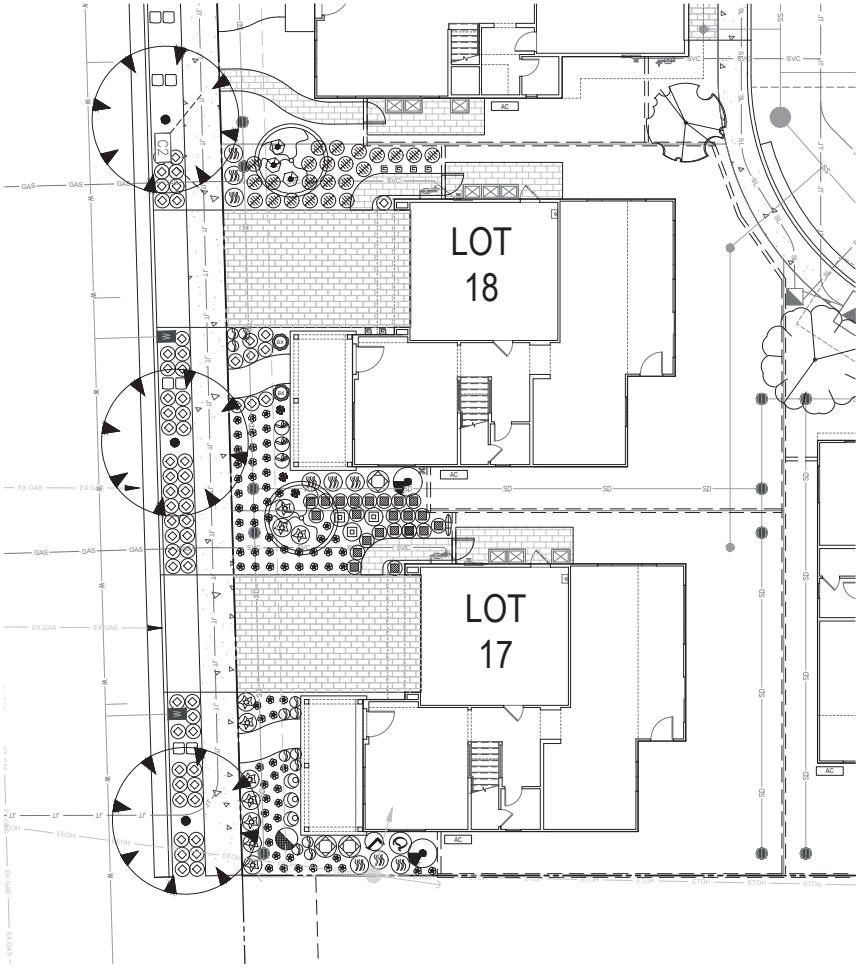
PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

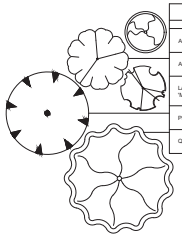
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REVISED: 8/4/2020
DESIGN BY: RJD
DRAWN BY: KH, GEM
SCALE: 1/8"=1'-0"

L3.2



STREET TREES					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	WUCOLS	NOTES
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	4	24"	L	STD, REPLACEMENT TREE



ON-SITE TREES					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	WUCOLS	NOTES
ACER PALMATUM 'WOLFF'	RED EMPEROR JAPANESE MAPLE	6	15G	M	JAPANESE MAPLE
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	5	36"	L	STD, REPLACEMENT TREE
LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	11	24"	L	STD, REPLACEMENT TREE
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	1	24"	L	STD
QUERCUS LOBATA	VALLEY OAK	1	24"	L	STD, REPLACEMENT TREE

LOTS 17 & 18 PLANTING					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	WUCOLS	NOTES
AGAPANTHUS 'BABY PETE'	BABY PETE™ LILY OF THE NILE	61	1G	L	18"O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
AGAPANTHUS 'STORM CLOUD'	STORM CLOUD LILY OF THE NILE	23	1G	L	2' O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
BUXUS 'GREEN BEAUTY' 15G	GREEN BEAUTY BOXWOOD	2	15G	M	
CAREX DIVULSA	CAREX DIVULSA	23	1G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
CHONDROPETALUM TECTORUM 'EL CAMPO'	EL CAMPO SMALL CAPE REED	3	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
DAPHNE X TRANSATLANTICA 'BLAFRA'	ETERNAL FRAGREANCE DAPHNE	3	5G	L	DO NOT DISTURB ROOTS WHEN PLANTING PLANT 1" HIGH. LOW WATER ACCORDING TO L.A. EXPERIENCE
DEUTZIA 'MAGICIEN'	DEUTZIA MAGICIAN	1	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
GERANIUM X RIVERSLEAIANUM 'MAVIS SIMPSON'	MAVIS SIMPSON CRANESBILL	73	1G	M	2' O.C.
HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE VINE LILAC	1	5G	M	
IRIS DOUGLASIANA	PACIFIC COAST IRIS	6	1G	L	
JASMINUM POLYANTHUM	WHITE JASMINE	1	5G	M	
KNIPHOFIA 'CHRISTMAS CHEER'	CHRISTMAS CHEER POKER PLANT	3	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
LIMONIUM PEREZII	PEREZ'S SEA LAVENDER	12	1G	L	
LOMANDRA LONGIFOLIA BREEZE	MAT RUSH	9	1G	L	
MUHLENBERGIA CAPILLARIS	MUHLY GRASS	10	1G	L	
ROSA 'NEARLY WILD'	NEARLY WILD ROSE	3	5G	L	
ROSA 'THE FAIRY'	POLYANTHA ROSE	3	5G	M	
SALVIA CHIAPENSIS	CHIAPAS SAGE	1	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
SALVIA 'WAVERLY'	WAVERLY SAGE	3	5G	M	
SYRINGA VULGARIS	COMMON LILAC	1	5G	L	
VIBURNUM OPULUS	GUELDER ROSE	2	5G	L	

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MOZART
CAMPBELL, CA

TYPICAL
PLANTING
PLAN

DESIGN

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BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYE
No. 3767
10/31/2018
STATE OF CALIFORNIA

REVISED: 8/4/2020
DESIGN BY: RJD
DRAWN BY: KH, GEM
SCALE: 1/8"=1'-0"

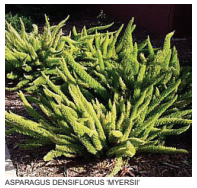
L3.3

PLANTS

AGAPANTHUS 'BABY PETE'

AGAPANTHUS 'STORM CLOUD'

ANIGOZANTHOS FLAVIDUS


ASPARAGUS DENSIFLORUS 'MYERSII'

BOUGAINVILLEA 'BARBARA KARST-TRACHELO-SPERMUM JASMINOIDES

BUXUS 'GREEN BEAUTY

CAMELLIA JAPONICA 'NUCCIO'S GEM'

CAREX DIVULSA

CHONDROPETALUM TECTORUM 'EL CAMPO'

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DAPHNE X TRANSATLANTICA 'BLAFRA'

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FICUS PUMILA

FRAGARIA VESCA

GERANIUM X CANTABRIGIENSE 'BIOKOVO'

GERANIUM X CANTABRIGIENSE 'CAMBRIDGE'

GERANIUM X RIVERSLEAIANUM 'MAVIS SIMPSON'

GERANIUM X 'ROZANNE'

HARDENBERGIA VIOLACEA 'HAPPY WANDERER'

HELLEBORUS ORIENTALIS

HELLEBORUS 'SPARKLING DIAMOND'

HEUCHERA MAXIMA

HYDRANGEA ARBORESCENS 'ANNABELLE'

HYDRANGEA MACROPHYLLA 'BAILMER

IRIS DOUGLASIANA

JASMINUM POLYANTHUM

KERRIA JAPONICA 'PLENIFLORA'

KNIPHOFIA 'CHRISTMAS CHEER'

LIMONIUM PEREZII

LOMANDRA LONGIFOLIA BREEZE

MUHLENBERGIA CAPILLARIS

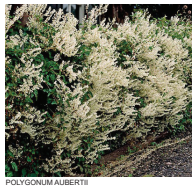
MYRTUS COMMUNIS 'COMPACTA'

NEPHROLEPIS CORDIFOLIA

OSMANTHUS FRAGRANS

OSMANTHUS HETEROPHYLLUS

PHORMIUM 'CHOCOLATE BABY'


POLYGONUM AUBERTII

PYRACANTHA 'RED ELF'

RHAMNUS CALIFORNICA 'LEATHERLEAF'

RIBES SANGUINEUM 'CLAREMONT'

ROSA BANKSIDE 'ALBA PLENA'

ROSA 'ICEBERG'

ROSA 'MUTABILIS'

ROSA 'NEARLY WILD'

ROSA 'NOASCHNEE' (WHITE CARPET ROSE)

ROSA 'NOATRAUM' (PINK CARPET ROSE)

ROSA 'THE FAIRY'

SALVIA CHIAPENSIS

SALVIA 'WAVERLY

SARCOCOCCA RUSCIFOLIA

SYMPHORICARPOS ALBUS

SYRINGA VULGARIS

VIBURNUM OPULUS

WOODWARDIA FIMBRIATA

TREES

ACER PALMATUM 'WOLFF' (RED EMPEROR)

ARBUTUS 'MARINA'

LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'

PISTACIA CHINENSIS 'KEITH DAVEY'

QUERCUS LOBATA

MOZART
CAMPBELL, CA

PLANT IMAGES

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

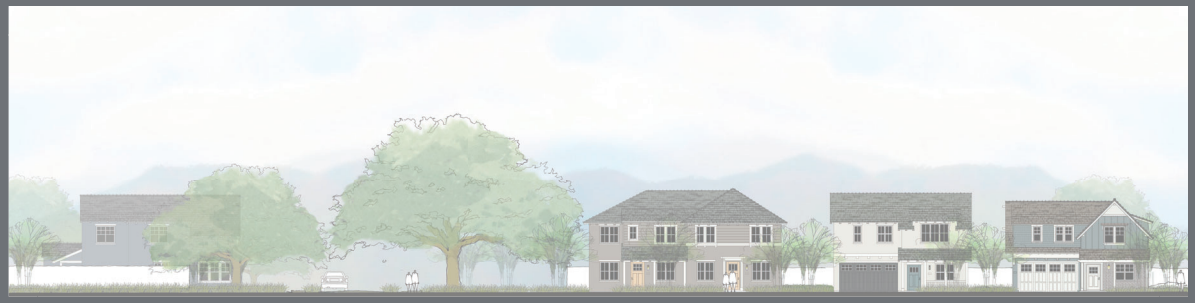
REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DIE
No. 3763
10/31/2018
STATE OF CALIFORNIA

REVISED: 8/4/2020
DESIGN BY: RJD
DRAWN BY: KH, GEM
SCALE: NA

L3.4

R H A

ROBERT HIDEY ARCHITECTS



EAST MOZART

CAMPBELL, CALIFORNIA

A-1 PLAN 1 FLOOR PLAN
A-2 PLAN 1 FLOOR AREA DIAGRAM
A-3 PLAN 1A ELEVATIONS
A-4 PLAN 1 SECTIONS
A-5 PLAN 1 ROOF PLANS
A-6 PLAN 2 FLOOR PLAN
A-7 PLAN 2 FLOOR AREA DIAGRAM
A-8 PLAN 2A ELEVATIONS
A-9 PLAN 2X FLOOR PLAN
A-10 PLAN 2X FLOOR AREA DIAGRAM
A-11 PLAN 2XA ELEVATIONS
A-12 PLAN 2XB ELEVATIONS
A-13 PLAN 2A SECTIONS
A-14 PLAN 2 ROOF PLANS
A-15 PLAN 3 FLOOR PLAN
A-16 PLAN 3 FLOOR AREA DIAGRAM
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A-18 PLAN 3B ELEVATIONS
A-19 PLAN 3 SECTIONS
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A-21 PLAN 4 FLOOR PLAN
A-22 PLAN 4 FLOOR AREA DIAGRAM
A-23 PLAN 4A ELEVATIONS
A-24 PLAN 4B ELEVATIONS
A-25 PLAN 4X FLOOR PLAN
A-26 PLAN 4X FLOOR AREA DIAGRAM
A-27 PLAN 4XA ELEVATIONS
A-28 PLAN 4A SECTIONS
A-29 PLAN 4 ROOF PLANS
A-30 PLAN 4X ROOF PLANS
A-31 PLAN 5 FLOOR PLAN
A-32 PLAN 5 FLOOR AREA DIAGRAM
A-33 PLAN 5 ADU FLOOR PLAN
A-34 PLAN 5 ADU FLOOR AREA DIAGRAM
A-35 PLAN 5A ELEVATIONS
A-36 PLAN 5A ADU ELEVATIONS
A-37 PLAN 5B ELEVATIONS
A-38 PLAN 5B ADU ELEVATIONS
A-39 PLAN 5A SECTIONS
A-40 PLAN 5 ADU SECTIONS
A-41 PLAN 5 ROOF PLANS
A-42 PLAN 5 ADU ROOF PLANS
A-43 PLAN 6 (DUET) FIRST FLOOR PLAN
A-44 PLAN 6 (DUET) SECOND FLOOR PLAN
A-45 PLAN 6 FIRST FLOOR AREA DIAGRAM
A-46 PLAN 6 SECOND FLOOR AREA DIAGRAM
A-47 PLAN 6A ELEVATIONS
A-48 PLAN 6A ELEVATIONS
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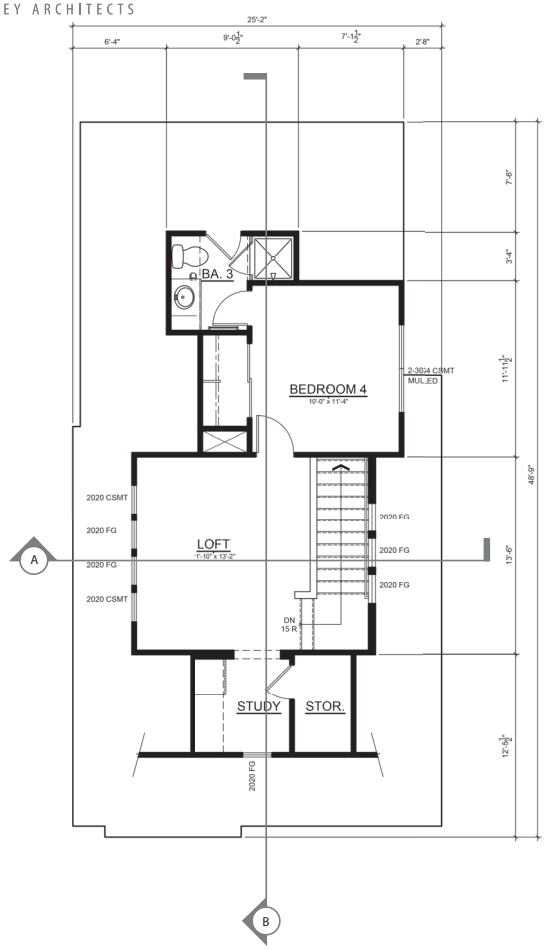
A-52 PRIVACY PLAN STREETSCENES

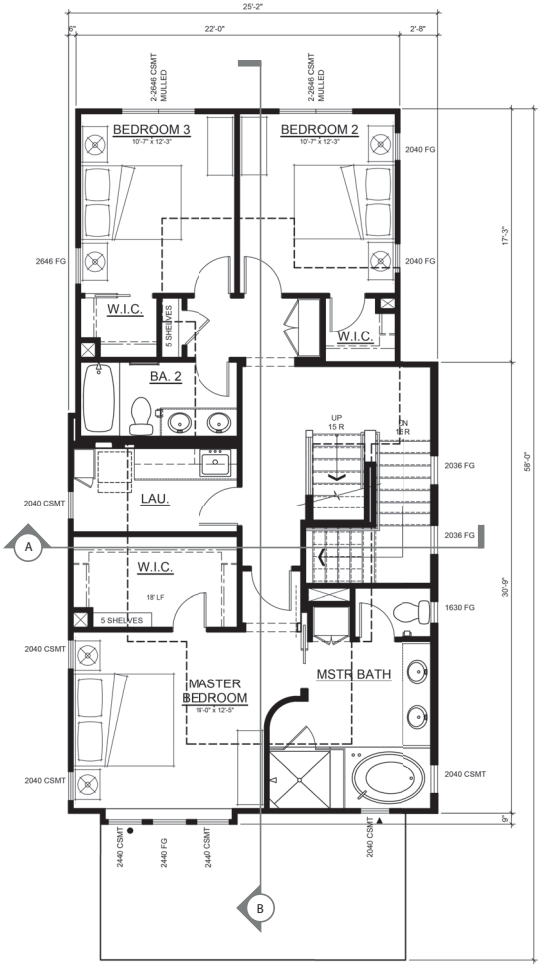
ROBSON HOMES

PROJECT NUMBER: 18027 09/30/2020

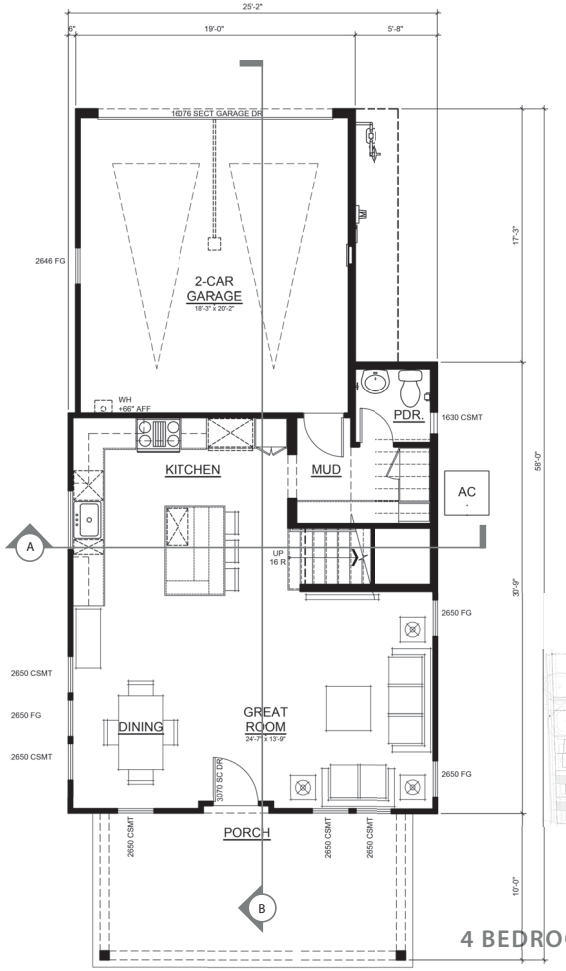
R H A
ROBERT HIDEY ARCHITECTS



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

KEY MAP

PLAN 1
4 BEDROOM, LOFT, STUDY
3 1/2 BATH
2-CAR GARAGE

PLAN 1 FLOOR PLAN

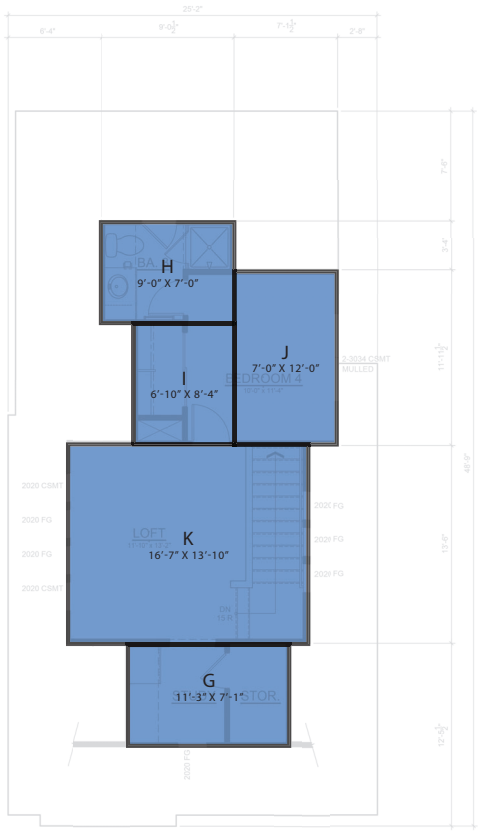
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

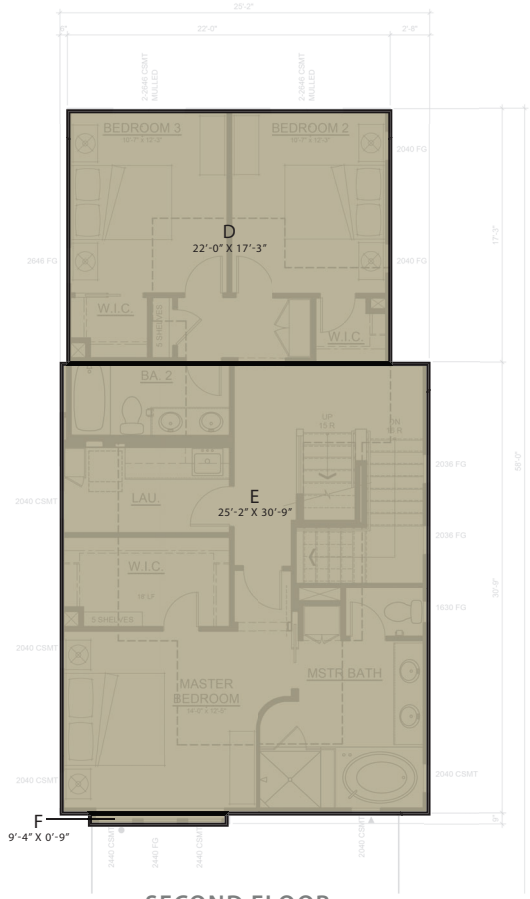
ROBSON HOMES

18027.01 09/30/2020
A-1

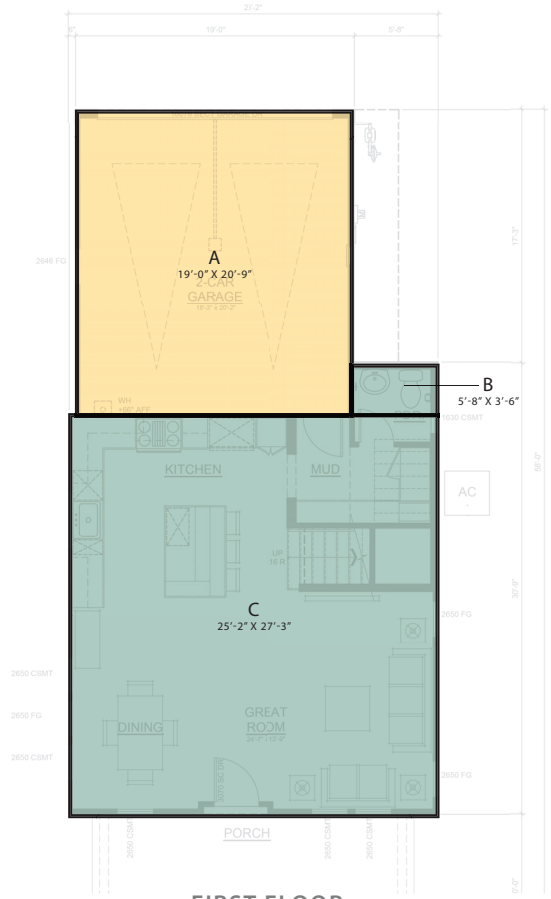
R H A
ROBERT HIDEY ARCHITECTS



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

AREA - A	395 SF
AREA - B	20 SF
AREA - C	685 SF
AREA - D	380 SF
AREA - E	774 SF
AREA - F	7 SF
AREA - G	79 SF
AREA - H	63 SF
AREA - I	54 SF
AREA - J	84 SF
AREA - K	229 SF
TOTAL	2,770 SF

PLAN 1 FLOOR AREA DIAGRAM

2,770 SF (TOTAL - GROSS FLOOR AREA)

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

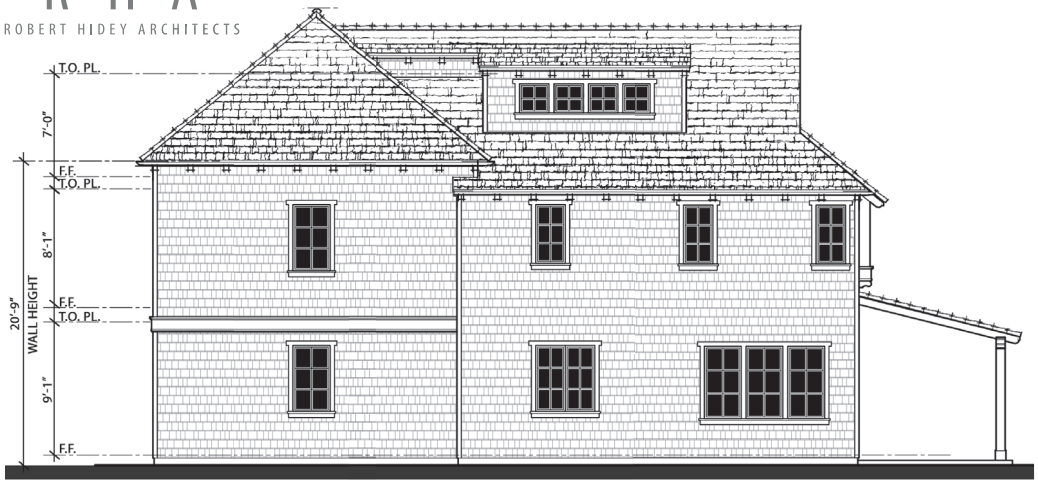
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 09/30/2020
A-2

R H A

ROBERT HIDEY ARCHITECTS

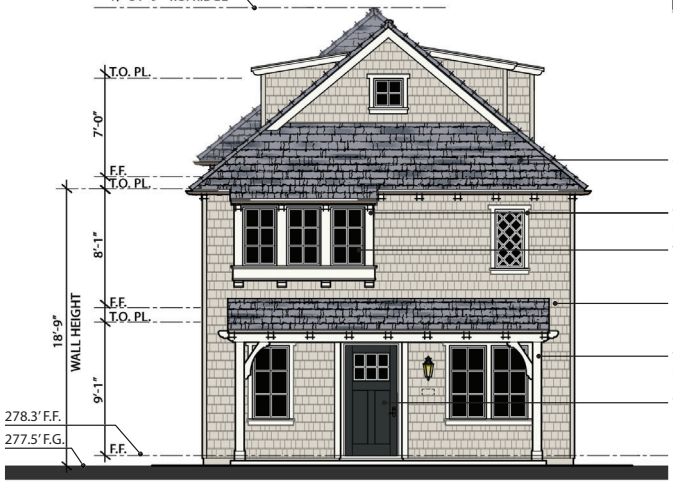


LEFT ELEVATION

RIDGE: +/- 309.3 (FROM F.G.)

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 21*	274.2	277.5	278.3

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



COMPOSITION ROOF SHINGLES
PABCO CASCADE PEWTER GRAY

WOOD TRIM
BENJAMIN MOORE OC-118 SNOWFALL WHITE

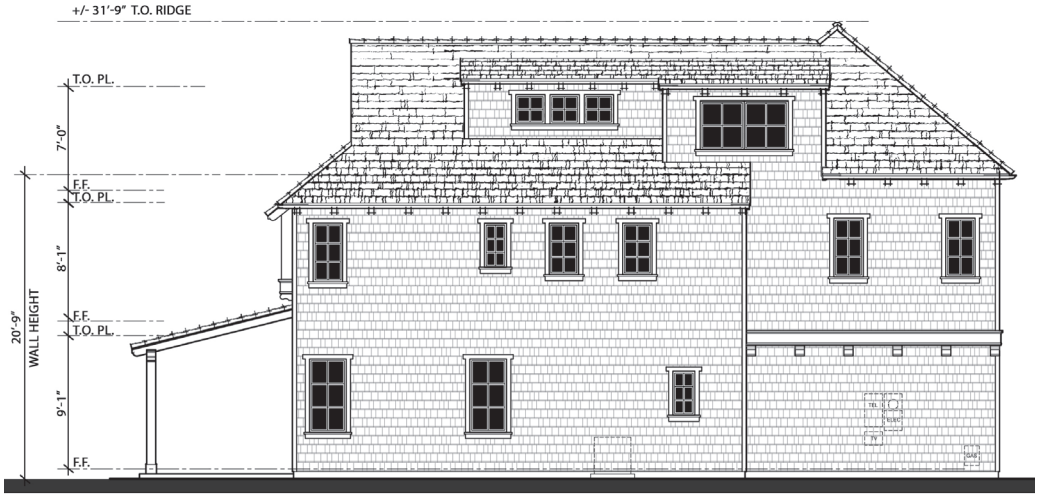
VINYL WINDOWS
MILGARD WHITE STANDARD

SHINGLE SIDING
DUNN-EDWARDS DEC 774 SHADY

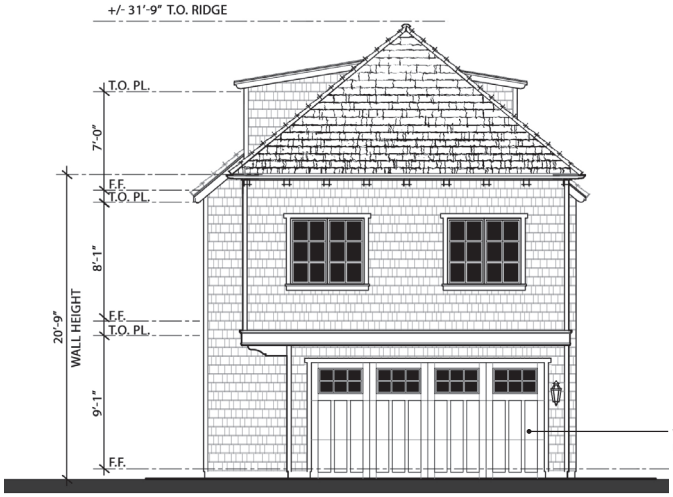
WOOD POST
BENJAMIN MOORE OC-118 SNOWFALL WHITE

WOOD ENTRY DOOR
BENJAMIN MOORE 2131-10 BLACK SATIN

FRONT ELEVATION



RIGHT ELEVATION



WOOD GARAGE DOOR
BENJAMIN MOORE OC-118 SNOWFALL WHITE

REAR ELEVATION

PLAN 1A ELEVATIONS

EAST MOZART

CAMPBELL, CALIFORNIA

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

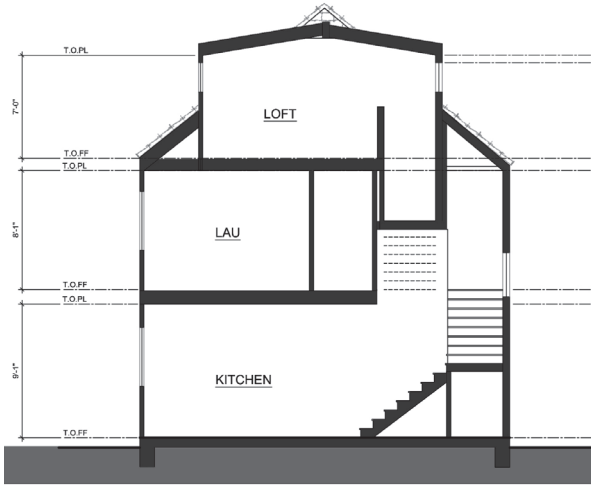
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

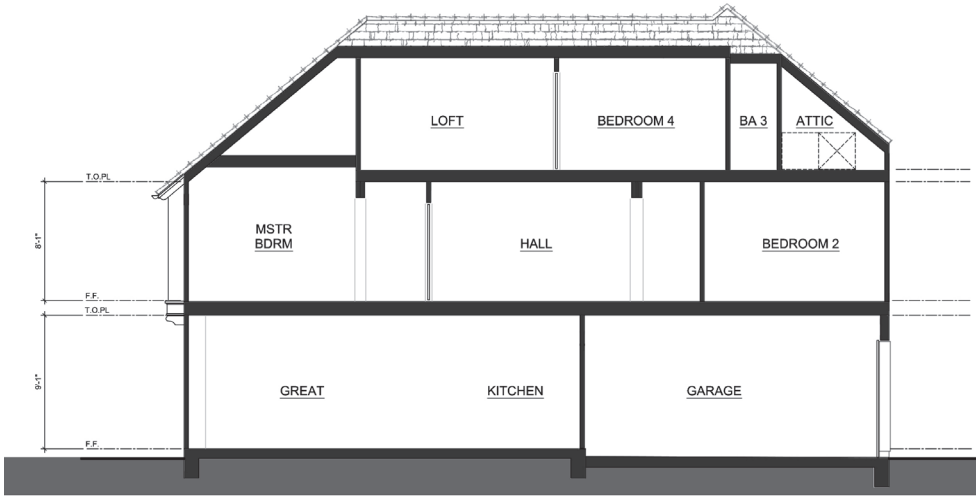
ROBSON HOMES

18027.01 09/30/2020

R H A
ROBERT HIDEY ARCHITECTS



SECTION A



SECTION B

PLAN 1A SECTIONS

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

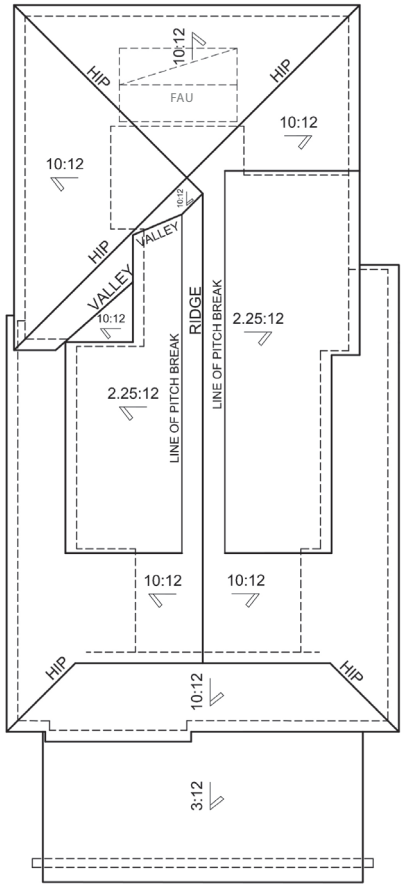
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 09/30/2020
A-4

R H A
ROBERT HIDEY ARCHITECTS



PLAN 1A

PLAN 1 ROOF PLANS
(FAU IN ATTICS)

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

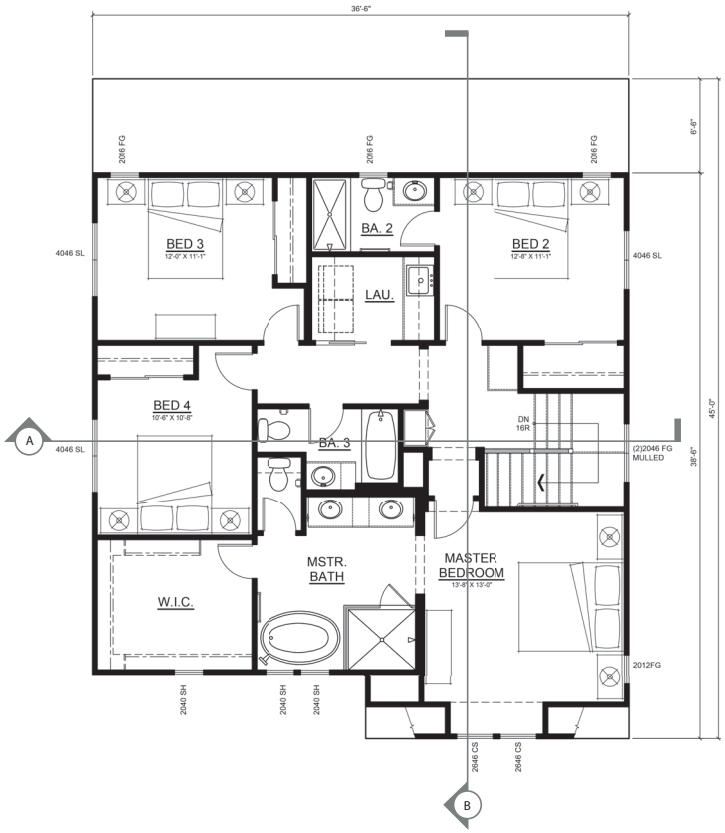
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

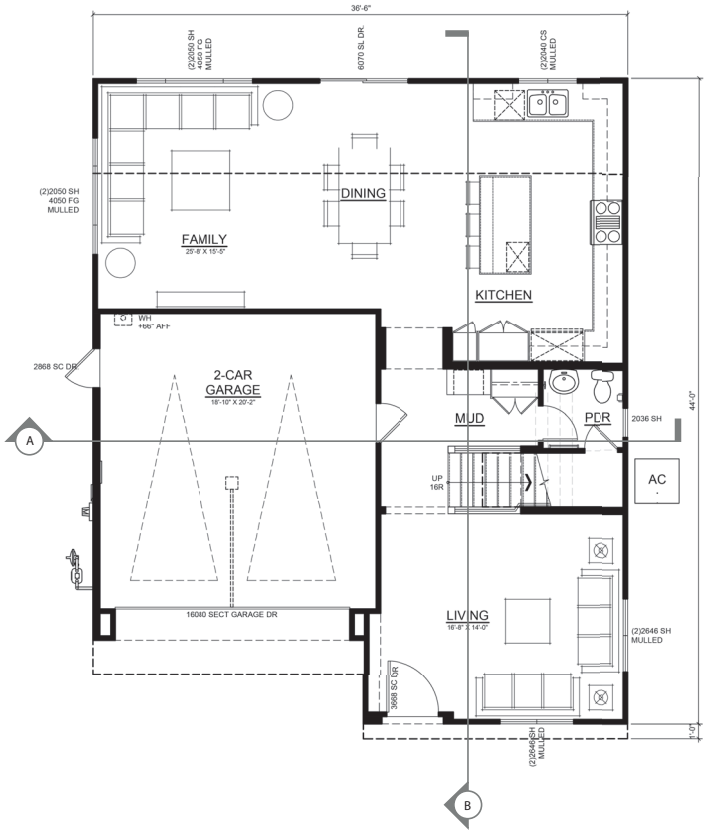
ROBSON HOMES

18027.01 09/30/2020
A-5

R H A
ROBERT HIDEY ARCHITECTS



SECOND FLOOR



FIRST FLOOR

KEY MAP

PLAN 2
4 BEDROOM
3.5 BATH
2-CAR GARAGE

PLAN 2 FLOOR PLAN

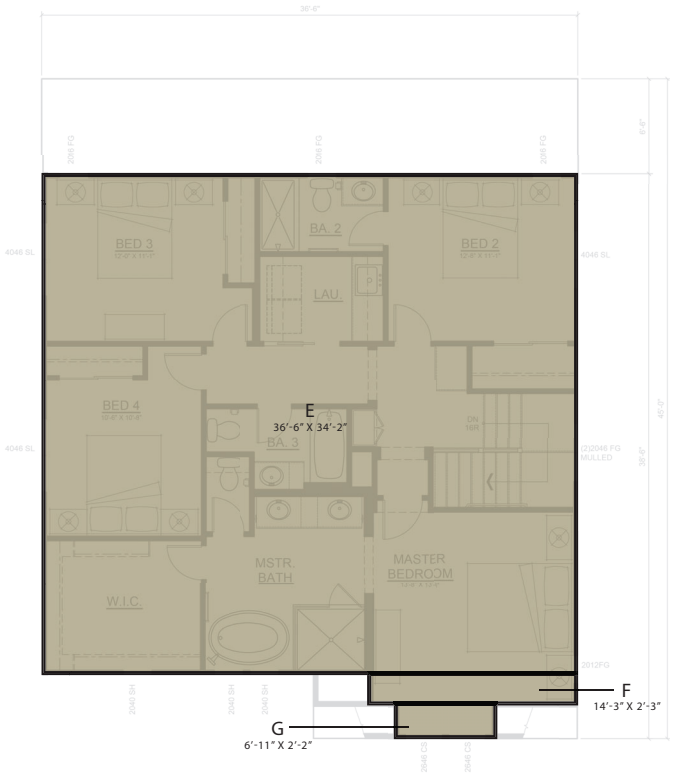
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

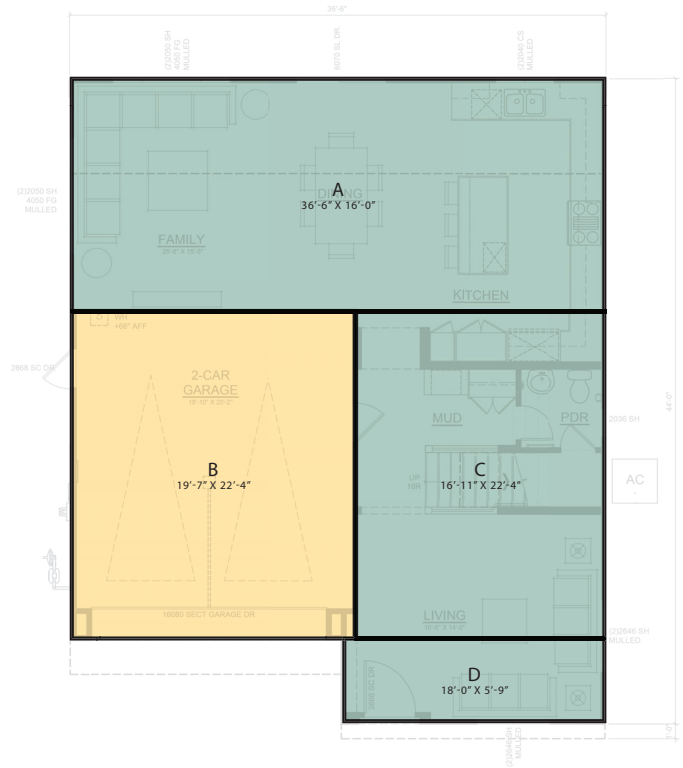
ROBSON HOMES

18027.01 09/30/2020
A-6

R H A
ROBERT HIDEY ARCHITECTS



SECOND FLOOR



FIRST FLOOR

AREA - A	584 SF
AREA - B	437 SF
AREA - C	377 SF
AREA - D	103 SF
AREA - E	1,246 SF
AREA - F	31 SF
AREA - G	15 SF
TOTAL	2,793 SF

PLAN 2 FLOOR AREA DIAGRAM

2,793 SF (TOTAL - GROSS FLOOR AREA)

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

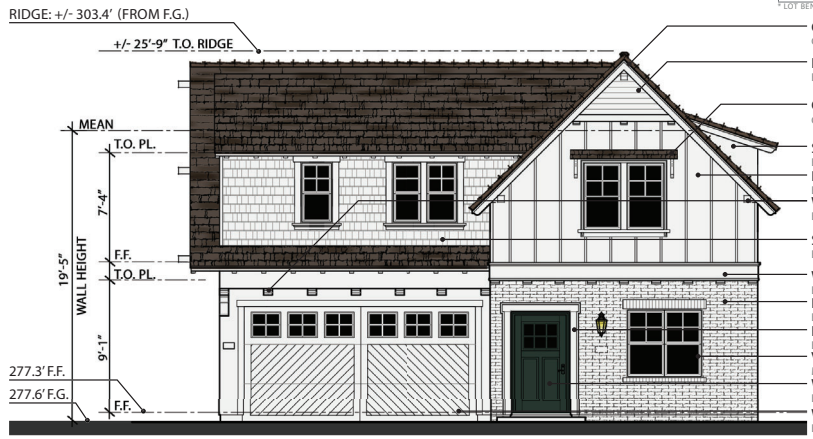
18027.01 09/30/2020

R H A
ROBERT HIDEY ARCHITECTS

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 9*	273.0	276.6	277.3
LOT 16	275.0	277.9	278.6

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

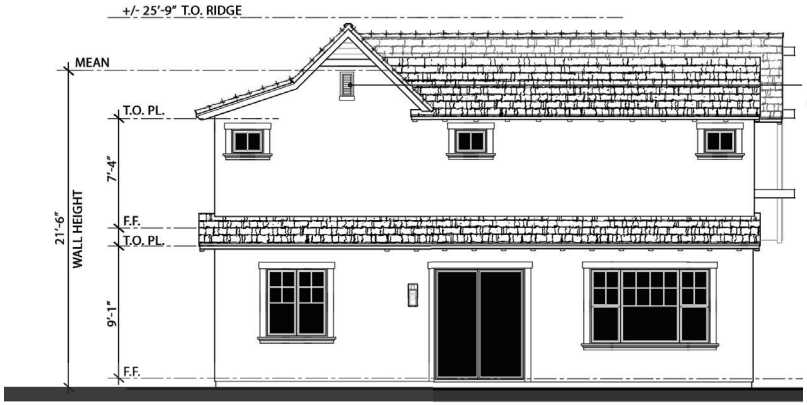
LEFT ELEVATION



COMPOSITION ROOF SHINGLES
GAF TIMBERLINE AMERICAN HARVEST BRANDYWINE DUSK
HORIZONTAL SIDING
BENJAMIN MOORE OC-64 PURE WHITE
COMPOSITION ROOF SHINGLES
GAF TIMBERLINE AMERICAN HARVEST BRANDYWINE DUSK
STUCCO
BENJAMIN MOORE OC-64 PURE WHITE
BOARD AND BATTEN SIDING
BENJAMIN MOORE OC-64 PURE WHITE
WOOD CORBELS
BENJAMIN MOORE OC-64 PURE WHITE
SHINGLE SIDING
BENJAMIN MOORE OC-64 PURE WHITE
WOOD TRIM
BENJAMIN MOORE OC-64 PURE WHITE
BRICK VENEER
BENJAMIN MOORE OC-64 PURE WHITE
FOAM TRIM
BENJAMIN MOORE OC-64 PURE WHITE
VINYL WINDOWS
MILGARD WHITE STANDARD
WOOD ENTRY DOOR
BENJAMIN MOORE PM-11 ESSEX GREEN
WOOD GARAGE DOOR
BENJAMIN MOORE OC-64 PURE WHITE

FRONT ELEVATION

RIGHT ELEVATION



FALSE VENT DETAIL
BENJAMIN MOORE OC-64 PURE WHITE

REAR ELEVATION

PLAN 2A ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

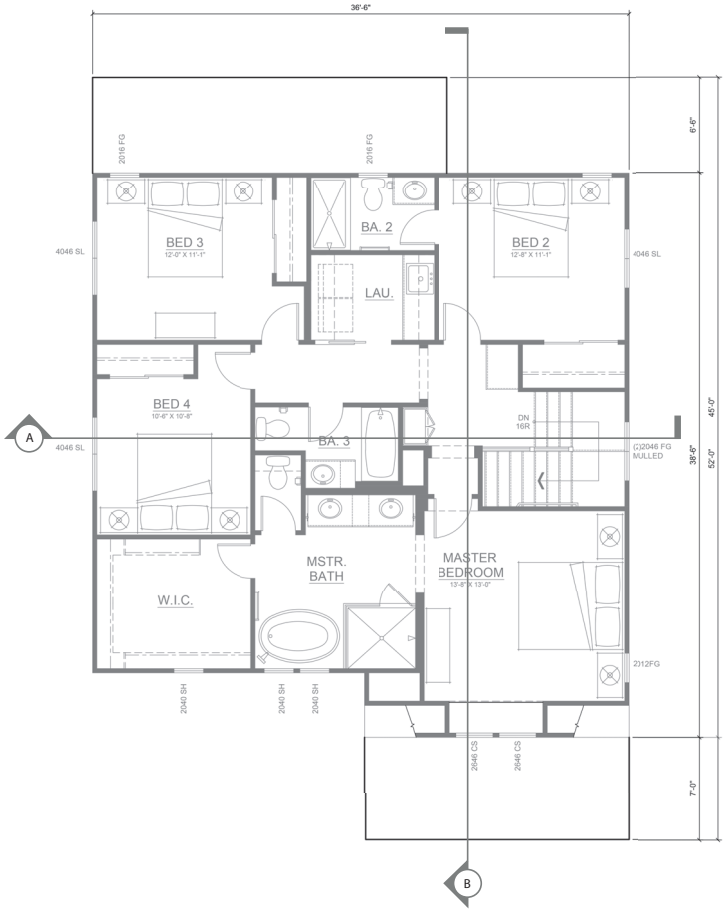
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

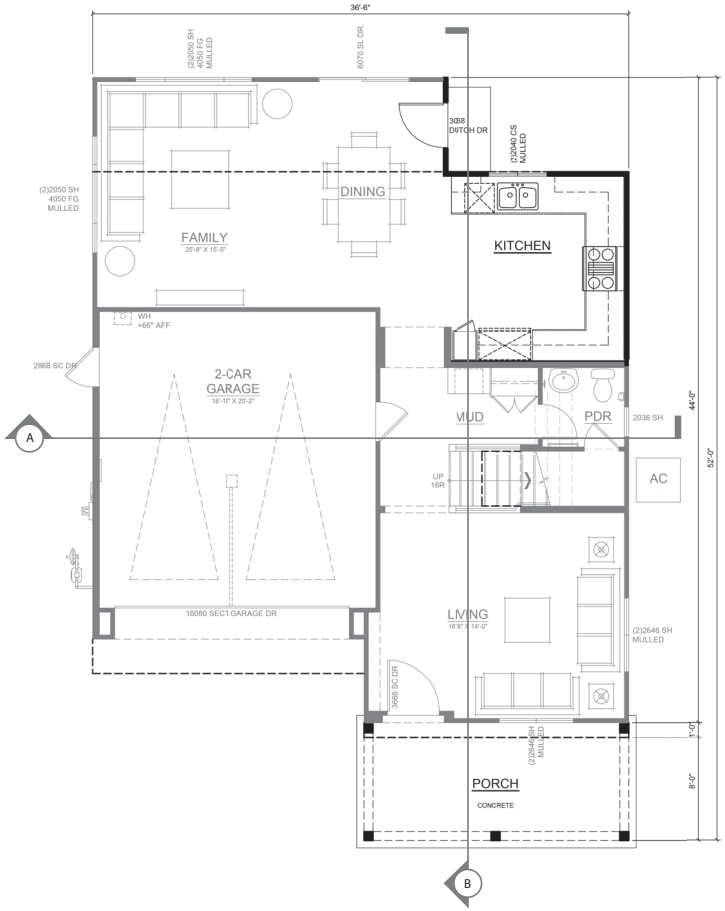
ROBSON HOMES

18027.01 09/30/2020

R H A
ROBERT HIDEY ARCHITECTS



SECOND FLOOR



FIRST FLOOR

KEY MAP

PLAN 2
4 BEDROOM
3.5 BATH
2-CAR GARAGE

PLAN 2X FLOOR PLAN

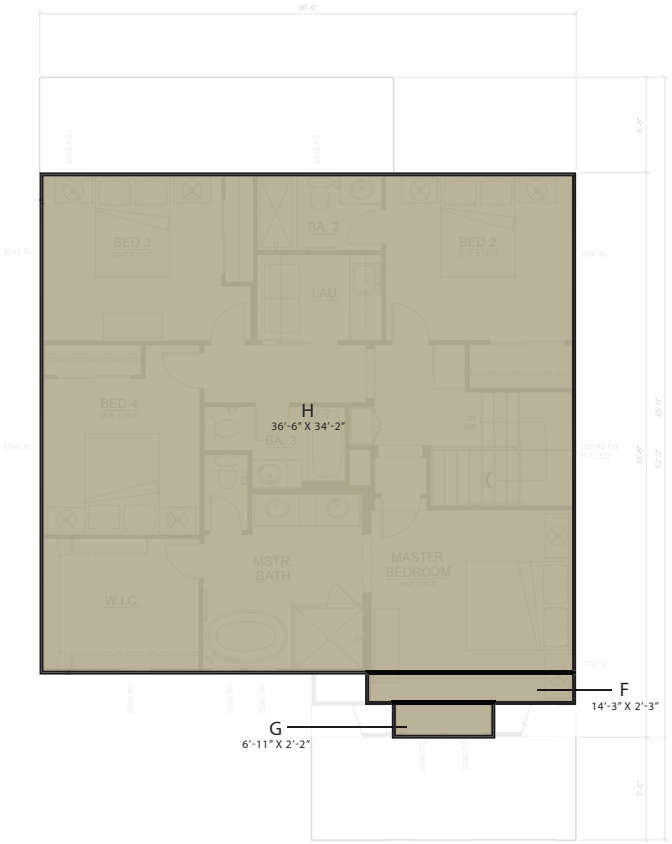
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

ROBSON HOMES

18027.01 09/30/2020

R H A
ROBERT HIDEY ARCHITECTS



SECOND FLOOR

FIRST FLOOR

AREA - A	387 SF
AREA - B	437 SF
AREA - C	377 SF
AREA - D	103 SF
AREA - E	117 SF
AREA - F	31 SF
AREA - G	15 SF
AREA - H	1,246 SF
TOTAL	2,713 SF

PLAN 2X FLOOR AREA DIAGRAM

2,713 SF (TOTAL - GROSS FLOOR AREA)

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 09/30/2020
A-10

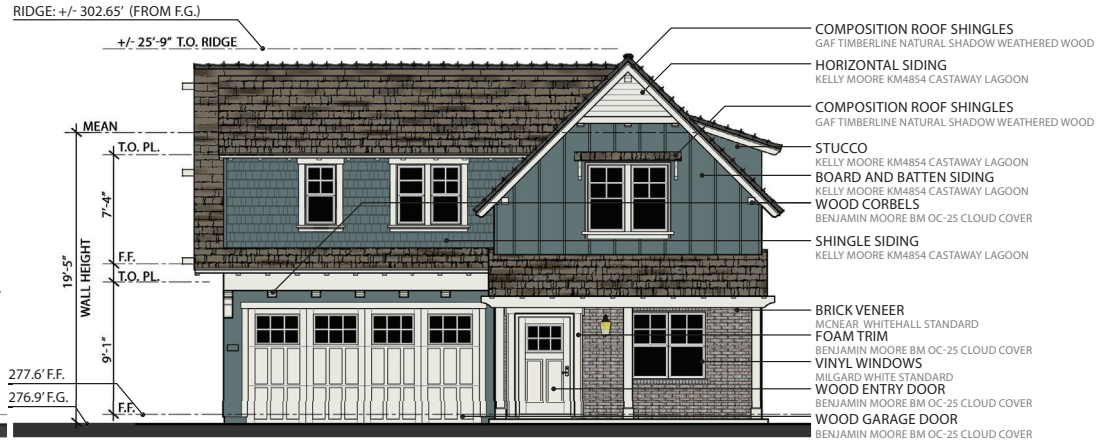
RHA

ROBERT HIDEY ARCHITECTS

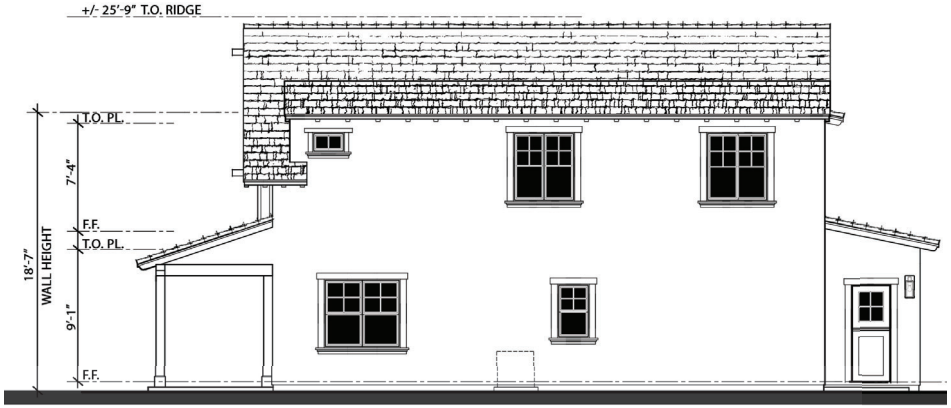
AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 17*	275.2	276.9	277.6

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

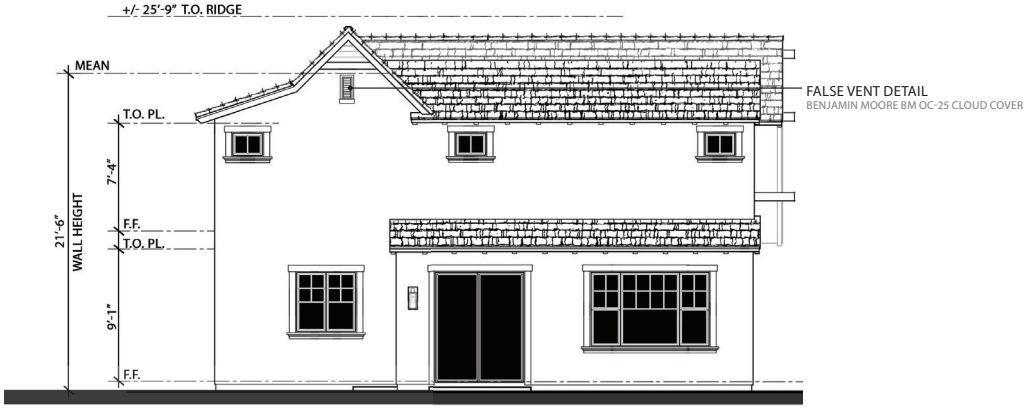
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 2XA ELEVATIONS

EAST MOZART

CAMPBELL, CALIFORNIA

0 1' 2' 4' 8'

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

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 09/30/2020

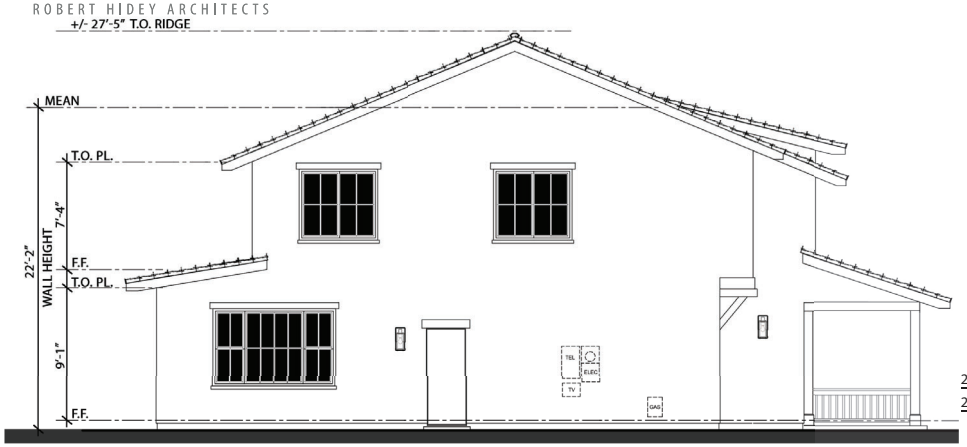
A-11

R H A

ROBERT HIDEY ARCHITECTS

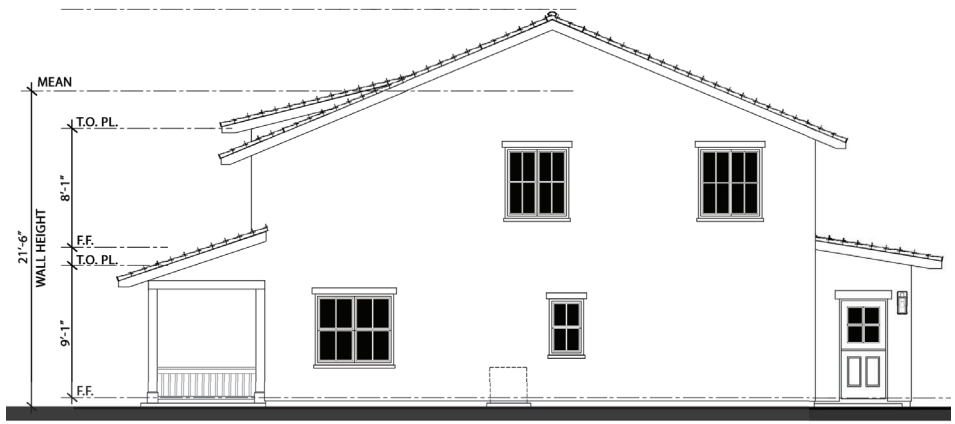
AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 18*	275.5	276.9	277.6

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

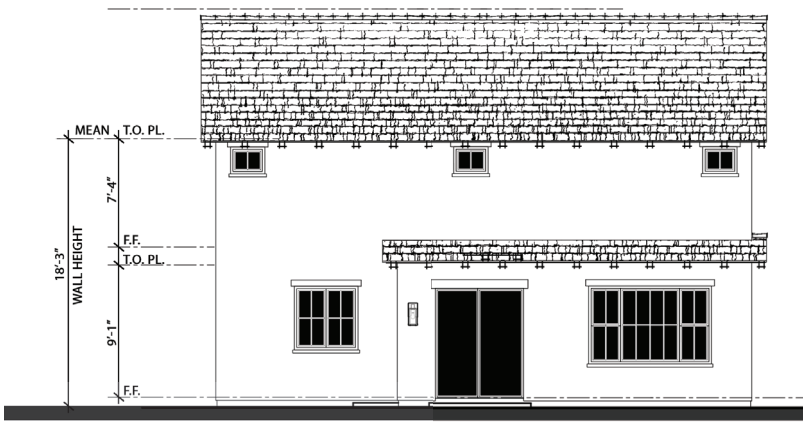


LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 2XB ELEVATIONS

EAST MOZART

CAMPBELL, CALIFORNIA

0 1' 2' 4' 8'

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

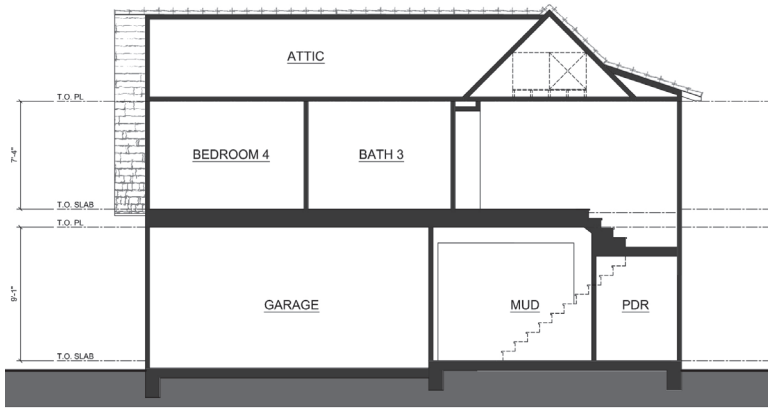
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

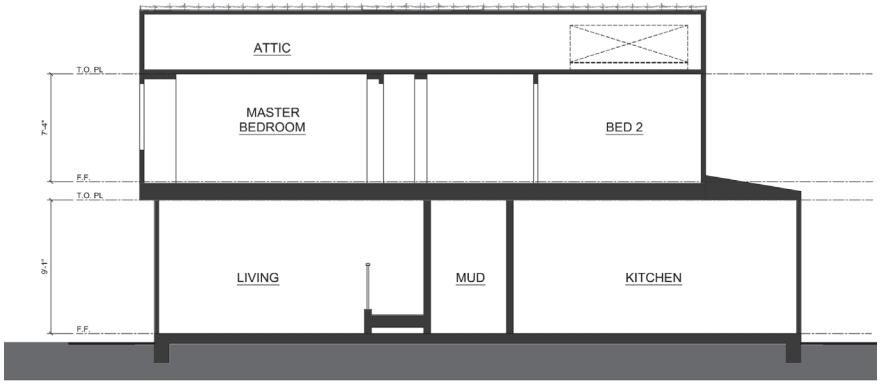
ROBSON HOMES

18027.01 09/30/2020

R H A
ROBERT HIDEY ARCHITECTS



SECTION A



SECTION B

PLAN 2A SECTIONS

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

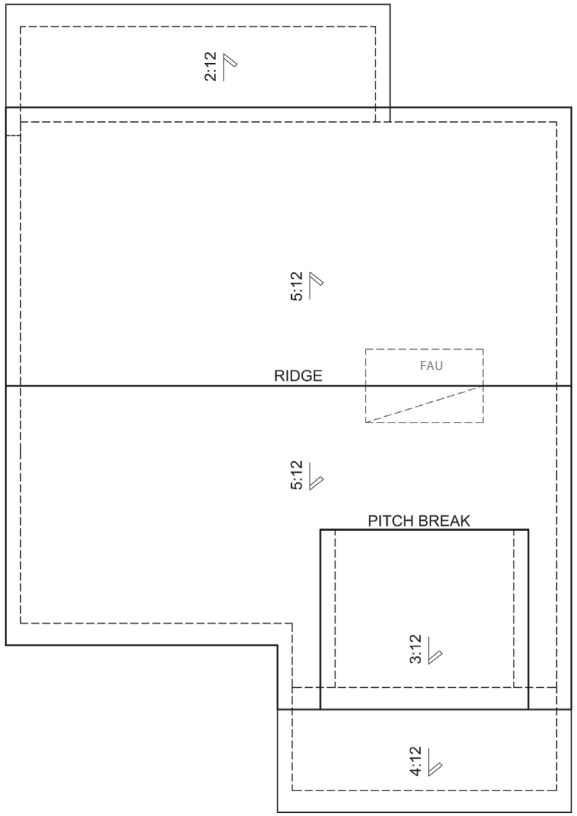
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

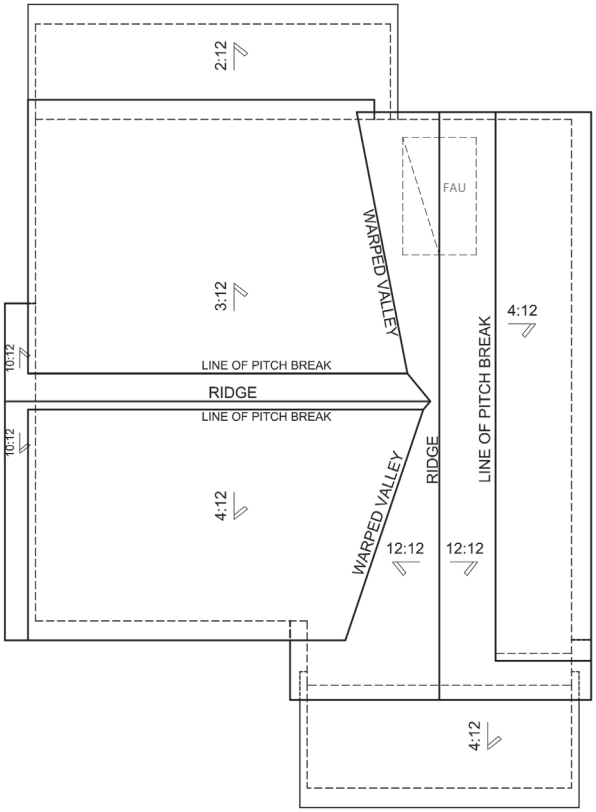
ROBSON HOMES

18027.01 09/30/2020
A-13

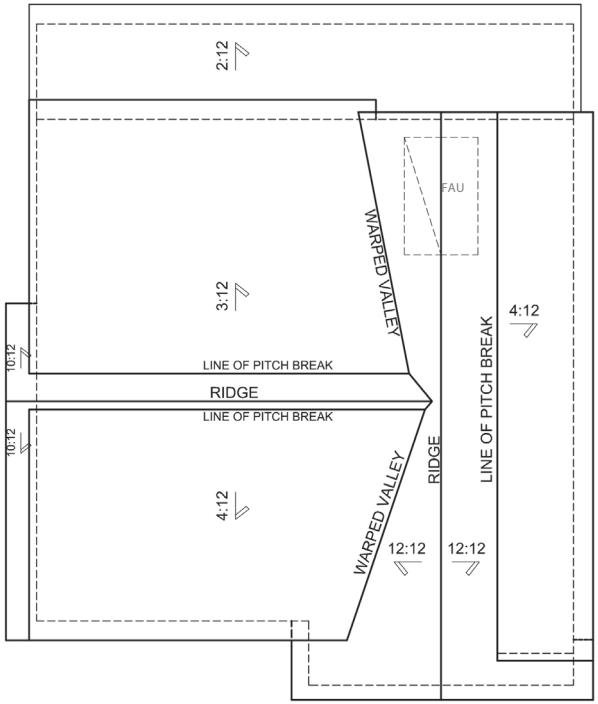
R H A
ROBERT HIDEY ARCHITECTS



PLAN 2XB



PLAN 2XA



PLAN 2A

PLAN 2 ROOF PLANS
(FAU IN ATTICS)

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

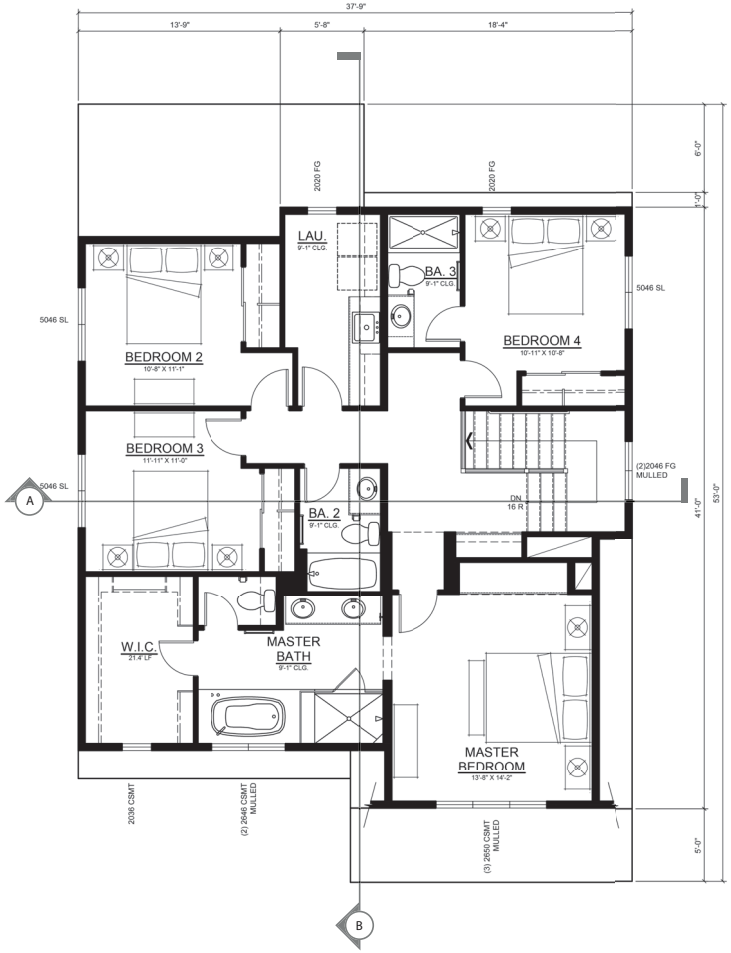
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

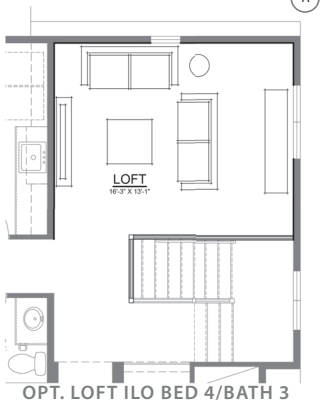
ROBSON HOMES

18027.01 09/30/2020

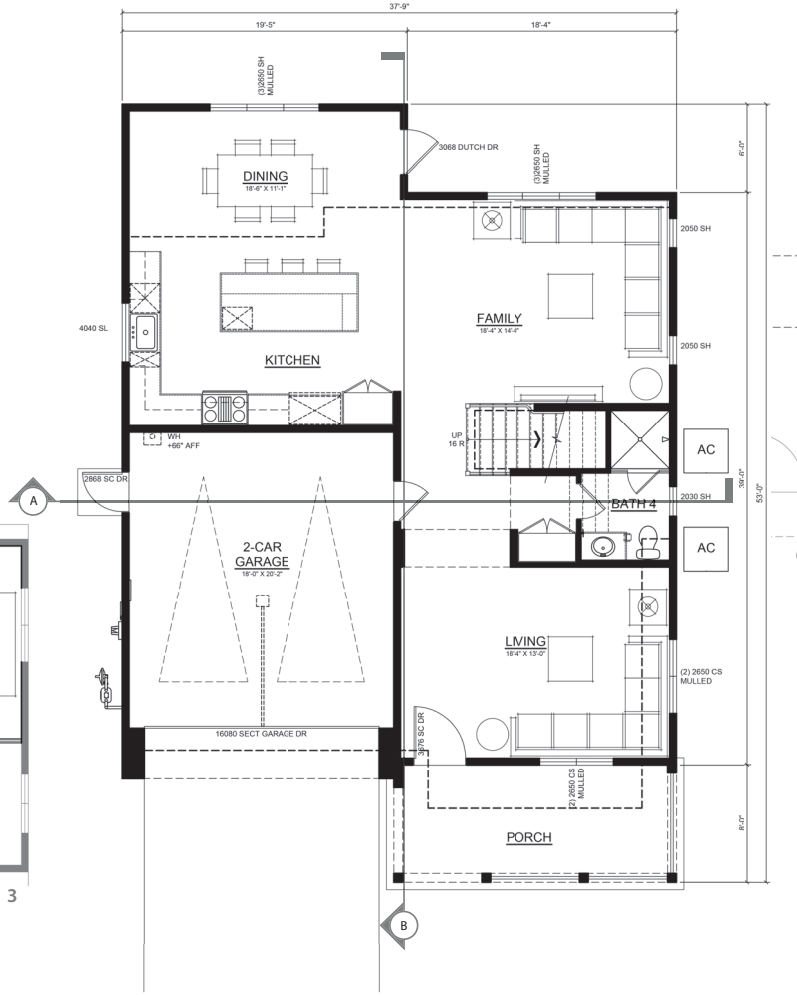
R H A
ROBERT HIDEY ARCHITECTS



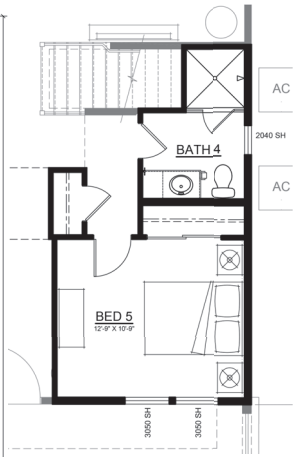
SECOND FLOOR



OPT. LOFT ILO BED 4/BATH 3



FIRST FLOOR



OPT. BED 5 ILO LIVING

KEY MAP

PLAN 3
4 BEDROOM
4 BATH
2-CAR GARAGE

PLAN 3 FLOOR PLAN

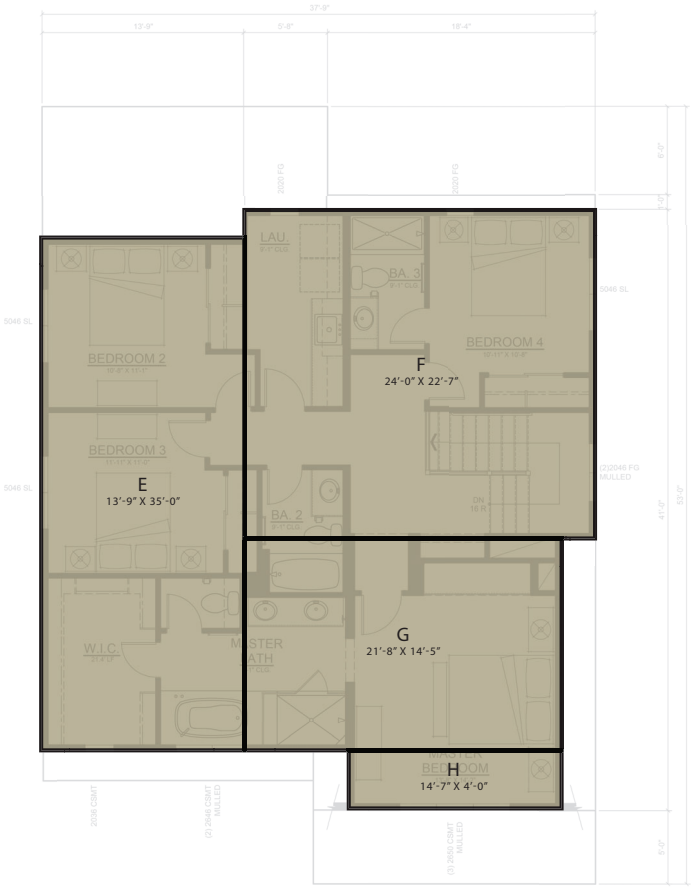
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

ROBSON HOMES

18027.01 09/30/2020
A-15

R H A
ROBERT HIDEY ARCHITECTS



SECOND FLOOR

FIRST FLOOR

AREA - A	434 SF
AREA - B	299 SF
AREA - C	437 SF
AREA - D	438 SF
AREA - E	481 SF
AREA - F	542 SF
AREA - G	312 SF
AREA - H	58 SF
TOTAL	3,001 SF

PLAN 3 FLOOR AREA DIAGRAM

3,001 SF (TOTAL - GROSS FLOOR AREA)

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 09/30/2020
A-16

R H A
ROBERT HIDEY ARCHITECTS

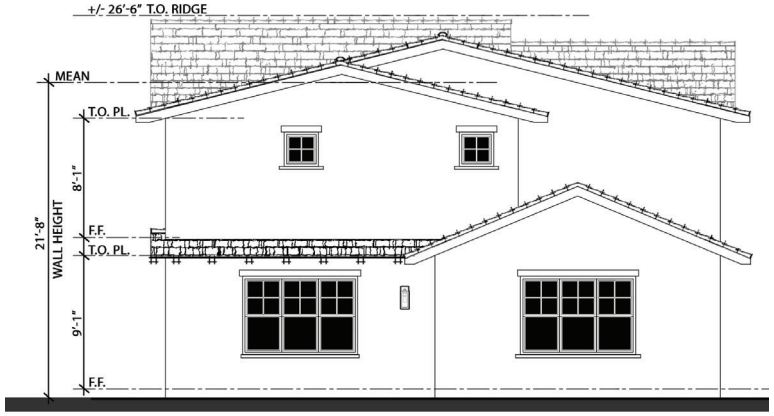
AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 5*	273.2	277.0	277.7
LOT 7	272.6	276.6	277.3
LOT 14	274.5	277.3	278.0

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

PLAN 3A ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 09/30/2020

RHA
ROBERT HIDEY ARCHITECTS

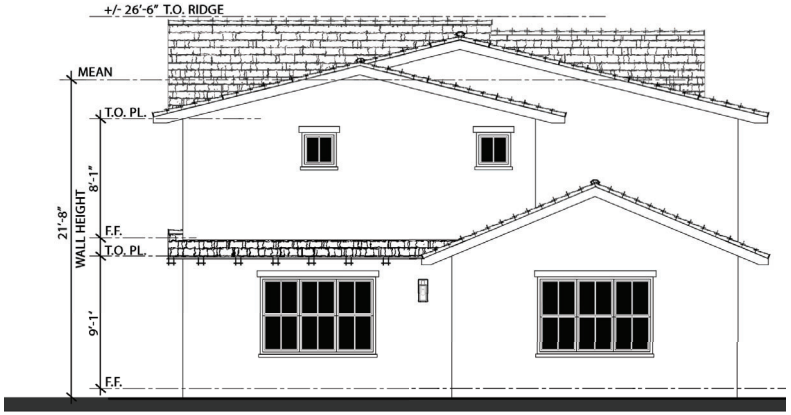
AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 6*	272.6	276.0	276.7
LOT 11	274.6	276.8	277.5
LOT 13	274.1	277.5	278.2

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

PLAN 3B ELEVATIONS

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

EAST MOZART
CAMPBELL, CALIFORNIA

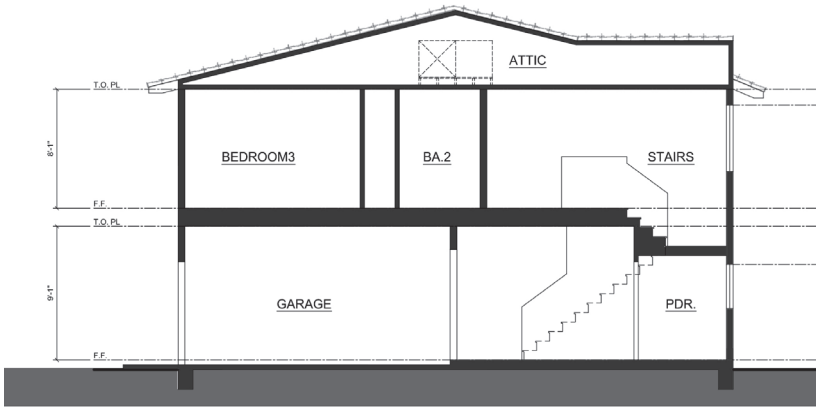
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

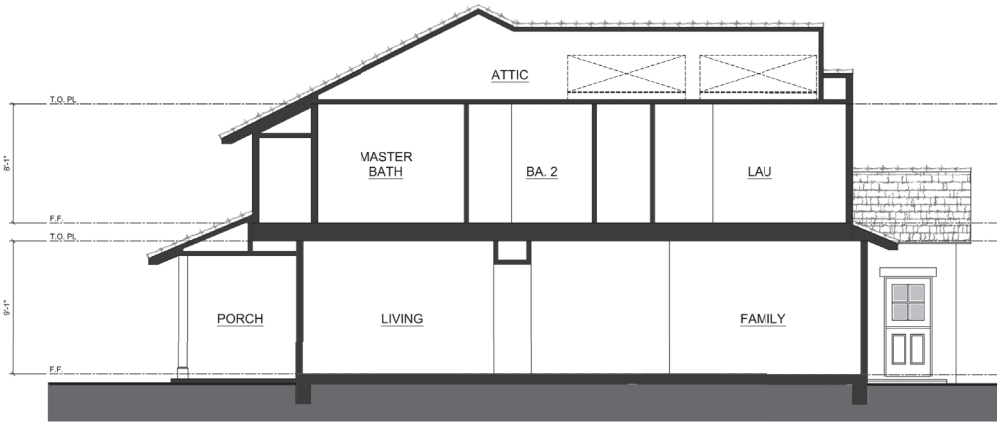
ROBSON HOMES

18027.01 09/30/2020

R H A
ROBERT HIDEY ARCHITECTS



SECTION A



SECTION B

PLAN 3A SECTIONS

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

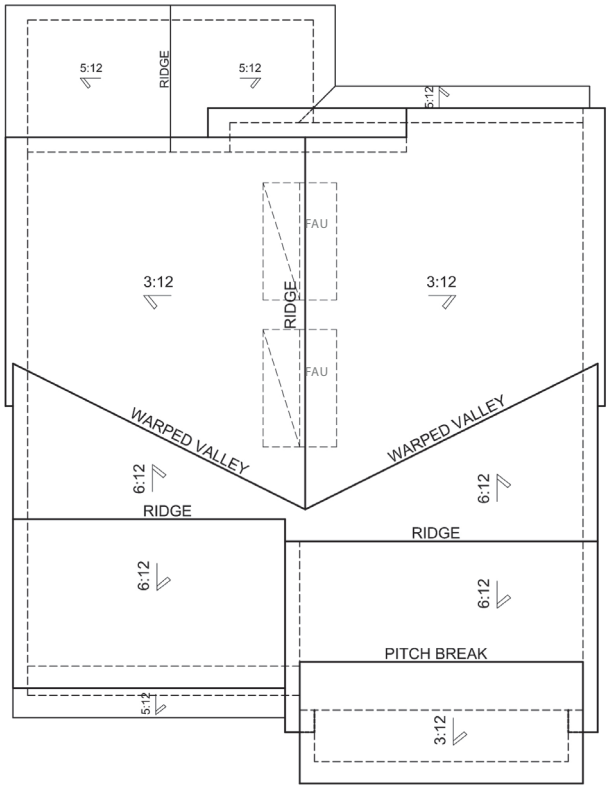
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

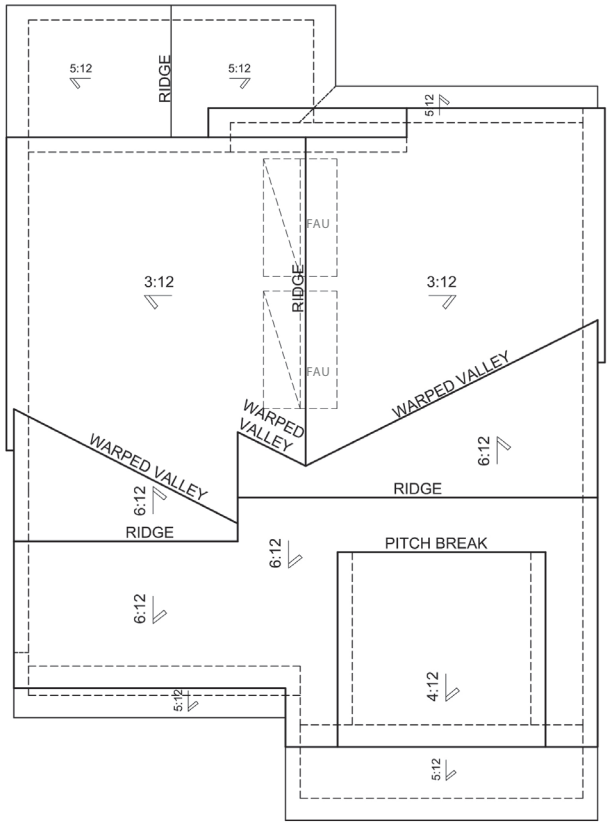
ROBSON HOMES

18027.01 09/30/2020
A-19

R H A
ROBERT HIDEY ARCHITECTS



PLAN 3B



PLAN 3A

PLAN 3 ROOF PLANS
(FAU IN ATTICS)

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

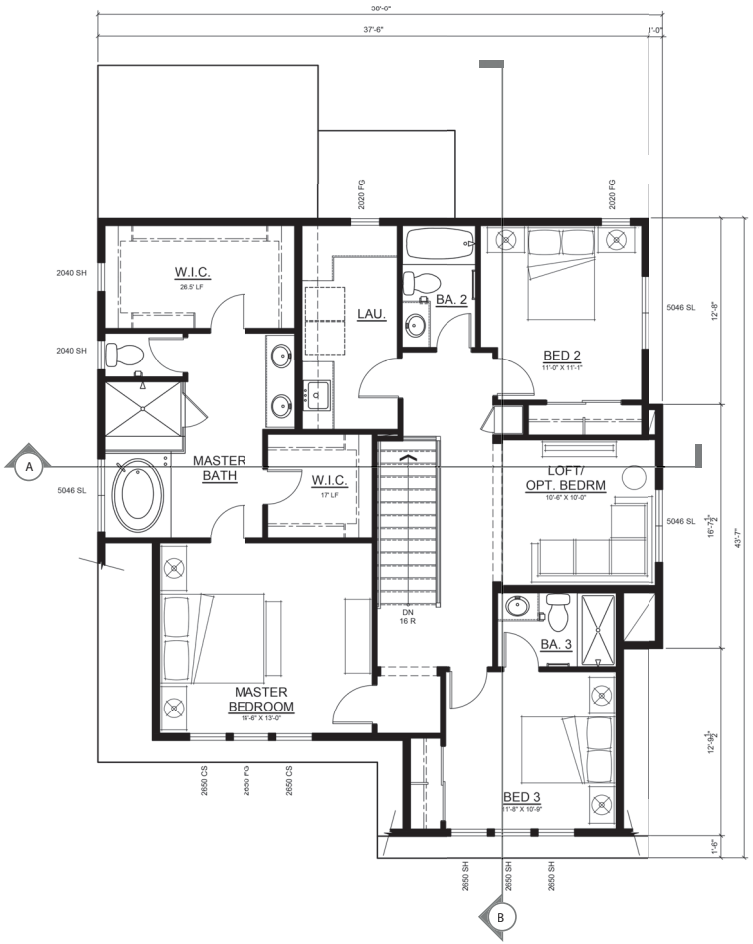
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

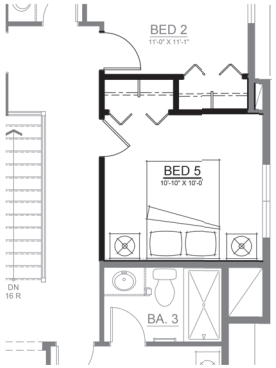
ROBSON HOMES

18027.01 09/30/2020

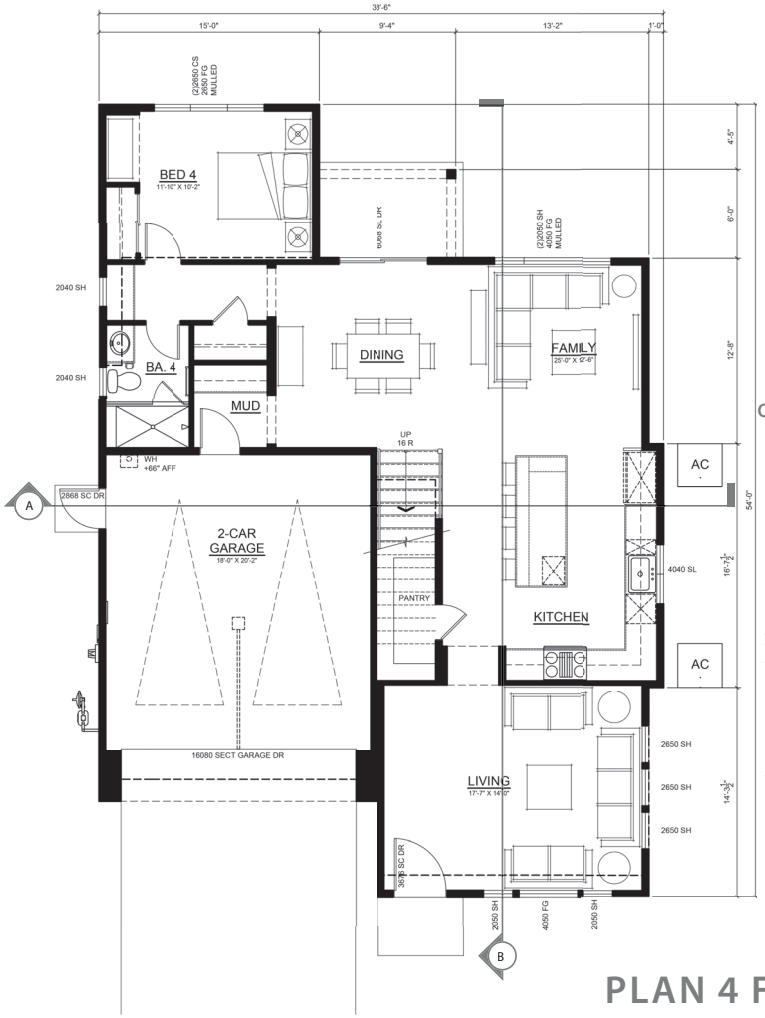
R H A
ROBERT HIDEY ARCHITECTS



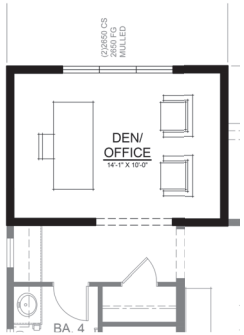
SECOND FLOOR



OPT. BED 5 ILO LOFT



FIRST FLOOR



OPT. DEN/OFFICE ILO BED 4

KEY MAP

PLAN 4
4 BEDROOM, LOFT
4 BATH
2-CAR GARAGE

PLAN 4 FLOOR PLAN

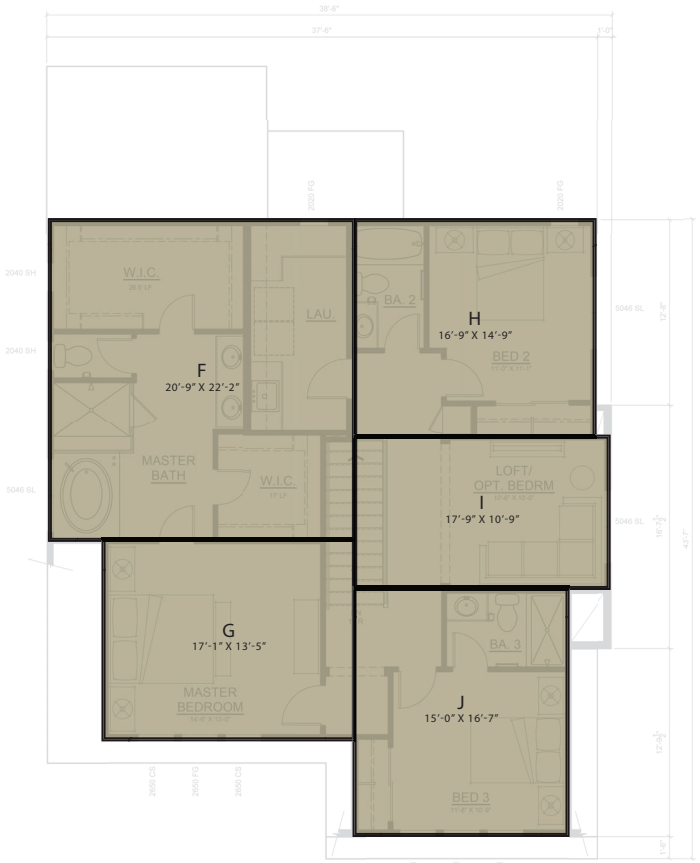
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

ROBSON HOMES

18027.01 09/30/2020
A-21

RHA
ROBERT HIDEY ARCHITECTS



SECOND FLOOR

FIRST FLOOR

AREA - A	156 SF
AREA - B	486 SF
AREA - C	320 SF
AREA - D	265 SF
AREA - E	457 SF
AREA - F	459 SF
AREA - G	229 SF
AREA - H	247 SF
AREA - I	191 SF
AREA - J	249 SF
TOTAL	3,059 SF

PLAN 4 FLOOR AREA DIAGRAM

3,059 SF (TOTAL - GROSS FLOOR AREA)

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 09/30/2020

R H A
ROBERT HIDEY ARCHITECTS

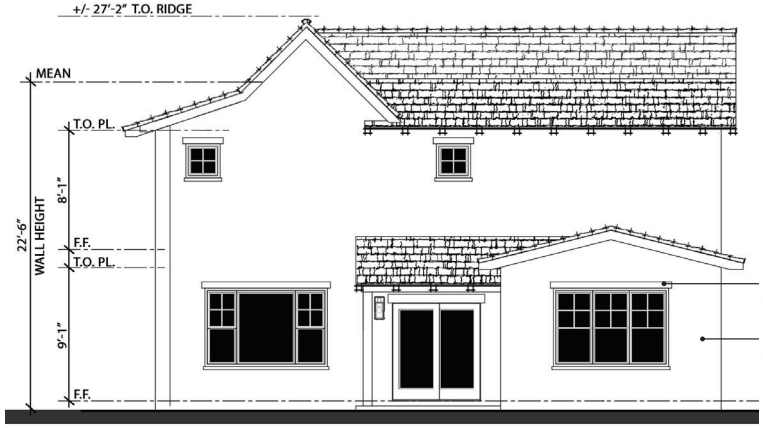
AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 3	274.0	276.8	277.5
LOT 10	273.0	276.8	277.5
LOT 15*	274.7	277.7	278.4

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

PLAN 4A ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 09/30/2020

R H A

ROBERT HIDEY ARCHITECTS

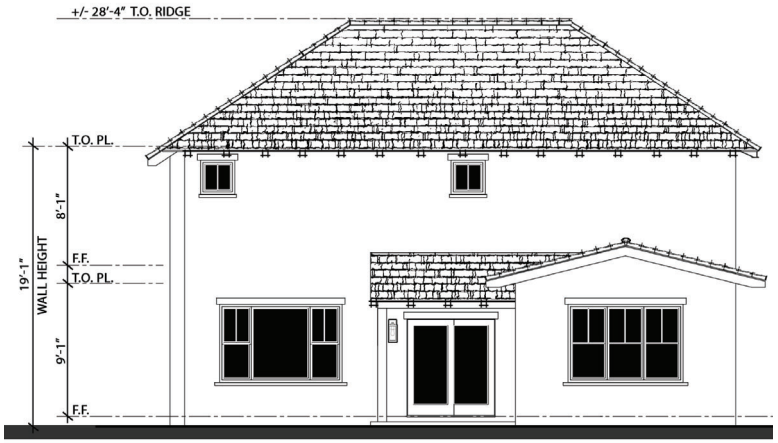
AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 2	274.5	276.5	277.2
LOT 4*	273.5	277.0	277.7
LOT 8	272.6	276.6	277.3
LOT 12	273.8	277.2	278.2

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

PLAN 4B ELEVATIONS

EAST MOZART

CAMPBELL, CALIFORNIA

0 1' 2' 4' 8'

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

DESIGN FOCUS
LANDSCAPE

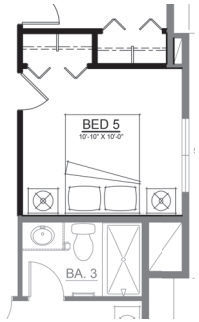
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 09/30/2020

R H A
ROBERT HIDEY ARCHITECTS

SECOND FLOOR



OPT. BED 5 ILO LOFT

FIRST FLOOR

KEY MAP

PLAN 4
4 BEDROOM, LOFT
4.5 BATH
2-CAR GARAGE

PLAN 4X FLOOR PLAN

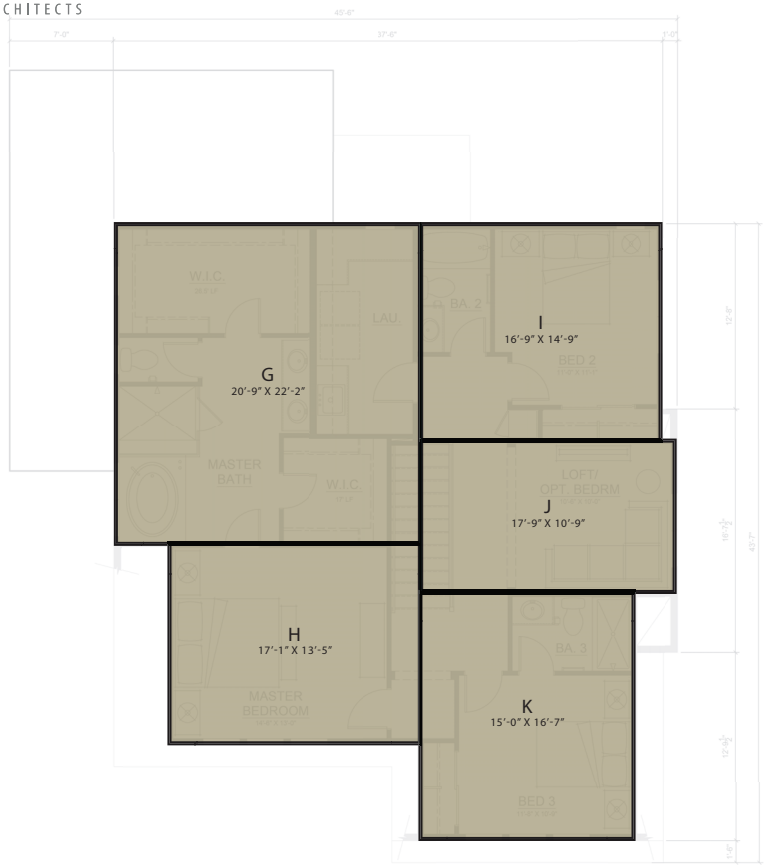
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

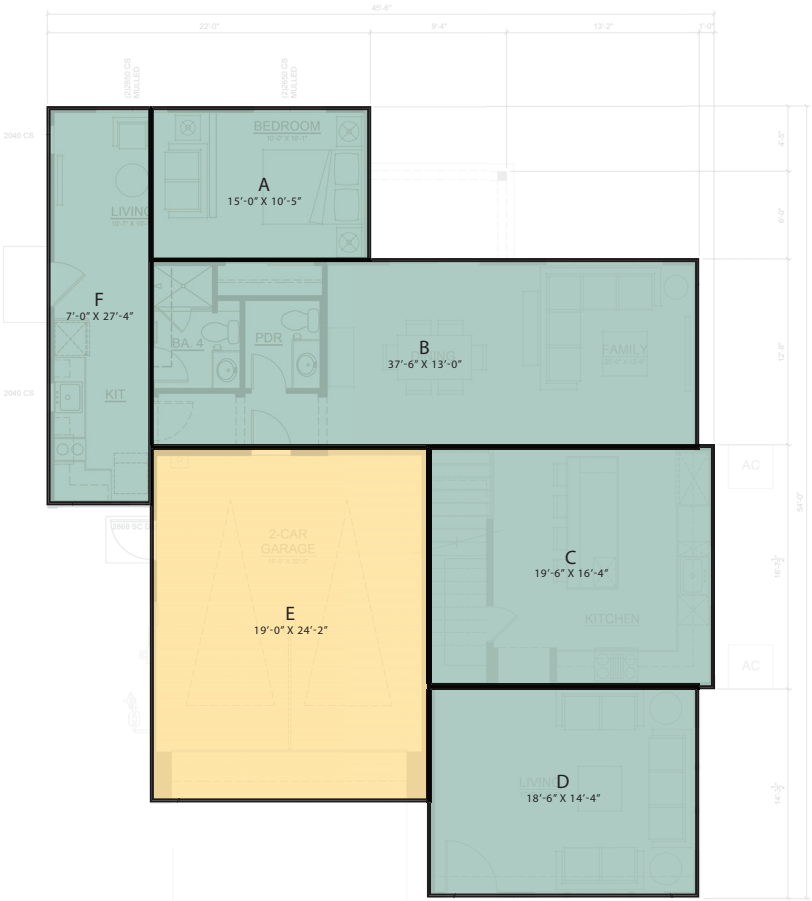
ROBSON HOMES

18027.01 09/30/2020
A-25

R H A
ROBERT HIDEY ARCHITECTS



SECOND FLOOR



FIRST FLOOR

AREA - A	156 SF
AREA - B	486 SF
AREA - C	320 SF
AREA - D	265 SF
AREA - E	457 SF
AREA - F	191 SF
AREA - G	459 SF
AREA - H	229 SF
AREA - I	247 SF
AREA - J	191 SF
AREA - K	249 SF
TOTAL	3,250 SF

PLAN 4X FLOOR AREA DIAGRAM

3,250 SF (TOTAL - GROSS FLOOR AREA)

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

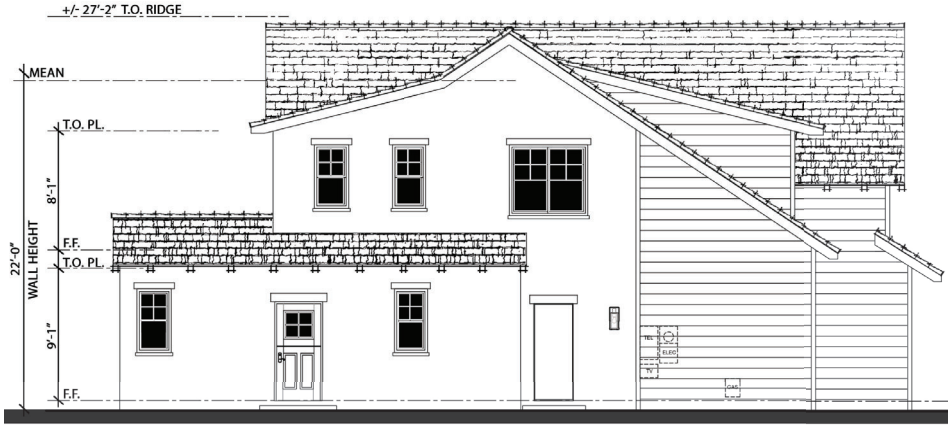
ROBSON HOMES

18027.01 09/30/2020

R H A
ROBERT HIDEY ARCHITECTS

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 1*	274.8	275.6	276.3

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

PLAN 4XA ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

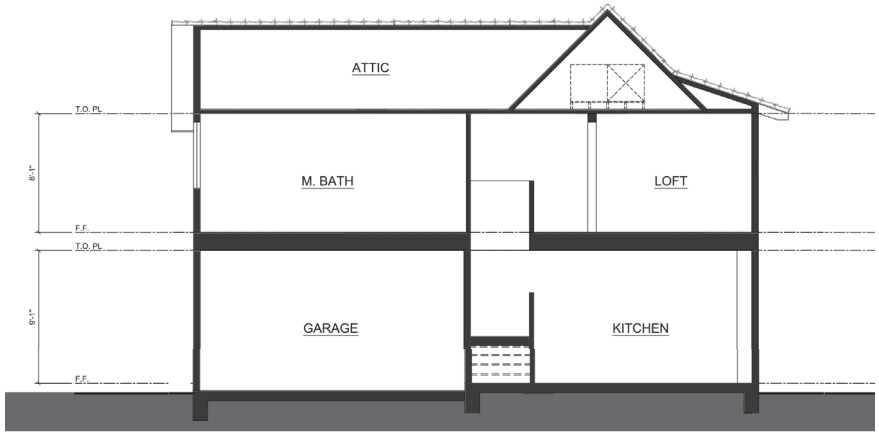
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

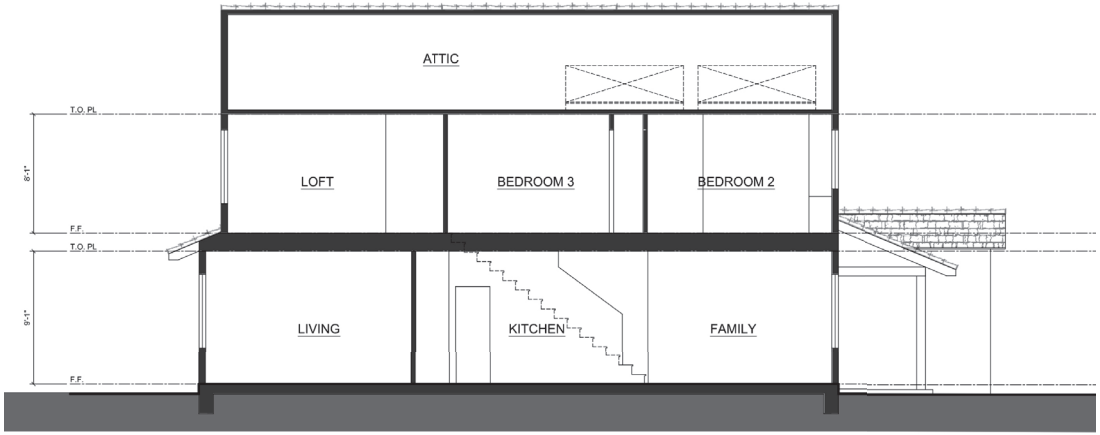
ROBSON HOMES

18027.01 09/30/2020

RHA
ROBERT HIDEY ARCHITECTS



SECTION A



SECTION B

PLAN 4A SECTIONS

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

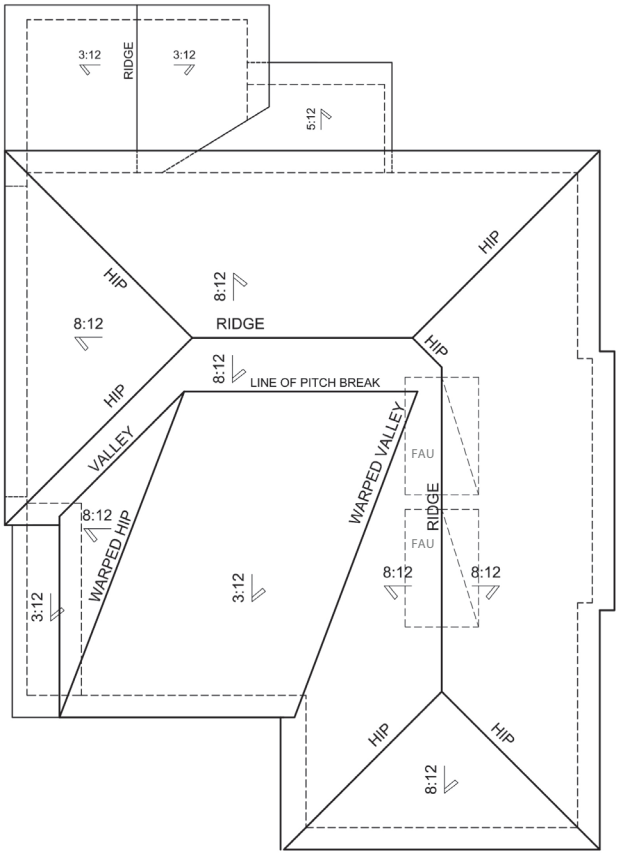
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

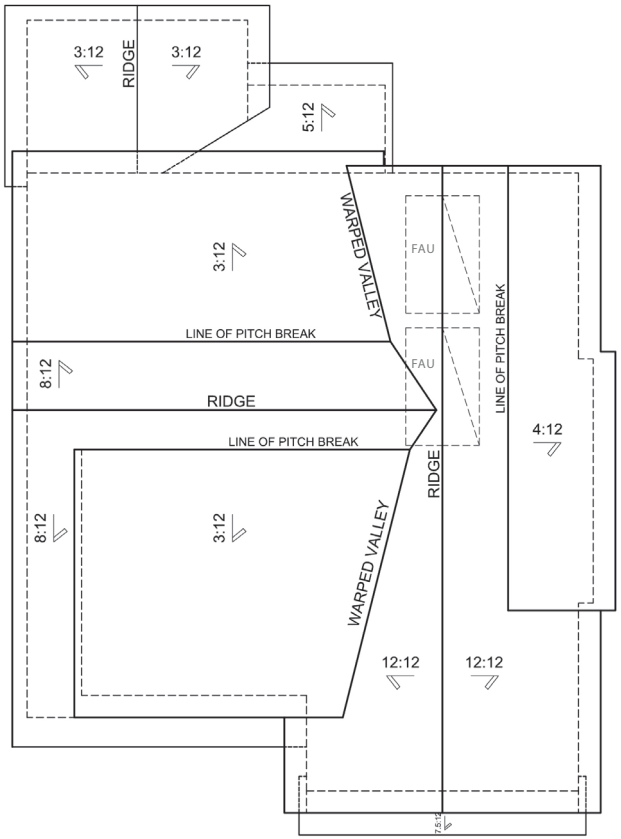
ROBSON HOMES

18027.01 09/30/2020

R H A
ROBERT HIDEY ARCHITECTS



PLAN 4B



PLAN 4A

PLAN 4 ROOF PLANS
(FAU IN ATTICS)

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

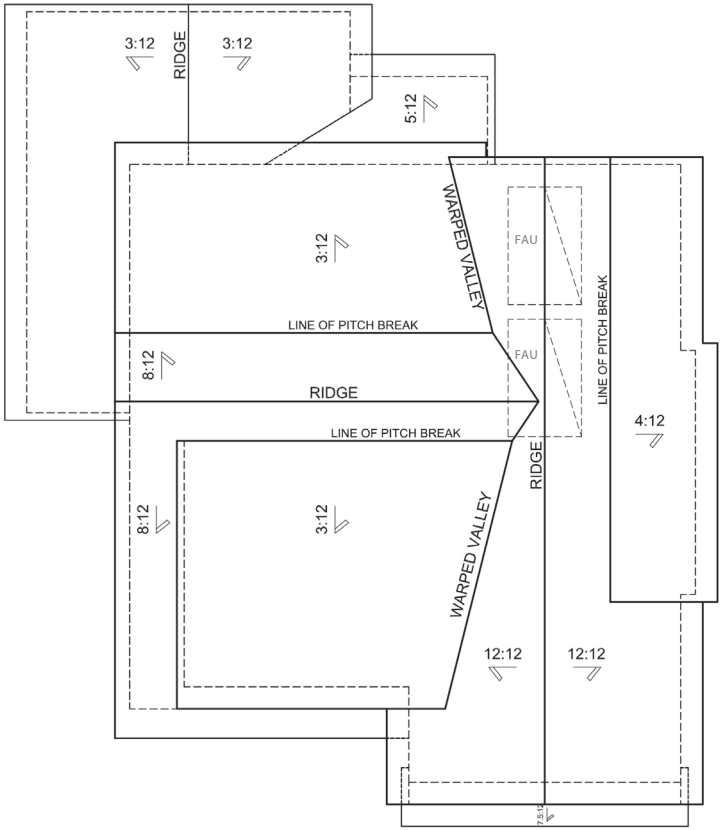
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 09/30/2020

R H A
ROBERT HIDEY ARCHITECTS



PLAN 4XA

PLAN 4X ROOF PLANS
(FAU IN ATTICS)

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

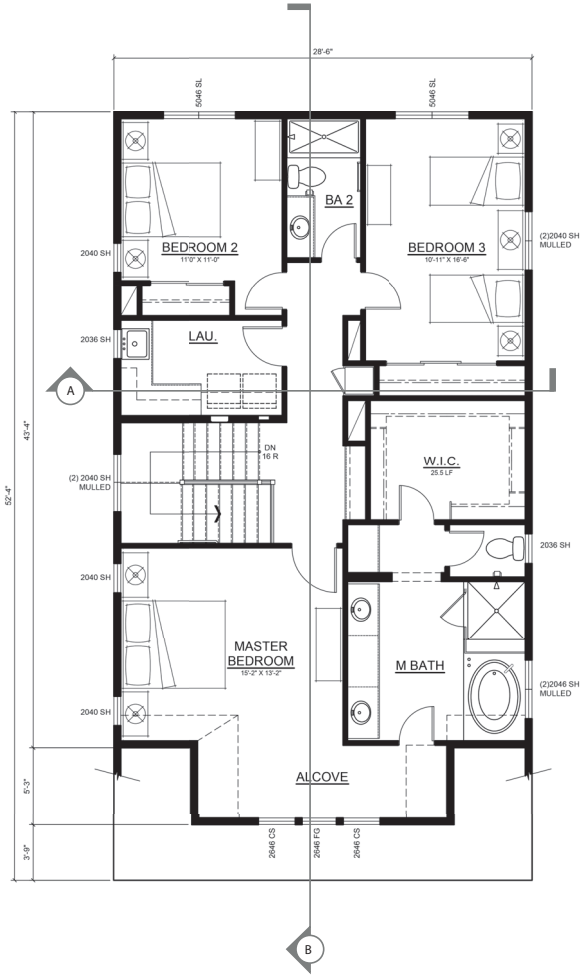
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

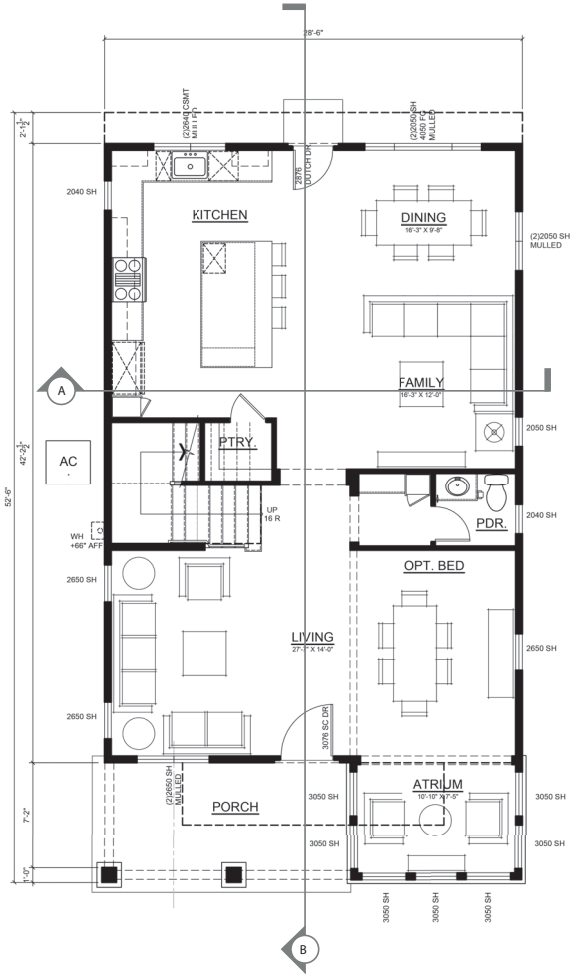
ROBSON HOMES

18027.01 09/30/2020
A-30

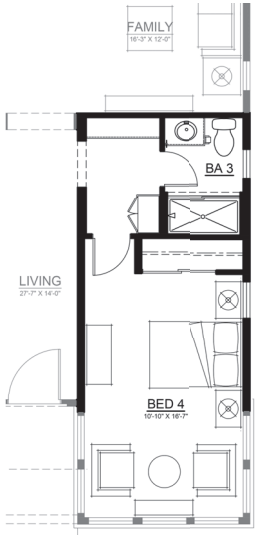
R H A
ROBERT HIDEY ARCHITECTS



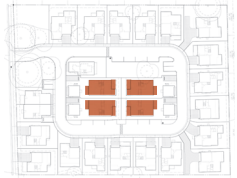
SECOND FLOOR



FIRST FLOOR



OPT. BED 4/ BATH 3



KEY MAP

PLAN 5
3 BEDROOM
2.5 BATH
2-CAR GARAGE (DETACHED)

PLAN 5 FLOOR PLAN

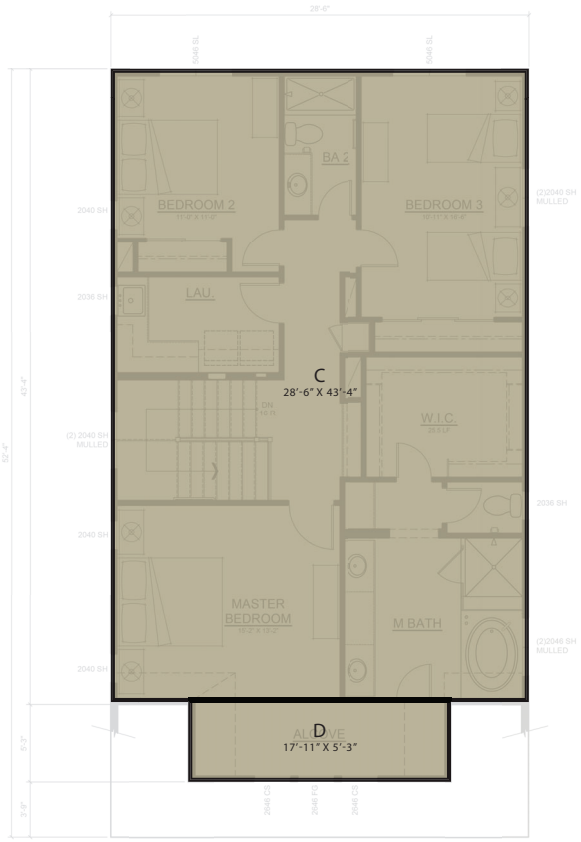
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

ROBSON HOMES

EAST MOZART
CAMPBELL, CALIFORNIA

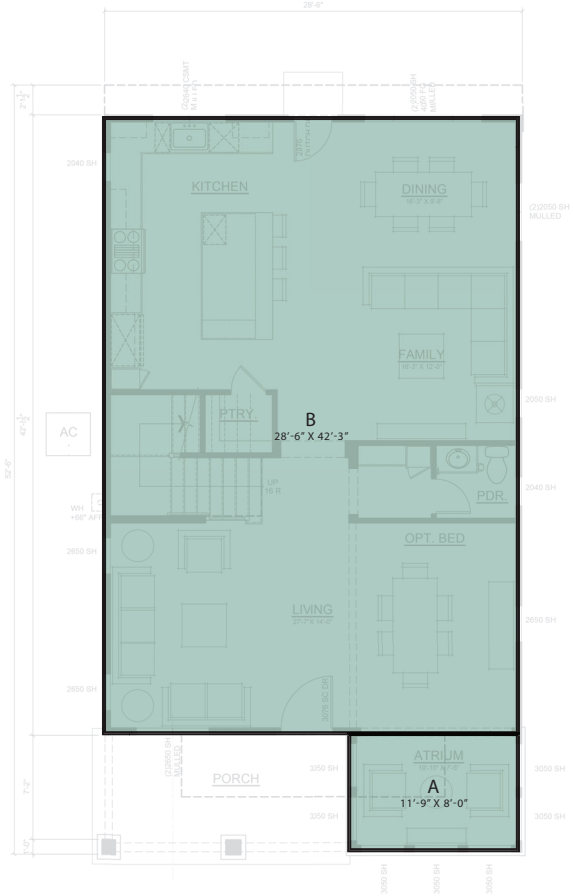
18027.01 09/30/2020
A-31

R H A
ROBERT HIDEY ARCHITECTS



SECOND FLOOR

AREA - A	94 SF
AREA - B	1,203 SF
AREA - C	1,235 SF
AREA - D	94 SF
TOTAL	2,626 SF



FIRST FLOOR

PLAN 5 FLOOR AREA DIAGRAM

2,626 SF (MAIN) (TOTAL - GROSS FLOOR AREA)

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

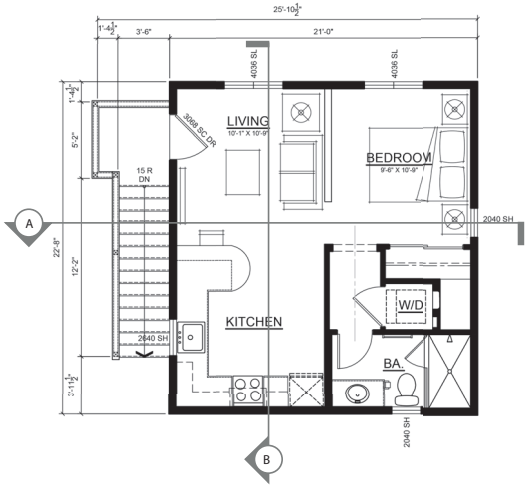
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

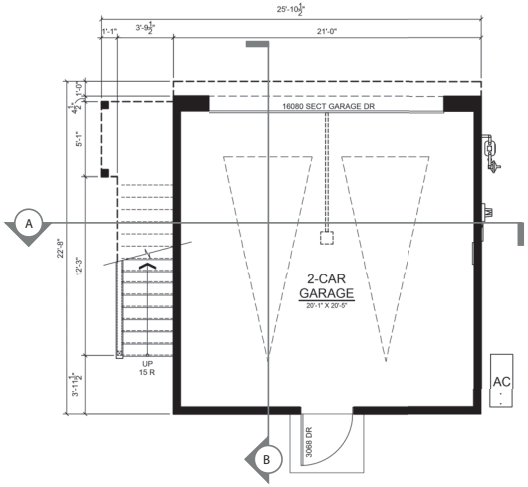
ROBSON HOMES

18027.01 09/30/2020
A-32

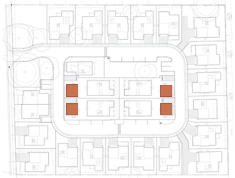
R H A
ROBERT HIDEY ARCHITECTS



SECOND FLOOR



FIRST FLOOR - GARAGE



KEY MAP

PLAN 5 ADU
1 BEDROOM
1 BATH

PLAN 5 ADU FLOOR PLAN

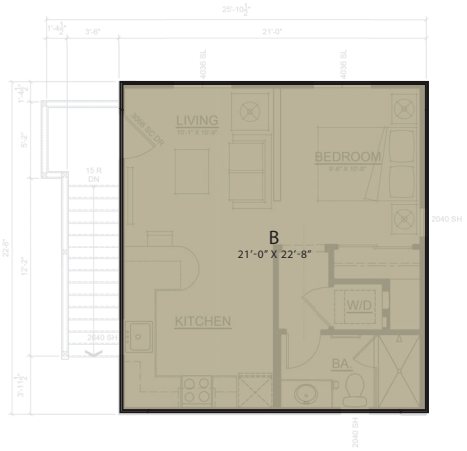
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

ROBSON HOMES

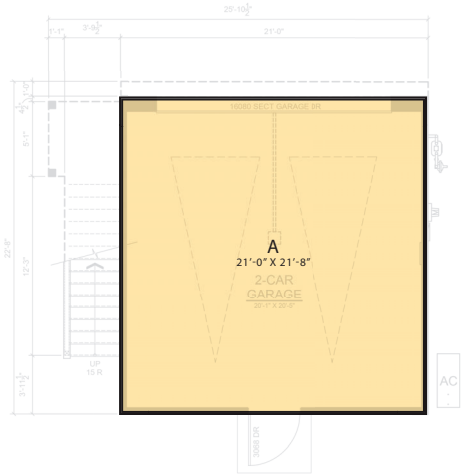
18027.01 09/30/2020
A-33

EAST MOZART
CAMPBELL, CALIFORNIA

R H A
ROBERT HIDEY ARCHITECTS



SECOND FLOOR



FIRST FLOOR

AREA - A	455 SF
AREA - B	476 SF
TOTAL	931 SF

PLAN 5 ADU FLOOR AREA DIAGRAM

931 SF (TOTAL - GROSS FLOOR AREA)

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

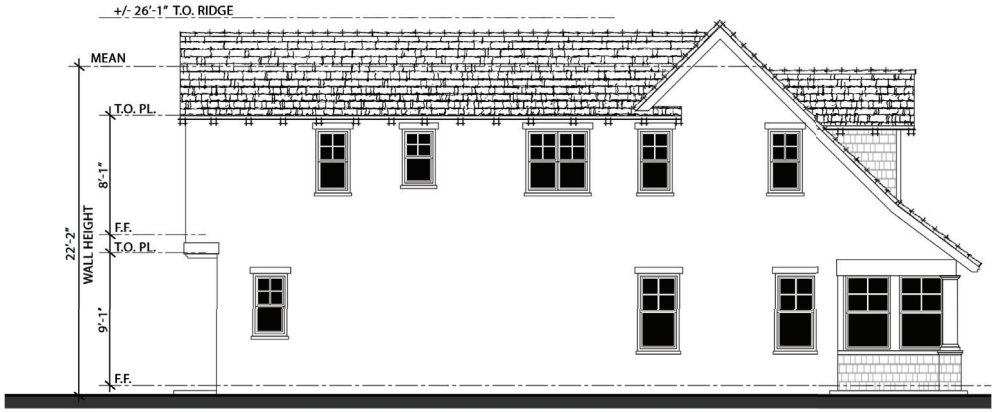
ROBSON HOMES

18027.01 09/30/2020

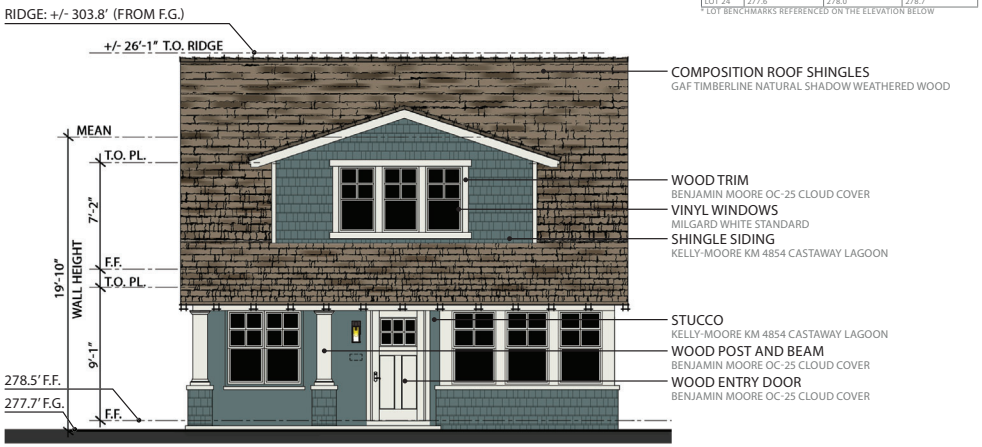
RHA
ROBERT HIDEY ARCHITECTS

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 22*	273.8	277.7	278.5
LOT 24	277.6	278.0	278.7

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

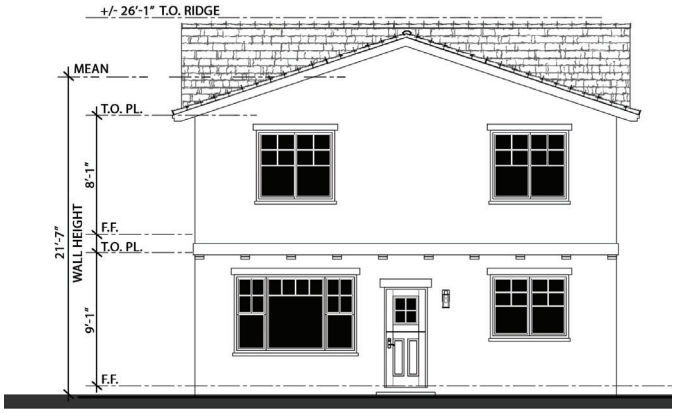


LEFT ELEVATION



FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

PLAN 5A ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

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

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

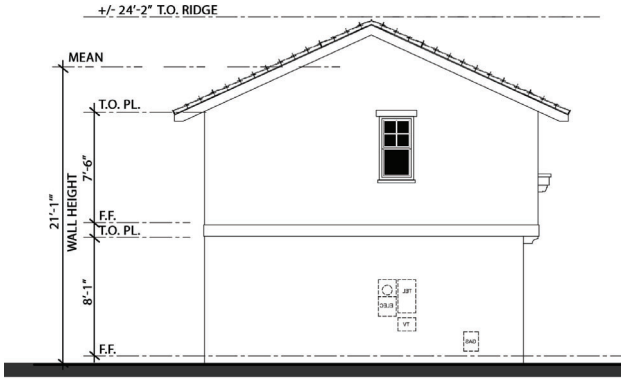
ROBSON HOMES

18027.01 09/30/2020

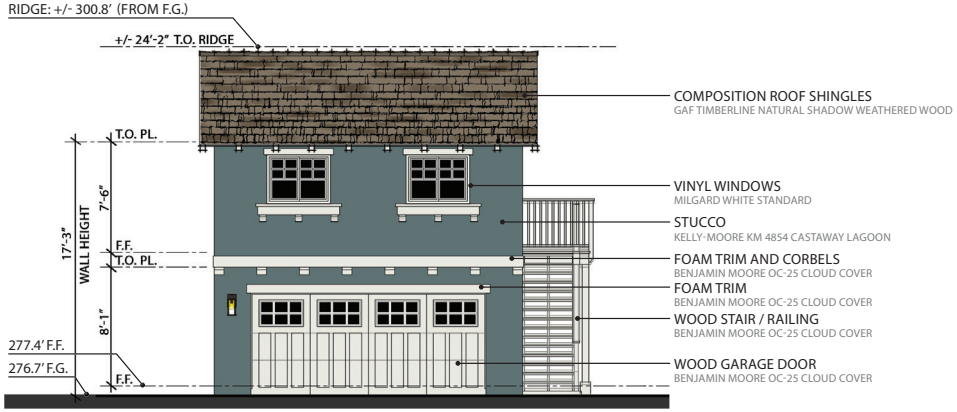
R H A
ROBERT HIDEY ARCHITECTS

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 22*	273.8	276.7	277.4
LOT 24	277.6	276.4	277.1

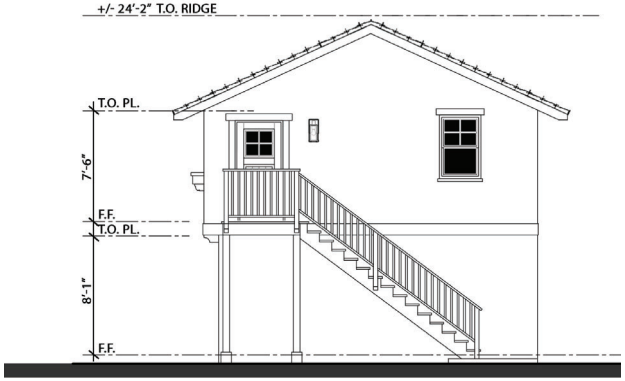
* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



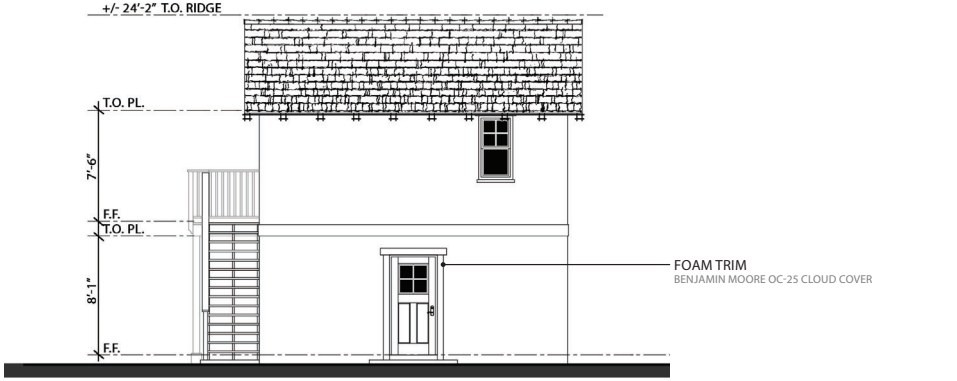
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 5A - ADU ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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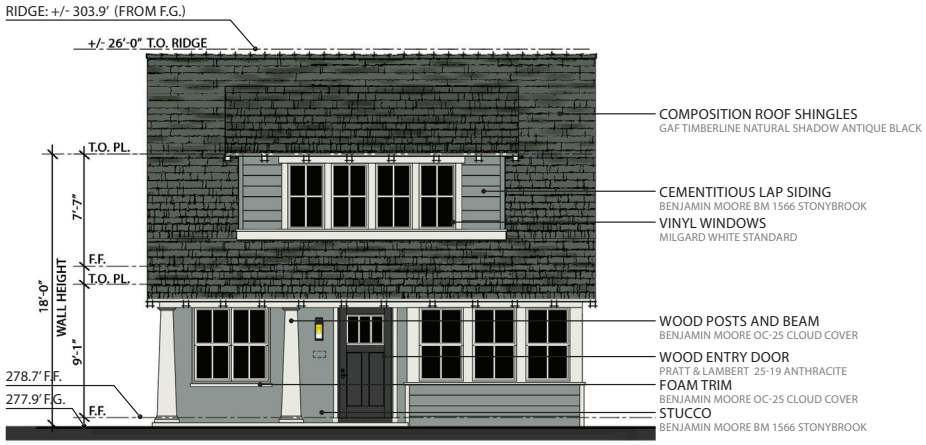
R H A
ROBERT HIDEY ARCHITECTS

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 23*	273.8	277.9	278.7
LOT 25	273.4	278.0	278.7

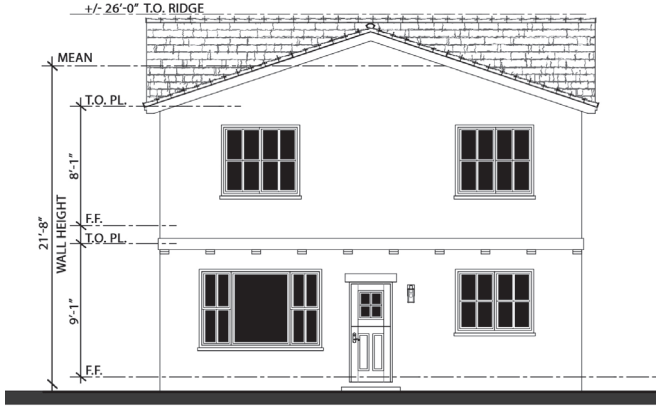
* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

LEFT ELEVATION



FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

PLAN 5B ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

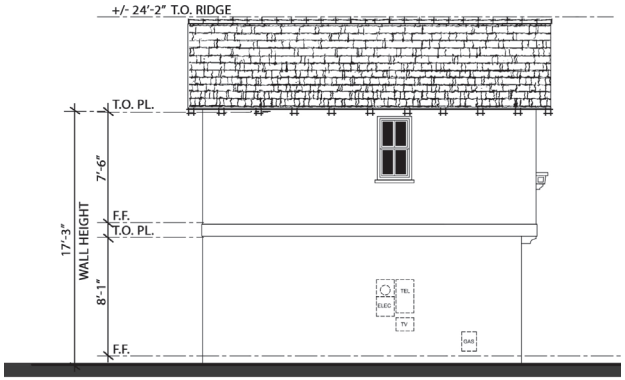
ROBSON HOMES

18027.01 09/30/2020

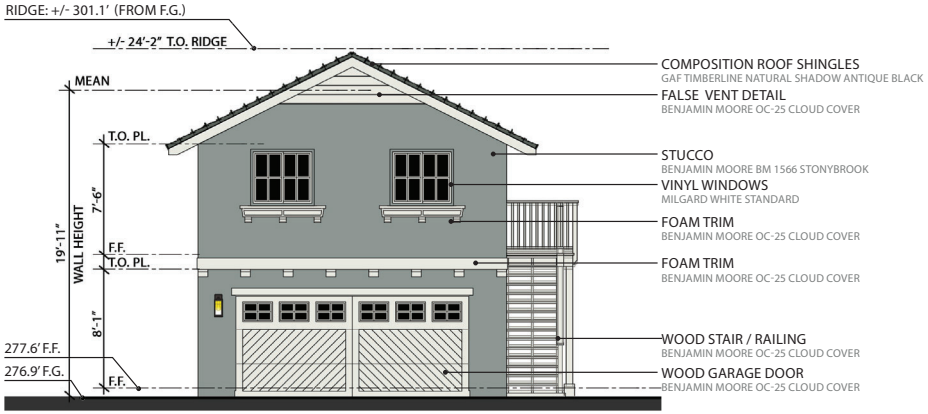
R H A
ROBERT HIDEY ARCHITECTS

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 23*	273.8	276.9	277.6
LOT 25	273.4	276.1	276.8

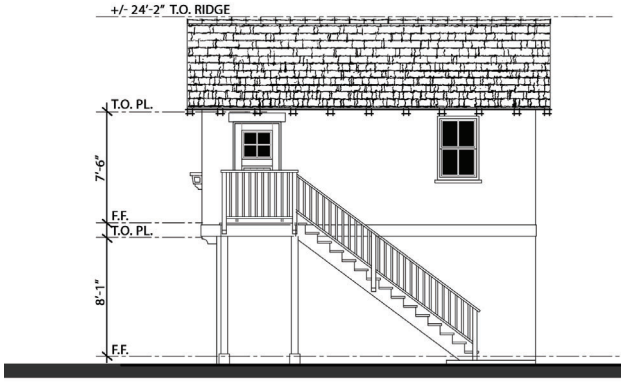
* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



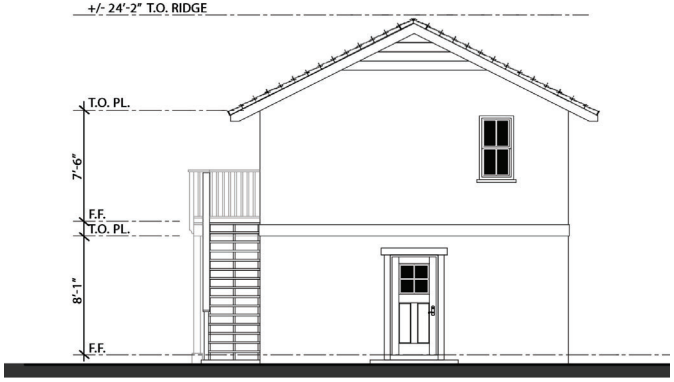
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 5B - ADU ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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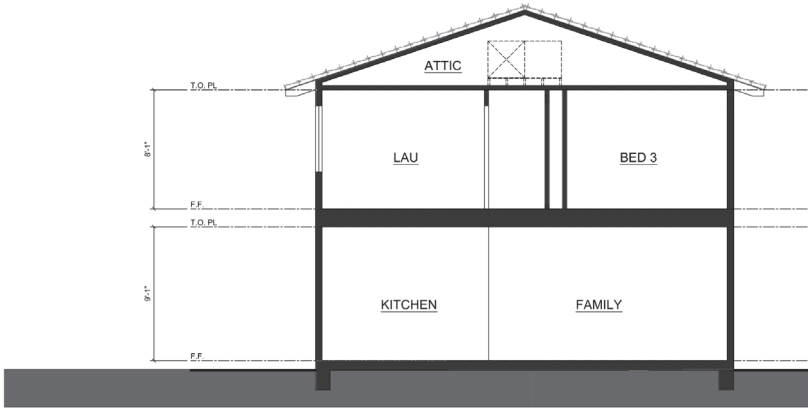
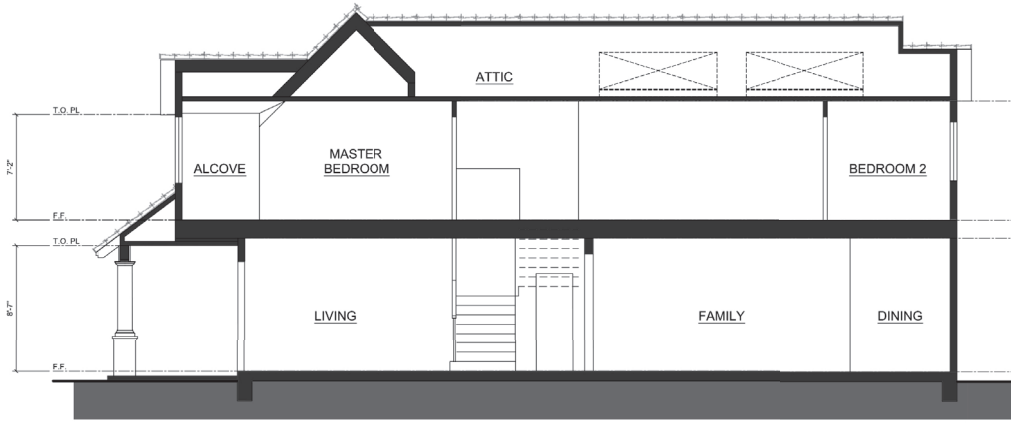
RHA
ROBERT HIDEY ARCHITECTS



SECTION A



SECTION B

PLAN 5A SECTIONS

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

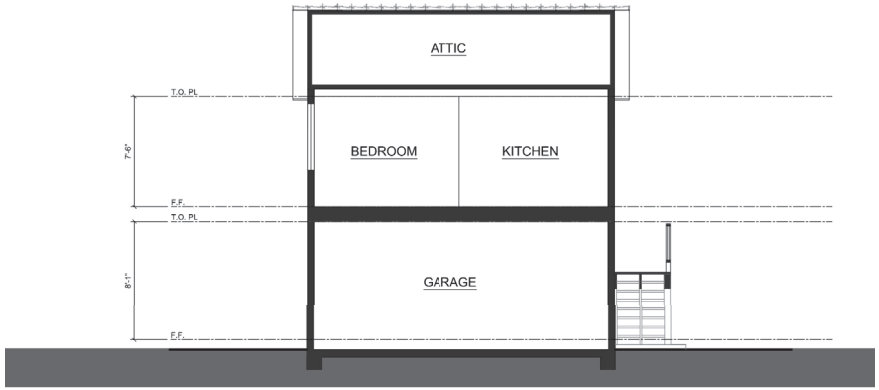
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

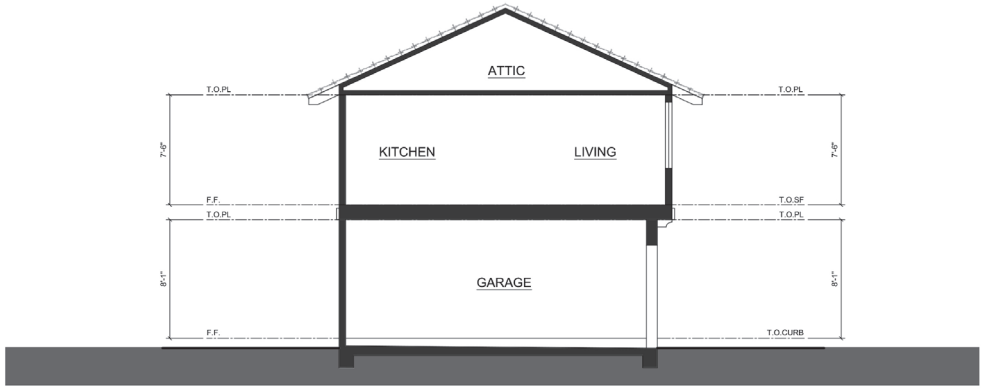
ROBSON HOMES

18027.01 09/30/2020

RHA
ROBERT HIDEY ARCHITECTS



SECTION A



SECTION B

PLAN 5A ADU SECTIONS

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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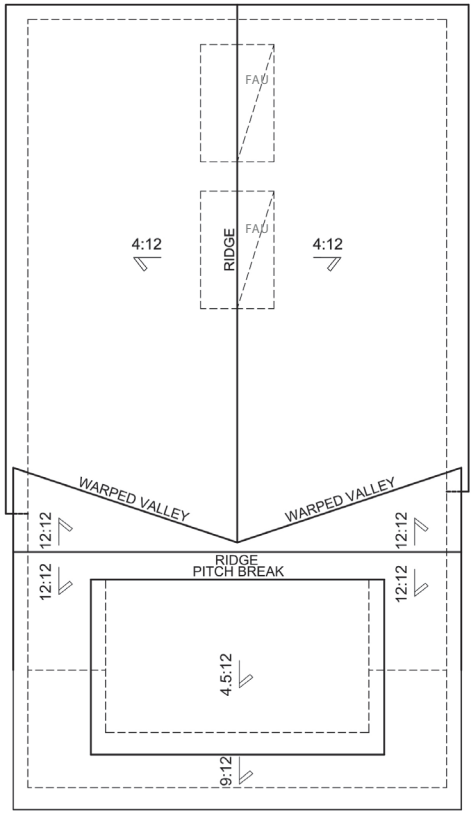
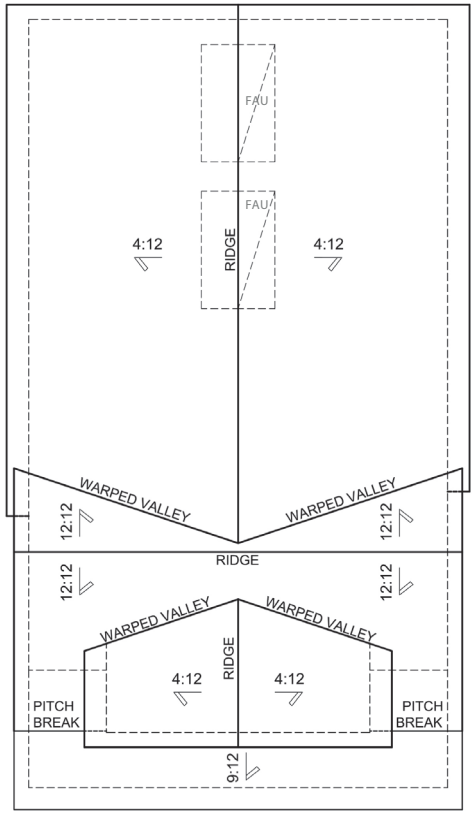
R H A
ROBERT HIDEY ARCHITECTS



PLAN 5B



PLAN 5A

PLAN 5 ROOF PLANS
(FAU IN ATTICS)

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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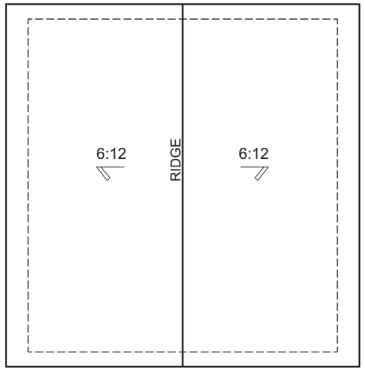
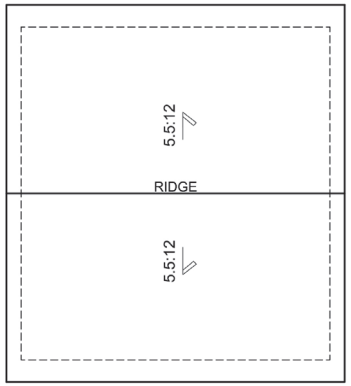
A-41

R H A
ROBERT HIDEY ARCHITECTS



PLAN 5B - ADU



PLAN 5A - ADU

PLAN 5 - ADU ROOF PLANS

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

ROBSON HOMES

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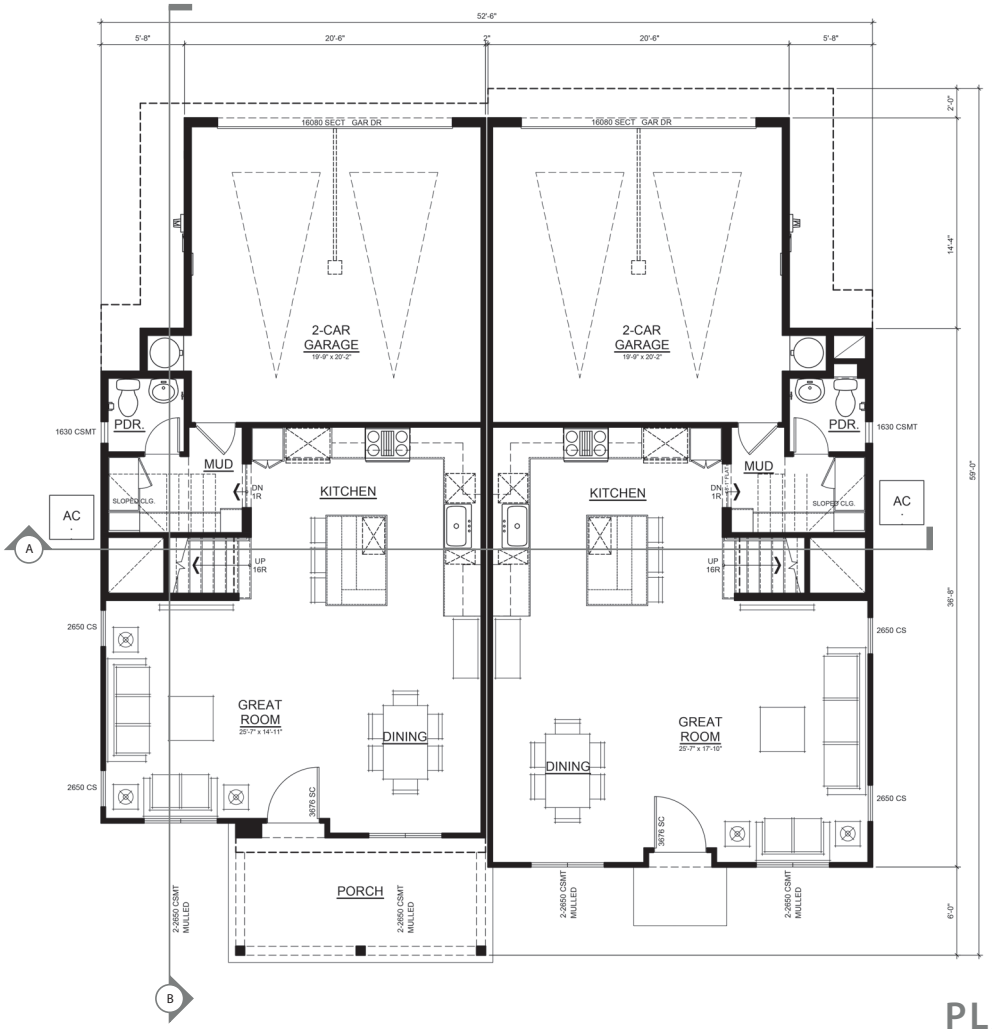
R H A
ROBERT HIDEY ARCHITECTS



FIRST FLOOR

KEY MAP

UNIT B
3 BEDROOM + DEN (BED 4 OPT.)
2.5 BATH
2-CAR GARAGE

UNIT A
3 BEDROOM + DEN (BED 4 OPT.)
2.5 BATH
2-CAR GARAGE

PLAN 6 (DUET) FLOOR PLAN

EAST MOZART
CAMPBELL, CALIFORNIA

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

ROBSON HOMES

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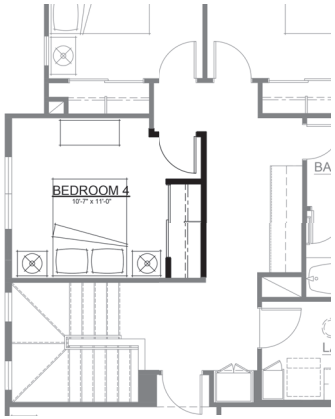
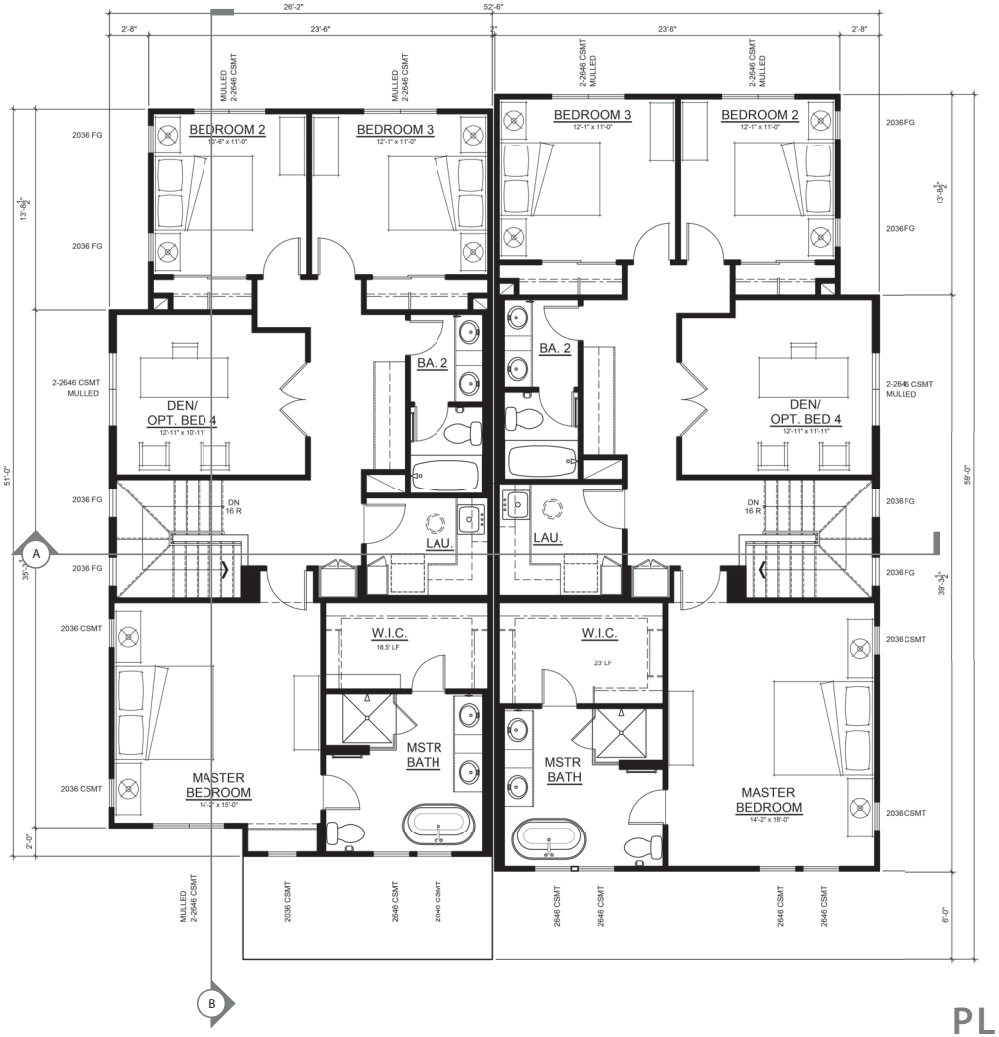
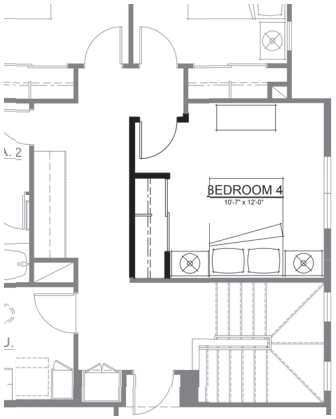
R H A
ROBERT HIDEY ARCHITECTS



OPT. BED 4



SECOND FLOOR



OPT. BED 4

KEY MAP

UNIT B
3 BEDROOM + DEN (BED 4 OPT.)
2.5 BATH
2-CAR GARAGE

UNIT A
3 BEDROOM + DEN (BED 4 OPT.)
2.5 BATH
2-CAR GARAGE

PLAN 6 (DUET) FLOOR PLAN

EAST MOZART
CAMPBELL, CALIFORNIA

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

ROBSON HOMES

18027.01 09/30/2020

R H A
ROBERT HIDEY ARCHITECTS

UNIT B

AREA - A	425 SF
AREA - A-1	9 SF
AREA - B	20 SF
AREA - C	713 SF
AREA - D	17 SF
AREA - E	322 SF
AREA - F	634 SF
AREA - G	324 SF
TOTAL	2,464 SF

UNIT A

AREA - A	425 SF
AREA - A-1	17 SF
AREA - B	20 SF
AREA - C	792 SF
AREA - D	1,028 SF
AREA - E	322 SF
TOTAL	2,604 SF

PLAN 6 FLOOR AREA DIAGRAM

UNIT B - 2,464 SF (TOTAL - GROSS FLOOR AREA)

UNIT A - 2,604 SF (TOTAL - GROSS FLOOR AREA)

FIRST FLOOR

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

EAST MOZART

CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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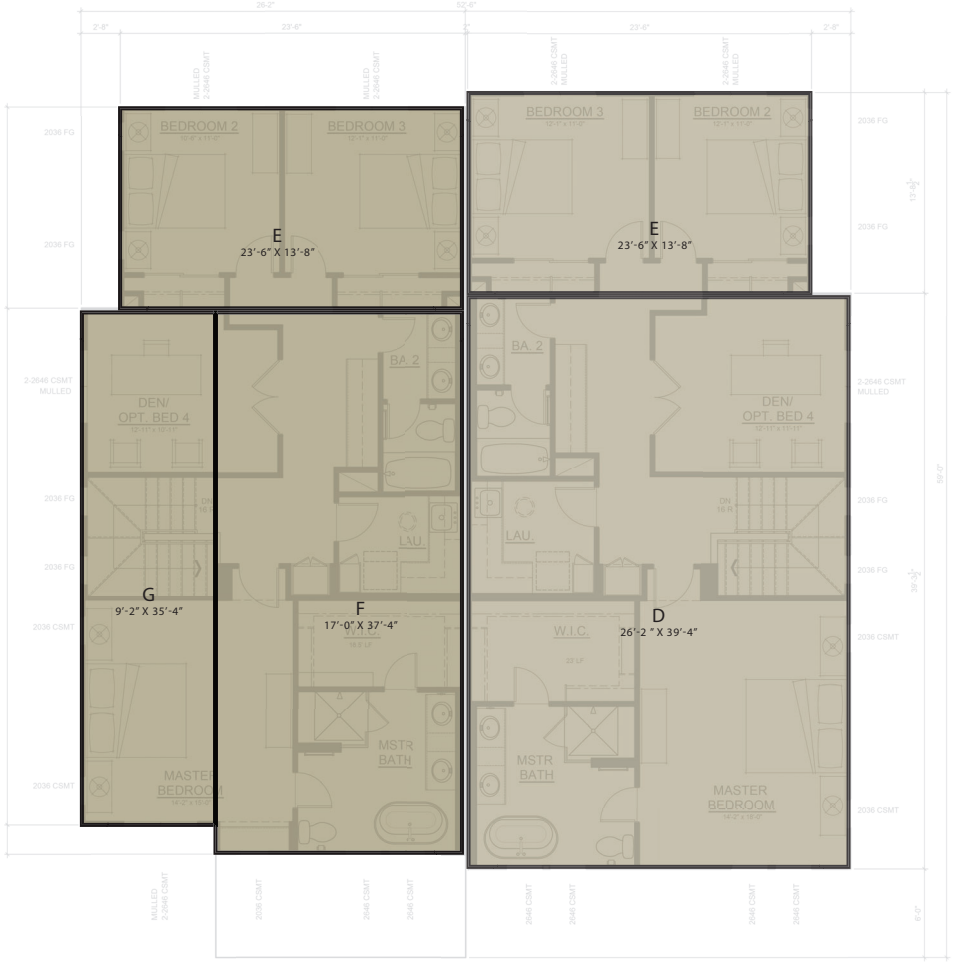
R H A
ROBERT HIDEY ARCHITECTS



UNIT B

AREA - A	425 SF
AREA - A-1	9 SF
AREA - B	20 SF
AREA - C	713 SF
AREA - D	17 SF
AREA - E	322 SF
AREA - F	634 SF
AREA - G	324 SF
TOTAL	2,464 SF

UNIT A

AREA - A	425 SF
AREA - A-1	17 SF
AREA - B	20 SF
AREA - C	792 SF
AREA - D	1,028 SF
AREA - E	322 SF
TOTAL	2,604 SF

PLAN 6 FLOOR AREA DIAGRAM

UNIT B - 2,464 SF (TOTAL - GROSS FLOOR AREA)

UNIT A - 2,604 SF (TOTAL - GROSS FLOOR AREA)

SECOND FLOOR

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 09/30/2020

RHA
ROBERT HIDEY ARCHITECTS

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 19*	274.5	277.2	277.9
LOT 20*	274.5	277.0	277.7

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

FRONT ELEVATION

REAR ELEVATION

PLAN 6A ELEVATIONS

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 09/30/2020

RHA
ROBERT HIDEY ARCHITECTS

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 19*	274.5	277.2	277.9
LOT 20*	274.5	277.0	277.7

* LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

RIGHT ELEVATION

LEFT ELEVATION

PLAN 6A ELEVATIONS

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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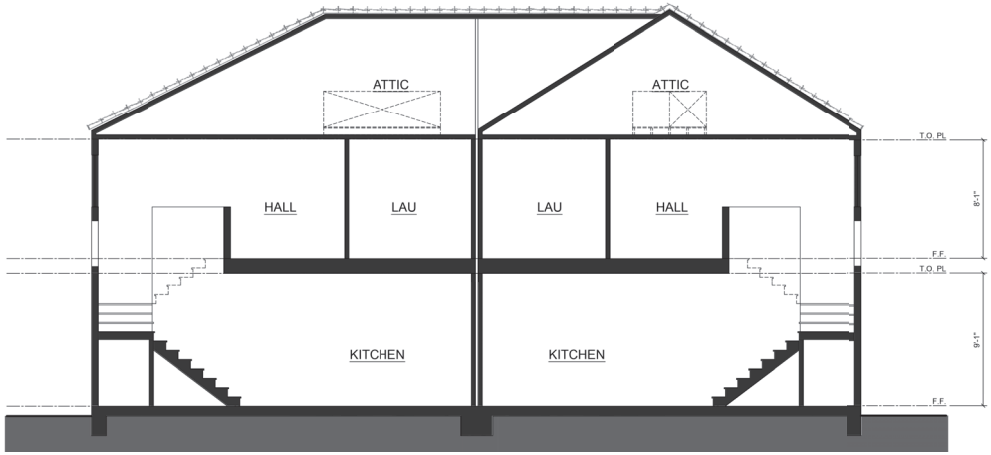
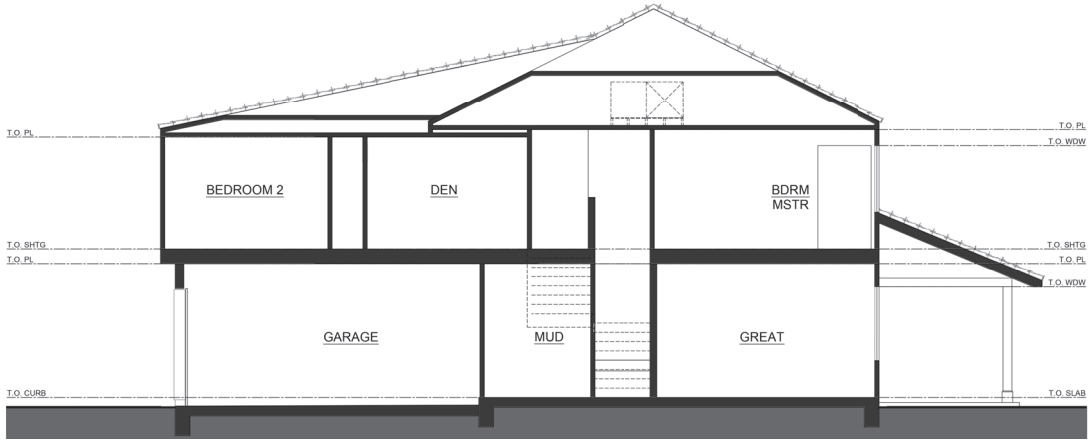
R H A
ROBERT HIDEY ARCHITECTS



SECTION A



SECTION B

PLAN 6 SECTIONS

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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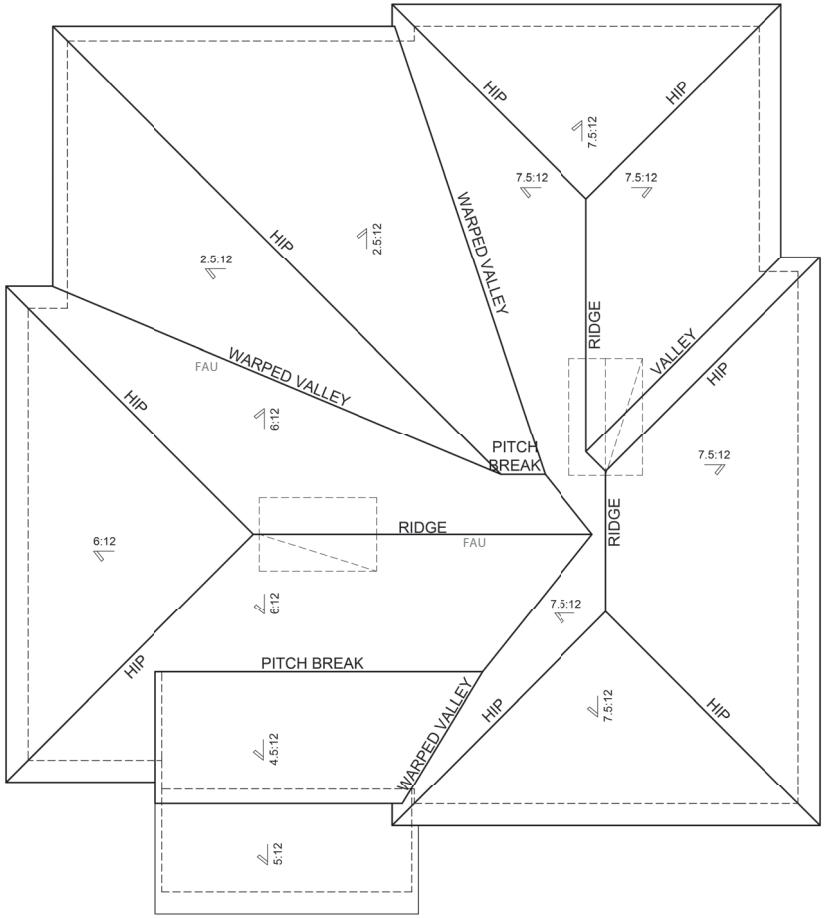
R H A
ROBERT HIDEY ARCHITECTS



ROOF PLAN

PLAN 6 ROOF PLANS
(FAU IN ATTICS)

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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RHA
ROBERT HIDEY ARCHITECTS

4XAR (LOT 1) | 6A (LOT 20/19) | 2XB (LOT 18) | 2XA (LOT 17)

KEY MAP

STREETSCENE

SCALE: 3/32 "=1'-0"

EAST MOZART
CAMPBELL, CALIFORNIA

ROBSON HOMES

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RHA
ROBERT HIDEY ARCHITECTS

3BR (LOT 6) 3A (LOT 5) 4BR (LOT 4) 4A (LOT 3) 4BR (LOT 2) 4XAR (LOT 1)

LOTS 1 THROUGH 6

3B (LOT 11) 4A (LOT 10) 2A (LOT 9) 4B (LOT 8) 3AR (LOT 7) 3BR (LOT 6)

LOTS 6 THROUGH 11

KEY MAP

PRIVACY PLAN STREETSCENES

EAST MOZART
CAMPBELL, CALIFORNIA

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

ROBSON HOMES

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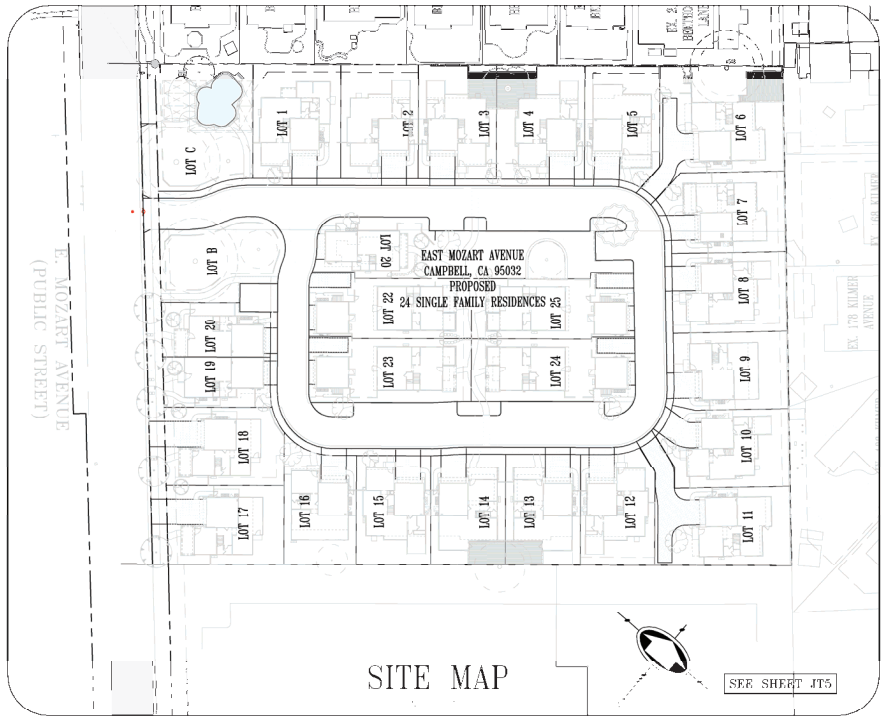
ROBSON HOMES
EAST MOZART AVENUE
CAMPBELL SANTA CLARA COUNTY CALIFORNIA

VICINITY MAP
NOT TO SCALE



SITE MAP

LEGEND

- JT — PROPOSED JOINT TRENCH
- ECUG — EXISTING UNDERGROUND CATV LINES
- EEUG — EXISTING UNDERGROUND ELECTRIC LINES
- EUUG — EXISTING UNDERGROUND UTILITY LINES
- ETUG — EXISTING UNDERGROUND TELEPHONE LINES
- EUOH — EXISTING OVERHEAD UTILITY LINES
- ECOH — EXISTING OVERHEAD CATV LINES
- ETOH — EXISTING OVERHEAD TELEPHONE LINES
- EEOH — EXISTING OVERHEAD ELECTRIC LINES
- CUG — PROPOSED UNDERGROUND CATV LINES
- EUG — PROPOSED UNDERGROUND ELECTRIC LINES
- TUG — PROPOSED UNDERGROUND TELEPHONE LINES
- UOH — PROPOSED OVERHEAD UTILITY LINES
- DESIGNATES UTILITY LINES TO BE REMOVED
- EXISTING PRIMARY SPLICE BOX
- EXISTING SECONDARY SPLICE BOX
- EXISTING UTILITY POLE
- EXISTING ELECTROLIER, SINGLE ARM
- EXISTING ELECTROLIER, POST TOP
- PG&E SUBSURFACE TRANSFORMER, 4' x 6'6" x 5'
- 2 — PG&E SERVICE BOX, 17" x 30" x 18"
- T7 — TELEPHONE SERVICE BOX, 24" x 36" x 42"
- T3 — TELEPHONE SERVICE BOX, 17" x 30" x 24"
- CP — 20"x42"x17" CATV BOX
- STREET LIGHT PULL BOX STATE TYPE #3 1/2, 10" x 17" x 12"
- ELECTROLIER, POST TOP
- ELECTROLIER, SINGLE ARM
- METER SERVICE PEDESTAL
- XX-X'

SHEET INDEX

SHEET NO.	DESCRIPTION
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JOINT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5	JOINT TRENCH COMPOSITE PLAN
SL1 - SL3	STREET LIGHTING GENERAL NOTES AND DETAILS
SL4	STREET LIGHTING SITE PLAN

DEVELOPER:	ROBSON HOMES / RICHARD YEE	JOB NO.	219046	PHONE NO.	(408) 345-1767
PG&E ELECTRIC COORDINATOR:	MICHELLE GALL	JOB NO.	35183863	PHONE NO.	(831)262-0206
PG&E GAS COORDINATOR:		JOB NO.		PHONE NO.	
TELEPHONE REP.:	HOWARD PROCK	JOB NO.	-	PHONE NO.	(408) 803-2208
CABLE T.V. REP.:	GERARDO MARTINEZ	JOB NO.	-	PHONE NO.	(408) 988-8257

1,895 L.F. OF JOINT TRENCH AND 6 STREET LIGHTS
SHALL BE INSTALLED WITH THIS JOINT TRENCH PLAN SET

25 SINGLE FAMILY HOMES

1 METERED SERVICE PEDESTAL (PRIVATE STREET LIGHTING)

FILES STATUS

DESCRIPTION:	BY:	DATE:	STATUS:
CIVIL PLANS (ELECTRONIC FILE)	CEA INC.	07-29-2019	R
ARCHITECTURAL PLANS (ELECTRONIC FILE)	ROBERT HIDEY ARCHITECTS	07-29-2019	R
LANDSCAPE PLANS (ELECTRONIC FILE)	DESIGN FOCUS	07-31-2019	R
GAS DESIGN	-	-	-
ELECTRIC DESIGN	TARRAR UTILITY CONSULTANTS	XX-XX-XXXX	XXXX
TELEPHONE INTENT REPLY	AT&T	XX-XX-XXXX	XXXX
CATV INTENT REPLY	COMCAST/CABLECOM	XX-XX-XXXX	XXXX
STREET LIGHT PLANS – PUBLIC	TARRAR UTILITY CONSULTANTS	XX-XX-XXXX	XXXX
STREET LIGHT PLANS – PRIVATE	TARRAR UTILITY CONSULTANTS	XX-XX-XXXX	XXXX
SOILS REPORT	XXXX	XX-XX-XXXX	XXXX

A = APPROVED • ANS = APPROVED NOT SIGNED • NA = NOT APPROVED• F = FIRST SUBMITTAL • SS = SECOND SUBMITTAL • R = RECEIVED

TARRAR UTILITY CONSULTANTS
APPROVED FOR SUBMITTAL
HAIDER KAMMOONAH
QUALIFIED APPLICANT DESIGN ENGINEER

COMPOSITE DRAWING BY DEVELOPER

Estimate #: _____

Approved _____ Gas ADE _____ Date

Approved _____ Electric ADE _____ Date

PG & E is not responsible for the accuracy of the specifications shown on this drawing.

DEVELOPER
PLEASE NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR READJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR JOB SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES AND BOXES, AND SIGN AND DATE DRAWING. THANK YOU

SIGNED _____ DATE _____

COMPOSITE DRAWING BY DEVELOPER

Approved _____ Telephone representative _____ Date

Approved _____ CATV representative _____ Date

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-0813 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

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- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH COMPOSITE TITLE SHEET
ROBSON HOMES
EAST MOZART AVENUE
CAMPBELL CALIFORNIA

NO	REVISIONS	BY	DATE

DATE: JUNE 2019 | DATE LAST WORKED ON: 8/4/2020
SCALE: NOT TO SCALE | DRAWN: ND | CHECKED: KT
JOB NO.: 219046
PRELIMINARY NOT FOR CONSTRUCTION

800-227-2600

SHEET JT1 OF JT5 SHEETS

PROJECT NOTES:

1. FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
2. CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
3. FIELD ADJUST SPLICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
4. A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY INSPECTOR WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
5. TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET **JT3** (TYPICAL).
6. CONTRACTOR SHALL PLACE ALL UTILITY SPLICE BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINAL GRADE (SHOWN SCHEMATICALLY).
7. ALL PG&E, TELEPHONE, CABLE T.V. AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER LATERALS AND DRIVEWAYS.
8. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TIE-INS"; THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
9. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENCROACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
10. FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPLICE BOX (ADDITIONAL P.U.E MAY BE REQUIRED).
11. RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.

[illegible]

15. ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
16. OFFSET SPLICE BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
17. PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
18. ALL PG&E SPLICE BOXES ADJACENT TO TRANSFORMER SHALL BE 26" IN DEPTH (TYPICAL).
19. ALL CONDUITS NOT ENTERING SPLICE BOXES OR ENCLOSURES SHALL BE CAPPED.
20. COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
21. THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS.
22. ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION.
23. EDGE OF SPLICE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
24. ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS
25. MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPLICE BOXES & XFMRS.
26. DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
27. FOR CLARITY – BOXES/PEDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL).
28. ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, BURIED AND LOCATION STAKED.
29. THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM CEA INC. (408) 453-1066.

ABBREVIATION LIST

B/C	BACK OF CURB	H.P.S.	HIGH PRESSURE SODIUM	RT	RETAINING WALL
B/W	BACK OF WALK	IRR.	IRRIGATION CONTROLLER	R/W	RIGHT OF WAY
BTU	BRITISH TERM UNITS	J.T.	JOINT TRENCH	SCH.	SCHEDULE
CB	CATCH BASIN	KV	KILO-VOLTS	SD	STORM DRAIN
℄	CENTERLINE	LE	LANDSCAPE EASEMENT	SHT.	SHEET
CAT.	CATALOG	LF	LINEAR FOOT/FEET	S/W	SIDE WALK
C OR CATV	CABLE TELEVISION	MH	MANHOLE	SS	SANITARY SEWER
CFH	CUBIC FEET PER HOUR	MIN.	MINIMUM	SSE	SANITARY SEWER EASEMENT
C.I.P.	CAPITOL IMPROVEMENT PROJECT	MPOE	MINIMUM POINT OF ENTRY	ST. LT.-S/L	STREET LIGHT
CL	CENTER LINE	N.T.S.	NOT TO SCALE	SUBD'V	SUBDIVISION
CU	COPPER	O.D.	OUTER DIAMETER	Sqft.	SQUARE FOOTAGE
E	ELECTRIC	O.H.	OVER HEAD	T	TELEPHONE
EP	EDGE OF PAVEMENT	PIEUE	PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT	TUC	TARRAR UTILITY CONSULTANTS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT			TYP.	TYPICAL
		℘	PROPERTY LINE	T/S	TRAFFIC SIGNAL
EX.	EXISTING	P.S.	POWER SUPPLY	U.G.	UNDERGROUND
F/C	FACE OF CURB	PROJ.	PROJECT	U.O.N.	UNLESS OTHERWISE NOTED
FH	FIRE HYDRANT	PSDE	PRIVATE STORM DRAIN EASEMENT	V	VOLT
FUT.	FUTURE	PSE	PUBLIC SERVICE EASEMENT	W	WATT
F.O.	FIBER OPTIC	PVAW	PRIVATE VEHICLE ACCESS WAY	WT	WATER
G	GAS	P.V.C.	POLY VINYL CHLORIDE	W/	WITH
GALV.	GALVANIZE	PWLE	PUBLIC WATER LINE EASEMENT	W/O	WITHOUT
G.E.	GENERAL ELECTRIC	PWR	POWER	WLE	WATER LINE EASEMENT
GRD.	GROUND	PUE	PUBLIC UTILITY EASEMENT	XFMR	TRANSFORMER
H.O.A.	HOME OWNERS ASSOCIATION				

JOINT TRENCH AND UTILITY BOX LOCATION

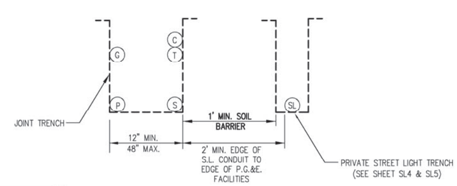
THIS AREA RESERVED FOR STREET SECTIONS TO BE PLACED AT A LATER TIME

JOINT TRENCH STREET SECTIONS

NOT TO SCALE
NOTE: SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS.
* UNLESS OTHERWISE SHOWN

WITHIN ROADWAY SECTION
(95% RELATIVE COMPACTION FOR THE TOP 6" BELOW ROAD SUBGRADE AND 90% BELOW THAT)

PRIVATE STREET LIGHT TRENCH LOCATION ADJACENT TO JOINT TRENCH



TARRAR UTILITY CONSULTANTS
APPROVED FOR SUBMITTAL
HAIDER KAMMOONAH
QUALIFIED APPLICANT DESIGN ENGINEER

GENERAL NOTES:

1. ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH PG&E UTILITY OPERATIONS UO STANDARD S5453.
2. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
3. BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES, THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
4. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
8. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)227-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)422-4133.**
9. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
10. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED [illegible]

[illegible]

13. THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
14. VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER(S) BEFORE BIDDING.
15. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
16. THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TIE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
17. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.
18. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF PG&E'S GAS AND ELECTRIC SYSTEMS (PRIOR TO "HOT TIE-INS").
19. THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE ABANDONED.
20. THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
21. PG&E'S GENERAL TERM AND CONDITIONS FOR GAS AND ELECTRIC EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/1/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
22. IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREIN, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
23. TARRAR UTILITY CONSULTANTS HEREIN, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTOR OF DEVELOPER.
24. ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THE PROJECT.
25. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION.
27. THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
28. ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER PG&E SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED.
29. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
30. KEEP ALL BOXES AND PEDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY. AS SHOWN.
31. ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIVALENT. SEE **CITY OF CAMPBELL** REQUIREMENTS.
32. THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION.
33. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS.
34. THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES BOXES, ETC., WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONAL, OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOX EXCAVATIONS, MATERIALS, ETC., THAT MAY BE REQUIRED TO COMPLETE THIS PROJECT IN THE EVENT AN EXISTING TIE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS IN ITS ACTUAL FIELD POSITION. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO SAFELY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
35. "DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A **CITY OF CAMPBELL** ENCROACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE **CITY OF CAMPBELL** AT THE TIME OF APPLICATION FOR THE ENCROACHMENT PERMIT."

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
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- Cost Analysis
- Due Diligence

JOINT TRENCH GENERAL NOTES AND DETAILS

ROBSON HOMES
EAST MOZART AVENUE
CAMPBELL CALIFORNIA

NO.	REVISIONS	BY	DATE

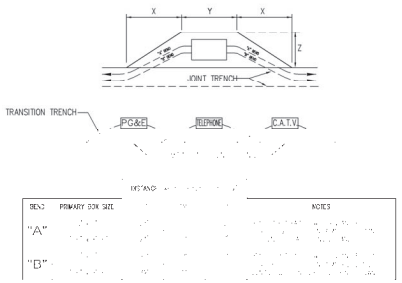
DATE: JUNE 2019 | DATE LAST WORKED ON: 8/4/2020
SCALE: NOT TO SCALE | DRAWN: ND | CHECKED: KT
JOB NO.: 219046 | PRELIMINARY NOT FOR CONSTRUCTION

800-227-2600 CALL BEFORE YOU DIG U S A UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ZABIHULLAH ZACA C 59346 Exp. 09/30/21 CIVIL STATE OF CALIFORNIA

SHEET JT2 OF JT5 SHEETS

JOINT TRENCH TRANSITION



NOTE:

DETAIL 1 N.T.S. JT3 — TYPICAL PRIMARY BOX EXCAVATION USING CONDUIT

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

PUBLIC UTILITY SYSTEM (JOINT TRENCH)	P.G.&E. ELECTRIC	P.G.&E. GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING: EXCAVATE, BACKFILL AND COMPACT	○	○	○		●
GAS MATERIAL: FURNISH		○			●
GAS MATERIAL: INSTALL		○			●
ELECTRIC CABLE: FURNISH	○				●
ELECTRIC CABLE: INSTALL	○				●
ELECTRIC CABLE: EXCAVATE, FURNISH, INSTALL	○				●

STREET LIGHTING SYSTEM (PRIVATE)	P.G.&E.	CONTRACTOR
WIRE: FURNISH	○	●
WIRE: INSTALL	○	●
CONDUIT: FURNISH	○	●
CONDUIT: INSTALL	○	●
BASES: FURNISH	○	●
BASES: INSTALL	○	●

● DESIGNATES THE WORK TO BE PERFORMED BY THE CONTRACTOR AND EACH UTILITY COMPANY.

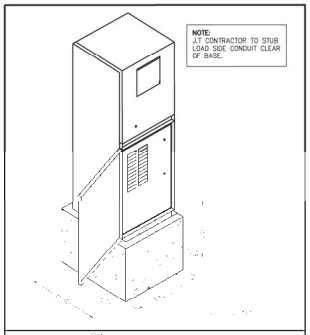
NOTES:

1. THE SUBSURFACE ENCLOSURE MUST BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF AS MODIFIED BY THE PROVISIONS HEREIN.
   A. LOW DESIGN GROUNDWATER LEVEL IS THE CONDITION WHERE THE DESIGN GROUNDWATER LEVEL IS AT OR BELOW THE EXCAVATION DEPTH OF THE ENCLOSURE.
   B. HIGH DESIGN GROUNDWATER LEVEL IS THE CONDITION WHERE THE DESIGN GROUNDWATER LEVEL IS ABOVE THE EXCAVATION DEPTH OF THE ENCLOSURE.
2. ALL REQUESTS TO USE SUBSURFACE TRANSFORMERS REQUIRE SOIL CHLORIDE TESTING, AND DETERMINATION OF DESIGN GROUND WATER LEVEL.
   A. SOIL CHLORIDE TESTING AND DESIGN GROUNDWATER LEVEL DETERMINATION IS THE RESPONSIBILITY OF THE APPLICANT. PG&E DOES NOT REIMBURSE THE APPLICANT FOR THE COST.
3. SOIL CHLORIDE TESTING MAY BE OMITTED IF THE APPLICANT ELECTS TO PROVIDE EXTERIOR WATERPROOFING OF THE SUBSURFACE ENCLOSURE, OR WHERE WATERPROOFING OF THE EXTERIOR SURFACE IS OTHERWISE REQUIRED SUCH AS IN HIGH DESIGN GROUNDWATER TABLE.
   A. SOIL CHLORIDE TESTING MUST BE PERFORMED UNDER THE SUPERVISION OF A STATE LICENSED PROFESSIONAL CORROSION OR GEOTECHNICAL ENGINEER.

PENDING

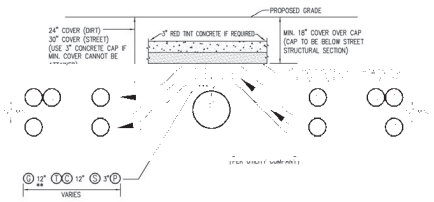
2. PROTECTION BOARD: TREMCOS HPDP 60 PROTECTION SHEET: CARLISLES CCW 200V PROTECTION FABRIC, OR APPROVED EQUAL.
3. RAYFLATE DUCT SEALING SYSTEM (RDSS) CONDUIT SEAL. REFER TO DOCUMENT 062288.

DETAIL 5 N.T.S. JT3 — PG&E REQUIREMENTS FOR SUBSURFACE TRANSFORMERS

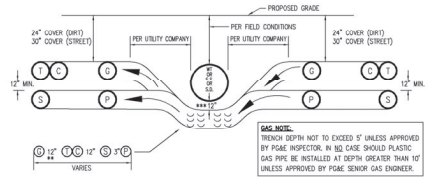


DETAIL "A"

DETAIL 7 N.T.S. JT3 — METERED SERVICE PEDESTAL BASE DETAIL



JOINT TRENCH OVER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 1 (PREFERRED METHOD)



GAS NOTE:
TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

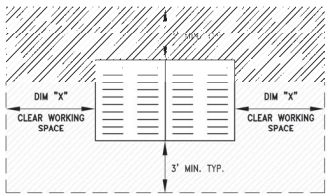
JOINT TRENCH UNDER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 2 (OPTIONAL METHOD)

* SEE MINIMUM COVER & CLEARANCE CHART

** WITH MUTUAL AGREEMENT, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE & CATV).

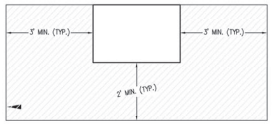
*** 6" MINIMUM REQUIRED BY PG&E–ADDITIONAL CLEARANCE MAYBE REQUIRED BY CITY OR COUNTY

DETAIL 2 N.T.S. JT3 — OVER UNDER DETAILS



DIM "X"
3' MIN. 3'0" x 5'0" ENCLOSURES
4' MIN. 4' x 6'6" x 5'0" ENCLOSURES
5' MIN. 4'6" x 8'6" x 6'0" ENCLOSURES
(OR EASEMENT REQUIRED)

DETAIL 3 N.T.S. JT3 — PG&E ENCLOSURE CLEARANCES



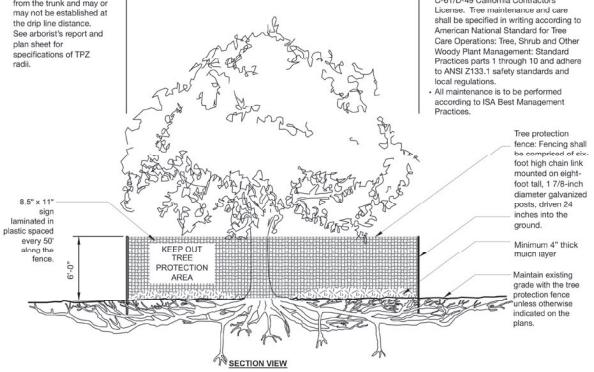
24" x 36" ENCLOSURES – #3 AND #3E
17" x 30" ENCLOSURES – #2 AND #3E
(OR EASEMENT REQUIRED)

DETAIL 4 N.T.S. JT3 — PG&E SECONDARY ELECTRIC ENCLOSURE CLEARANCES

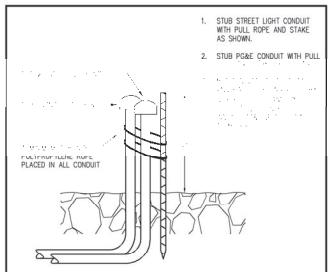
Notes:
The Tree Protection Zone (TPZ) may vary in radius from the trunk and may or may not be established at the drip line distance. See arborist's report and plan sheet for specifications of TPZ radii.

Crown diameter drip line distance equal to the outer most limit of foliage.

Notes:
- All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
- All maintenance is to be performed according to ISA Best Management Practices.



DETAIL 6 N.T.S. JT3 — TREE PROTECTION



DETAIL 8 N.T.S. JT3 — METERED SERVICE PEDESTAL PAD PRIVATE IRRIGATION

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- Cost Analysis
- Due Diligence

JOINT TRENCH DETAILS
ROBSON HOMES
EAST MOZART AVENUE
CAMPBELL CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JUNE 2010 | DATE LAST WORKED ON: 8/4/2020
SCALE: NOT TO SCALE | DRAWN: ND | CHECKED: KT
JOB NO.: Z19040 | PRELIMINARY NOT FOR CONSTRUCTION

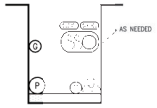
800-227-2600 CALL BEFORE YOU DIG! UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — NIRWILLAN SINGH — C 58346 — CIVIL — STATE OF CALIFORNIA

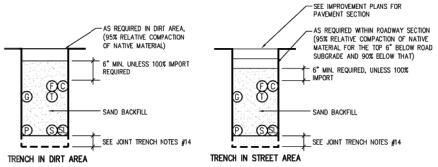
SHEET JT3 OF JT5 SHEETS

JOINT TRENCH MINIMUM COVER AND CLEARANCES
MINIMUM SEPARATION FROM

	UTILITY	G	T	TD	C	S	P	SL	SLP	F	FE	MINIMUM COVER
G	(GAS)*	–	12"	12"	12"	6"	12"	12"	6"	12"	12"	24"; 30" IN STREET
T	(TELEPHONE) DUCT	12"	–	1"	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
TD	(TELEPHONE) DIRECT BURY	12"	1"	–	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
C	(CABLE T.V.)	12"	1"	1"	–	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
S	(ELECT. SECONDARY)	6"	12"	12"	12"	1.5"	3"	12"	1.5"	12"	12"	24"; 30" IN STREET
P	(ELECT. PRIMARY)	12"	12"	12"	12"	3"	3"	12"	3"	12"	12"	36"; 36" IN STREET
SL	(PUBLIC AND PRIVATE-STREET LIGHT)**	12"	12"	12"	12"	12"	12"	–	12"	12"	12"	24"; 30" IN STREET
SLP	(P.G.E.-STREET LIGHT)	6"	12"	12"	12"	1.5"	3"	12"	1.5"	12"	12"	24"; 30" IN STREET
FE	(FOREIGN ELECTRIC SOURCES, NON PG&E)	12"	12"	12"	12"	12"	12"	12"	12"	12"	–	24"; 30" IN STREET
F	(FIBER OPTIC)	12"	1"	1"	1"	12"	12"	12"	12"	–	12"	24"; 30" IN STREET



TYPICAL EXAMPLE OF STACKING FACILITIES IN JOINT TRENCH



TRENCH IN DIRT AREA

TRENCH IN STREET AREA

LEGEND

- MEETS UTILITY TRENCH ALLOTMENT
- EXCEEDS UTILITY TRENCH ALLOTMENT
- GAS
- ELECTRIC PRIMARY
- ELECTRIC SECONDARY
- TELEPHONE (DUCT OR DIRECT BURY)
- CATV
- STREET LIGHT (PUBLIC OR PRIVATE)
- STREET LIGHT (PG&E)
- FOREIGN ELECTRIC
- FIBER OPTIC

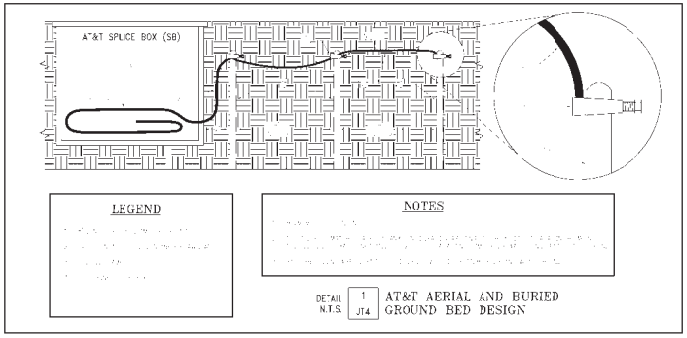
JOINT TRENCH NOTES:

1. TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITI
2. IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUB-BASE DISTURBANCE.
3. * WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPA DUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
4. * WHERE 6" GAS MAIN IS LOCATED IN THE JOINT TRENCH A 12" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILI IED.
5. ** WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, STREET LIGHT SEPARATION MAY BE REDUCED TO 0" BET AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
6. TRENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATION WHERE EACH OCCUPANT IS UTILIZING HIS ENTIRE SPACE AL CONFIGURATIONS OR REDUCED DIMENSIONS MAY BE USED, PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.
7. THE CONTRACTOR IS TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH LATERAL CROSSINGS TO MAINTAIN REQUIRED EEN ALL PARTICIPATING UTILITIES.
8. TRENCH SECTIONS ARE SHOWN SCHEMATICALLY AND INDICATE AREAS OF OCCUPANCY ONLY; THEY DO NOT REFLECT IF FACILITIES TO BE INSTALLED.
9. TRENCH FOOTAGES PER SECTION ARE APPROXIMATE. SECTIONS ARE DESIGNED TO ACCOMMODATE ALL REQUIRED FAC D ON EACH TRENCH PARTICIPANT'S CONSTRUCTION DRAWINGS.
10. THE CONTRACTOR SHALL VERIFY TRENCH FOOTAGES FOR ACCURACY PRIOR TO EXCAVATION AND TAKE NECESSARY PF S WATER AND SEWER FACILITIES.
11. THE CONTRACTOR SHALL REFER TO THE COMPOSITE, CONDUIT, AND/OR EACH RESPECTIVE UTILITY INSTALLATION PLAN RY CONDUIT CABLE AND/OR PIPE TO BE INSTALLED IN THIS PROJECT.
12. TYPE "M2" TRENCH SHALL BE INSTALLED AFTER CURB AND GUTTER INSTALLATION. CONTRACTOR SHALL COORDINATE INS NECESSARY TO COMPLETE THE SERVICES TO THE DWELLING UNITS WITH THE DEVELOPER, ALL AGENCIES AND THE UTILITY COMPANIES. THE COS INS SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR TRENCHING.
13. THE AVERAGE TRENCH DEPTHS SHOWN ARE BASED ON THE MINIMUM UTILITY COMPANY REQUIREMENTS FOR DEPTH AN NTRACTOR SHALL ADJUST TRENCH WIDTH & DEPTH AS REQUIRED TO ADEQUATELY CLEAR EXISTING UNDERGROUND FACILITIES AND MAINTAIN MINIMUM UT ALL TRENCHES OVER 60" DEEP MUST COMPLY WITH OSHA REQUIREMENTS. (SEE THE JOINT TRENCH MINIMUM COVER AND CLEARANCE TABLE)
14. CONTRACTOR SHALL USE SAND BEDDING AND SHADING AS REQUIRED BY THE UTILITY COMPANIES. THE BOTTOM OF BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELE Y REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK 3, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
15. ALL TRENCHING AND BACKFILLING TO BE DONE IN ACCORDANCE WITH THE **CITY OF CAMPBELL** ENGINEERING STANDAR ONS.
16. ALL PG&E, TELEPHONE, CABLE, AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM FROM SEWER AND WATER LATERALS AND DRIVEWAYS. ALL UTILITY VAULTS, BOXES, PEDESTALS, ETC. MUST MAINTAIN A 5' MINIMUM CLEARANCE ITS, AND 3' MINIMUM FROM STREETLIGHTS.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X						
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X					
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X				
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X				
ELECTRIC PRI.	X	X	X	X	X	X	X	X															
FIBER OPTICS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY



THIS AREA RESERVED FOR JOINT TRENCH STREET SECTIONS TO BE PLACED AT A LATER TIME

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JOINT TRENCH SECTIONS AND DETAILS
ROBSON HOMES
EAST MOZART AVENUE
CAMPBELL CALIFORNIA

DATE: 8/4/2020
CHECKED: KT
PRELIMINARY
NOT FOR CONSTRUCTION

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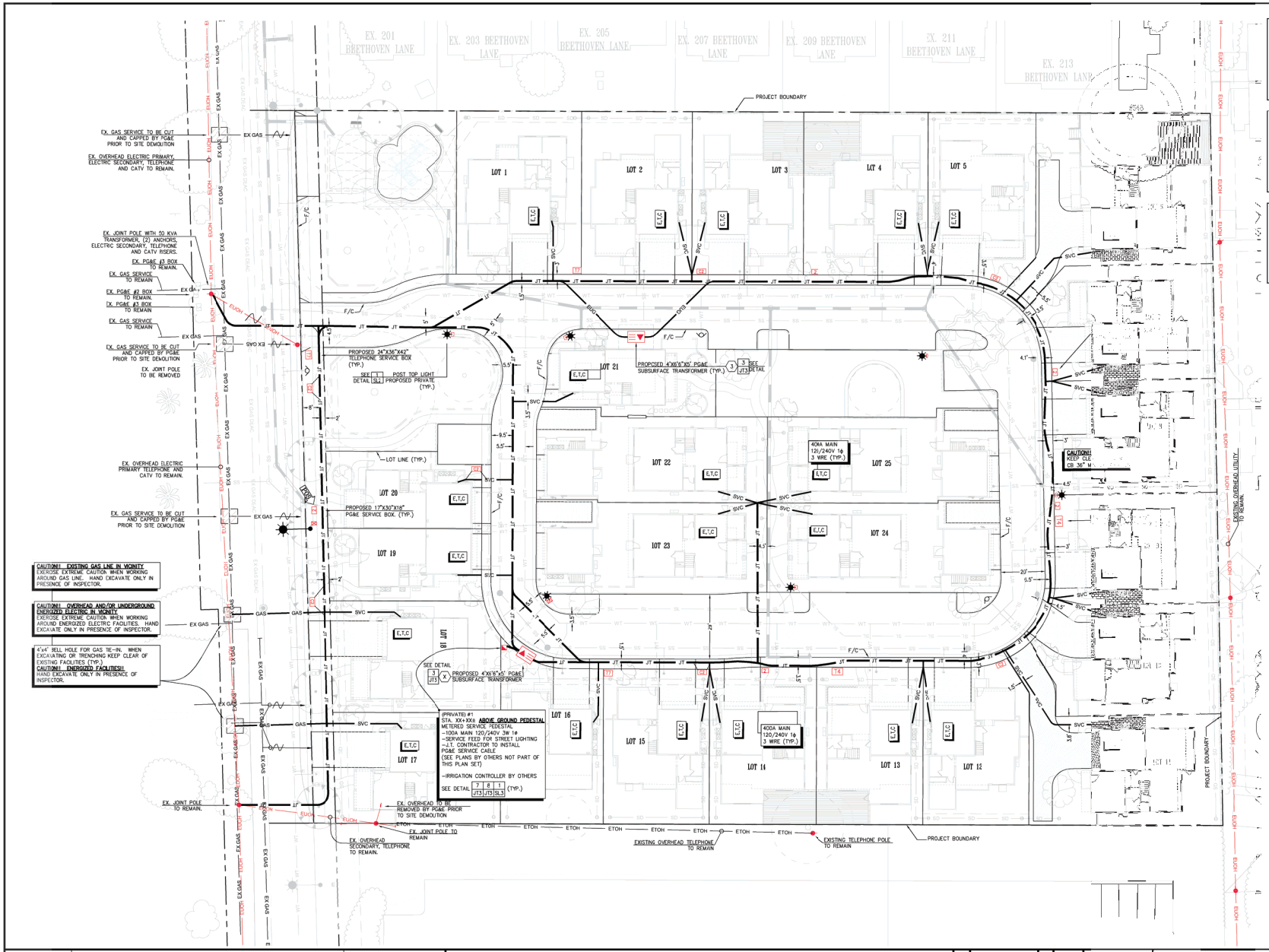
REGISTERED PROFESSIONAL ENGINEER
H. BURULLAY
C 56346
CIVIL
STATE OF CALIFORNIA

SHEET JT4 OF JT5 SHEETS



CAUTION !! CAUTION !! CAUTION !!
EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN EASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR OF ANY JOINT TRENCH CONSTRUCTION. POTHOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 2 WORKING DAYS IN ADVANCE.

CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X			X	
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

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SERVICE TERMINATION LEGEND

E,T,C — ELECTRIC, TELEPHONE, CATV LOCATION
1 METER – 400A MAIN 120/240V 1ϕ

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- Cost Analysis
- Due Diligence

JOINT TRENCH COMPOSITE PLAN

ROBSON HOMES
EAST MOZART AVENUE
CAMPBELL CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: [illegible] ED ON: 8/3/2020
SCALE: [illegible] CHECKED: KT
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REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

SHEET JT5 OF JT5 SHEETS

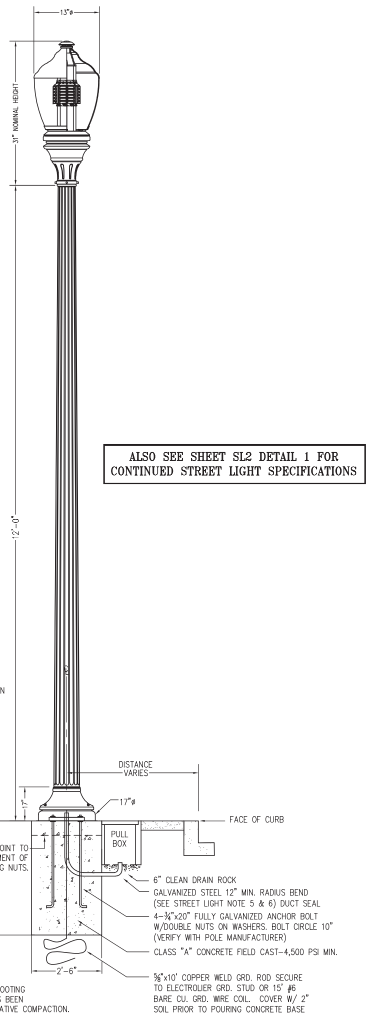
ROBSON HOMES
EAST MOZART AVENUE
CAMPBELL SANTA CLARA COUNTY CALIFORNIA

LUMINAIRE SPECIFICATIONS:
GRANVILLE II LED
CATALOG NO.:
GVD2 P30 40K AS T TDC 3 N N U RAL6005
LENS MAT'L: PRISMATIC GLASS REFRACTER
IES CLASSIFIC: TYPE III
WATTAGE: 60 WATTS
LIGHT SOURCE: LED – 4000K
LINE VOLTAGE: AUTO SENSING 120 THRU 277V

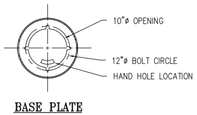
POLE SPECIFICATIONS:
CATALOG NO.:
WD-A-12-FTJ-17-P07-ABG-RAL6005
POST: WADSWORTH
MATERIAL: ALUMINUM
POLE HEIGHT: 12'-0"
SHAFT STYLE: FLUTED TAPERED (CAST),.25
BASE: 17" ROUND (TM-85)
TENON: 3" O.D. X 3" LG.
ANCHOR BOLTS: GALVANIZED STEEL
BOLT CIRCLE: 12"

ALL NON ELECTRICAL HARDWARE SHALL BE STAINLESS STEEL

COLOR & FINISH: GREEN
PAINT WARRANTY: 5 YEARS



ALSO SEE SHEET SL2 DETAIL 1 FOR CONTINUED STREET LIGHT SPECIFICATIONS



BASE PLATE

NOTE:
BASE DETAIL IS BASED ON FOOTING INSTALLED IN SOIL THAT HAS BEEN COMPACTED TO 90-95% RELATIVE COMPACTION.

QUANTITY: 6

1 / SL1 — **PRIVATE POST TOP ELECTROLIER DETAIL**
NOT TO SCALE

LEGEND

Symbol	Description
—— ESL ——	EXISTING STREET LIGHT CONDUIT
—— SL ——	PROPOSED STREET LIGHT CONDUIT
X'(XX"S.L. COND.)	STREET LIGHTING CONDUIT LABEL, X' INDICATES CONDUIT LENGTH, (XX"S.L. COND.) INDICATES CONDUIT SIZE
X'(XX)	STREET LIGHTING WIRE LABEL, X' INDICATES WIRE LENGTH, (XX) INDICATES WIRE TYPE.
(2W)	2-#8 CU. WIRE (SEE NOTE 15)
(3W)	3-#8 CU. WIRE (SEE NOTE 15)
(3WG)	2-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15
(4WG)	3-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15
	EXISTING TRAFFIC SIGNAL
	STREET LIGHTING PULL BOX STATE TYPE #3 1/2, 10" x 17" x 12"
	STREET LIGHTING GROUND BOX STATE TYPE #5, 13" x 24" x 12"
	PROPOSED PRIVATE STREET LIGHT, POST TOP
	PROPOSED PUBLIC STREET LIGHT, SINGLE ARM
	EXISTING STREET LIGHT, POST TOP
	EXISTING STREET LIGHT, SINGLE ARM
	METERED SERVICE PEDESTAL
(X)	CIRCUIT NUMBER/PHASE (SEE ELECTRIC SOURCE DETAILS)
(XXXX)	POLE NUMBER
POS	STREET LIGHT POINT OF SERVICE
F/C	FACE OF CURB

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

STREET LIGHTING SYSTEM (PUBLIC)

Item	P.G.&E.	CONTRACTOR
WIRE: FURNISH	○	●
WIRE: INSTALL	○	●
CONDUIT: FURNISH	○	●
CONDUIT: INSTALL	○	●
BASES: FURNISH	○	●
BASES: INSTALL	○	●
LUMINAIRES: FURNISH	○	●
LUMINAIRES: INSTALL	○	●
SPLICE BOXES: FURNISH	○	●
SPLICE BOXES: INSTALL	○	●
SPLICE BOXES: EXCAVATE	○	●
POLES & ARMS: FURNISH	○	●
POLES & ARMS: INSTALL	○	●

SCHEDULE: LS2A
INSTALL IN JOINT TRENCH: YES
INSTALL IN SEPARATE TRENCH: NO
CONDUIT SIZE: 1 1/2"
CONDUIT TYPE: SCH. 40
WIRE SIZE: #8 TYPE: CU

ADDITIONAL NOTES:
-DEVELOPER TO SUPPLY AND INSTALL ELECTRIC FACILITIES UNDER THE COMPETITIVE BIDDING PROVISIONS OF PG&E GREEN BOOK RULES 15, 16 AND 20.
-STREET LIGHTS TO BE MAINTAINED BY LANDSCAPING DISTRICT #X-X', UPON TRACT ACCEPTANCE.
-SEE JOINT TRENCH COMPOSITE FOR TRENCH.

STREET LIGHTING SYSTEM (PRIVATE)

Item	P.G.&E.	CONTRACTOR
WIRE: FURNISH	○	●
WIRE: INSTALL	○	●
CONDUIT: FURNISH	○	●
CONDUIT: INSTALL	○	●
BASES: FURNISH	○	●
BASES: INSTALL	○	●
LUMINAIRES: FURNISH	○	●
LUMINAIRES: INSTALL	○	●
SPLICE BOXES: FURNISH	○	●
SPLICE BOXES: INSTALL	○	●
SPLICE BOXES: EXCAVATE	○	●
POLES & ARMS: FURNISH	○	●
POLES & ARMS: INSTALL	○	●

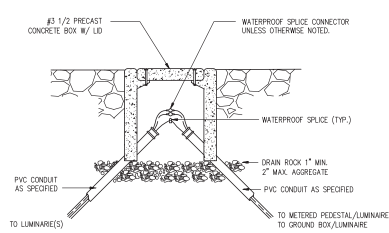
SCHEDULE: LS3
INSTALL IN JOINT TRENCH: NO
INSTALL IN SEPARATE TRENCH: YES
CONDUIT SIZE: 2"
CONDUIT TYPE: SCH. 40
WIRE SIZE: VARIES TYPE: CU

ADDITIONAL NOTES:
-PRIVATE LIGHTS TO BE MAINTAINED BY H.O.A (HOMEOWNER ASSOCIATION) UPON TRACT ACCEPTANCE.

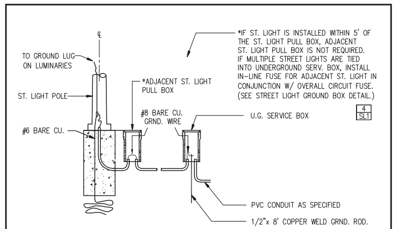
STREET LIGHTING NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL FULLY CONFORM WITH THE NATIONAL ELECTRIC CODE AND STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF CAMPBELL.
2. THE ELECTRICAL CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO PG&E SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX AS DIRECTED BY THE CITY.
3. KEEP STREET LIGHTS A MINIMUM OF 3 FEET AWAY FROM THE EDGE OF DRIVEWAYS, SEWER AND WATER LATERALS AND 5 FEET AWAY FROM FIRE HYDRANTS & CATCH BASINS.
4. TWO OR MORE STREET LIGHTS ON THE SAME CIRCUIT SHALL BE WIRED TO BALANCE THE LOAD. (SEE WIRING DIAGRAM), UNLESS OTHERWISE NOTED.
5. CONDUIT AND FITTINGS: ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED SCHEDULE 40 P.V.C., USE MINIMUM 1 1/2" SCH. 40 P.V.C. CONDUIT AND FITTINGS BELOW GRADE, UNLESS OTHERWISE NOTED OR REQUIRED. MINIMUM RADIUS BENDS SHALL BE 18". FOR ABOVE GROUND INSTALLATION USE METALLIC RIGID STEEL CONDUIT. PROVIDE PULL WIRE IN EMPTY CONDUITS. ALL CROSSINGS TO BE PERPENDICULAR TO STREET.
6. CONDUIT DEPTH: 24" UNDER SIDEWALK: 24" UNDER PLANTER STRIP: 30" UNDER PAVEMENT.
7. CABLE: CABLE SHALL BE U.L. A.W.G. NO. 8, 7-STRAND SOFT COPPER, TYPE THW OR THWN WITH MINIMUM OF 3/64" (40 MIL) POLYVINILCHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED (40 MIL INSULATION).
8. SPLICE BOXES: SPLICE BOXES SHALL BE NO. 3-1/ 2 STATE TYPE WITH LID AND BRASS HOLD DOWN BOLTS, UNLESS OTHERWISE NOTED. LIDS TO BE INSCRIBED 'STREET LIGHTING'. SPLICE BOXES SHALL NOT BE MORE THAN 200 FEET APART ON LONG RUNS. SPLICE BOXES TO BE SET ON A CONCRETE FOOTING WHEN SUBJECT TO TRAFFIC LOAD.
9. FUSES: EACH POLE SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS AT EACH ADJACENT BOX WITH 5 AMP FUSE. FOR DUPLEX LIGHTS, EACH LUMINAIRE SHALL BE FUSED SEPARATELY.
10. SPLICING: ALL SPLICES SHALL BE MADE IN HAND HOLES OR SPLICE BOXES ONLY. SPLICES SHALL BE MADE WITH "STACK -ON" CRIMP JOINTS, "SCOTCH LOCK" FASTENERS, OR APPROVED EQUAL. ON SPLICES MADE BELOW GRADE, WRAP WITH MOISTURE PROOF INSULATION THICKNESS.
11. POLE NUMBERS: OBTAIN AND PLACE POLE NUMBERS ON ALL STREET LIGHT STANDARDS AS REQUIRED. COORDINATE WITH PG&E AND/OR CITY FOR THEIR REQUIREMENTS.
12. TRENCH: CONDUIT CAN BE PLACED IN JOINT TRENCH. THE CONDUIT LAYOUT IS SHOWN SCHEMATICALLY. SEE COMPOSITE DRAWING FOR TRENCH AND BOX LOCATIONS. ANY INCIDENTAL TRENCHING NOT PROVIDED BY TRENCHING AGENT IS CONTRACTOR'S RESPONSIBILITY.
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
14. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
15. CONTRACTOR TO CONSULT WITH LOCAL AGENCIES FOR THEIR CIRCUIT GROUNDING REQUIREMENTS. IF GROUND WIRE IS REQUIRED IN CONDUIT, INSTALL ACCORDINGLY.
16. LEGEND SYMBOLS ARE SHOWN IN STREET AREA FOR CLARITY. INSTALL BEHIND CURB AND/OR SIDEWALK PER THE CITY SPECIFICATIONS KEEP CLEAR OF DRIVEWAYS AND PATHWAYS (TYPICAL).
17. CENTERLINE OF STREET LIGHTS SHALL BE LOCATED ON THE LOT LINE UNLESS OTHERWISE NOTED ON THESE PLANS.
18. ANY CHANGES OR MODIFICATIONS TO PROPOSED STREET LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY PRIOR TO INSTALLATION.
19. SET ALL STREET LIGHTS TO ULTIMATE FINISHED GRADE. CONSULT WITH CITY FOR PROPER PHYSICAL PROTECTION AND/OR SIGNING AND STRIPING ADJACENT TO ANY STREET LIGHTS INSTALLED IN THEIR ULTIMATE LOCATIONS THAT ARE NOT PROTECTED BY A VERTICAL CURB. BERM AND COMPACT EARTH TO FINISHED GRADE A MINIMUM OF 5' AROUND STREET LIGHT BASES AT THESE LOCATIONS.
20. CONTACT U.S.A. (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".
21. STREET LIGHT CONDUIT BENDS SHALL HAVE A MINIMUM 18" RADIUS. UNLESS OTHERWISE SHOWN ON THE PLANS, NO BEND SHALL BE INSTALLED IN THE STREET LIGHT SYSTEM WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
22. ALL BOXES ARE TO BE INSTALLED WITHIN THE R/W AND/OR P.U.E. AREA.

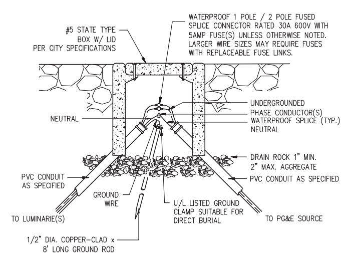
FOR REVIEW ONLY



2 / SL1 — **STREET LIGHTING PULL BOX DETAIL**
NOT TO SCALE



3 / SL1 — **PUBLIC STREET LIGHTING GROUNDING DETAIL**
NOT TO SCALE



4 / SL1 — **PUBLIC STREET LIGHT GROUND BOX DETAIL**
NOT TO SCALE

813 First Street
Brentwood, CA 94513
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(925) 240-7013 fax
www.tarrar.com

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STREET LIGHTING GENERAL NOTES AND DETAILS
ROBSON HOMES
EAST MOZART AVENUE
CAMPBELL CALIFORNIA

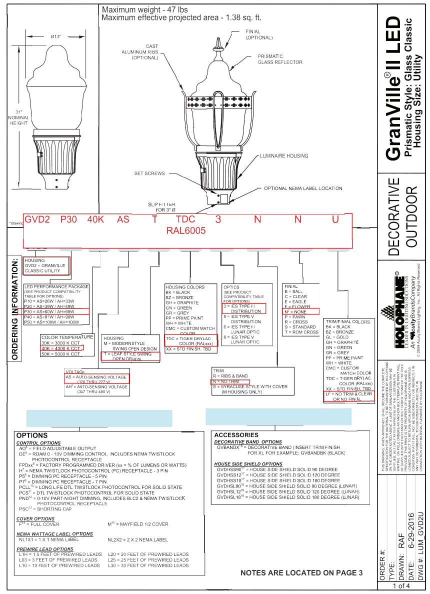
NO.	REVISIONS	BY	DATE

DATE: JUNE 2019 | DATE LAST WORKED ON: 8/4/2020
SCALE: NOT TO SCALE | DRAWN: SM | CHECKED: KT
JOB NO.: 219046 | PRELIMINARY NOT FOR CONSTRUCTION

811 CALL BEFORE YOU DIG — U S A — UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — ARTURO OCAMPO CABRERA — E 010569 — Exp. 6-30-21 — ELECTRICAL — STATE OF CALIFORNIA

SHEET SL1 OF SL5 SHEETS



Performance Data

AS Voltage Option Data

LED Package	Distribution	System Watts	30K (3000K, 70 CRI) Lumens	LPW	B	U	G	40K (4000K, 70 CRI) Lumens	LPW	B	U	G	50K (5000K, 70 CRI) Lumens	LPW	B	U	G
P10	3	26	3,024	116	1	3	3	3,180	122	1	3	3	3,180	122	1	3	3
	5	26	3,023	116	2	3	2	3,179	122	2	3	2	3,179	122	2	3	2
P20	3	39	4,990	128	2	4	4	5,247	135	2	4	4	5,247	135	2	4	4
	5	39	4,988	128	3	4	3	5,245	134	3	4	3	5,245	134	3	4	3
P30	3	60	7,076	118	2	5	4	7,440	124	2	5	4	7,440	124	2	5	4
	5	60	7,074	118	3	4	3	7,438	124	3	5	3	7,438	124	3	5	3
P40	3	81	8,847	109	3	5	5	9,303	115	3	5	5	9,303	115	3	5	5
	5	81	8,845	109	3	5	4	9,300	115	4	5	4	9,300	115	4	5	4
P50	3	100	10,359	104	3	5	5	10,892	109	3	5	5	10,892	109	3	5	5
	5	100	10,356	104	4	5	4	10,889	109	4	5	4	10,889	109	4	5	4

AH Voltage Option Data

LED Package	Distribution	System Watts	30K (3000K, 70 CRI) Lumens	LPW	B	U	G	40K (4000K, 70 CRI) Lumens	LPW	B	U	G	50K (5000K, 70 CRI) Lumens	LPW	B	U	G
P10	3	33	3,024	92	1	3	3	3,180	96	1	3	3	3,180	96	1	3	3
	5	33	3,023	92	2	3	2	3,179	96	2	3	2	3,179	96	2	3	2
P20	3	49	4,990	102	2	4	4	5,247	107	2	4	4	5,247	107	2	4	4
	5	49	4,988	102	3	4	3	5,245	107	3	4	3	5,245	107	3	4	3
P30	3	68	7,076	104	2	5	4	7,440	109	2	5	4	7,440	109	2	5	4
	5	68	7,074	104	3	4	3	7,438	109	3	5	3	7,438	109	3	5	3
P40	3	90	8,847	98	3	5	5	9,303	103	3	5	5	9,303	103	3	5	5
	5	90	8,845	98	3	5	4	9,300	103	4	5	4	9,300	103	4	5	4
P50	3	100	10,359	104	3	5	5	10,892	109	3	5	5	10,892	109	3	5	5
	5	100	10,356	104	4	5	4	10,889	109	4	5	4	10,889	109	4	5	4

FPDxx Data Table (Only Available With AS Option)

FPDxx setting	P10 30K	P10 40K	P10 50K
	Not Available	Not Available	Not Available

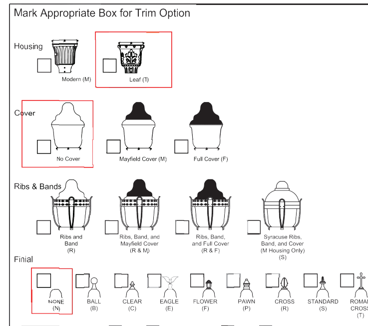
FPDxx setting	AS Wattage	P20 30K 3	P20 30K 5	P20 40K 3	P20 40K 5	P20 50K 3	P20 50K 5
Standard	39	4,990	4,988	5,247	5,245	5,247	5,245
FPD95	38	4,770	4,768	5,016	5,014	5,016	5,014
FPD90	36	4,546	4,545	4,781	4,779	4,781	4,779
FPD85	34	4,320	4,318	4,543	4,541	4,543	4,541
FPD80	32	4,091	4,089	4,301	4,300	4,301	4,300
FPD75	30	3,858	3,856	4,057	4,055	4,057	4,055

FPDxx setting	AS Wattage	P30 30K 3	P30 30K 5	P30 40K 3	P30 40K 5	P30 50K 3	P30 50K 5
Standard	60	7,076	7,074	7,440	7,438	7,440	7,438
FPD95	57	6,897	6,895	7,252	7,250	7,252	7,250
FPD90	54	6,696	6,694	7,040	7,038	7,040	7,038
FPD85	51	6,473	6,471	6,806	6,804	6,806	6,804
FPD80	48	6,229	6,227	6,549	6,547	6,549	6,547
FPD75	45	5,964	5,963	6,271	6,269	6,271	6,269

FPDxx setting	AS Wattage	P40 30K 3	P40 30K 5	P40 40K 3	P40 40K 5	P40 50K 3	P40 50K 5
Standard	81	8,847	8,845	9,303	9,300	9,303	9,300
FPD95	76	8,549	8,547	8,989	8,986	8,989	8,986
FPD90	72	8,233	8,231	8,657	8,654	8,657	8,654
FPD85	68	7,900	7,898	8,307	8,304	8,307	8,304
FPD80	64	7,549	7,547	7,938	7,936	7,938	7,936

FPDxx setting	AS Wattage	P50 30K 3	P50 30K 5	P50 40K 3	P50 40K 5	P50 50K 3	P50 50K 5
Standard	100	10,359	10,356	10,892	10,889	10,892	10,889
FPD95	95	10,097	10,094	10,616	10,613	10,616	10,613
FPD90	90	9,802	9,799	10,306	10,304	10,306	10,304
FPD85	85	9,476	9,473	9,963	9,960	9,963	9,960

GranVille® II LED
Prismatic Style: Glass Classic
Housing Size: Utility
DECORATIVE OUTDOOR
2 of 4



Specifications

GENERAL DESCRIPTION

OPTICAL SYSTEM

LUMINAIRE HOUSING

LUMINAIRE HOUSING / DOOR

ELECTRICAL MODULE

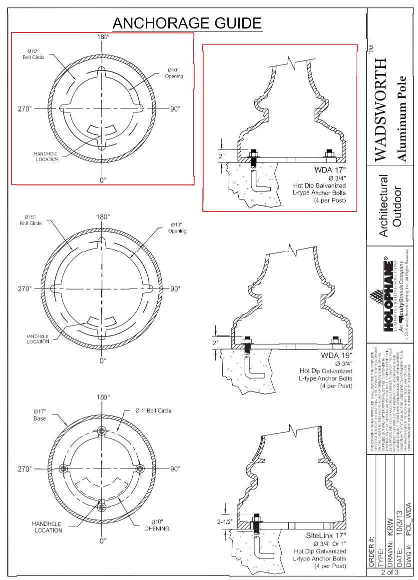
DRIVER

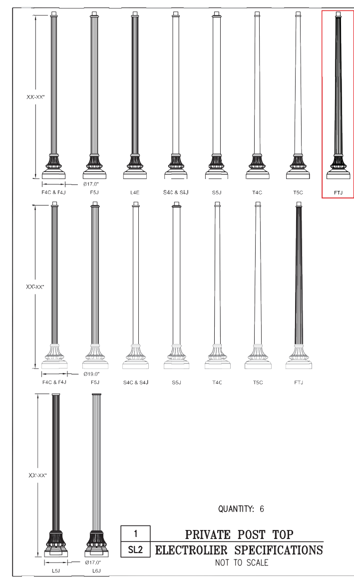
FINISH

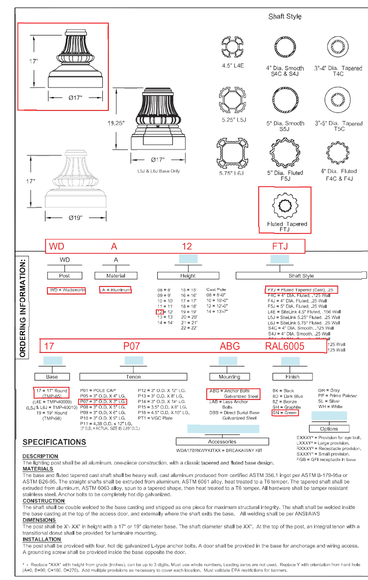
WARRANTY

NOTE

GranVille® II LED
Prismatic Style: Glass Classic
Housing Size: Utility
DECORATIVE OUTDOOR
4 of 4







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STREET LIGHTING GENERAL NOTES AND DETAILS

ROBSON HOMES
MOZART AVE
CAMPBELL CALIFORNIA

NO.	REVISIONS	BY	DATE

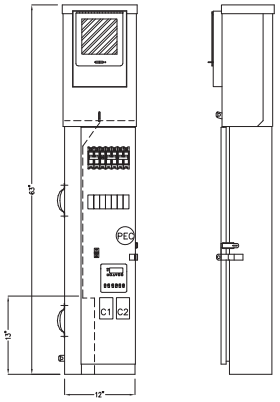
DATE: JUNE 2019	DATE LAST WORKED ON: 8/4/2020
SCALE: NOT TO SCALE	DRAWN: SM / CHECKED: KT
JOB NO.: 219046	PRELIMINARY NOT FOR CONSTRUCTION

811 CALL BEFORE YOU DIG — USA — UNDERGROUND SERVICE ALERT

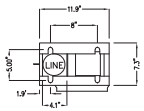
REGISTERED PROFESSIONAL ENGINEER — ARTURO OCAMPO CABRERA — E 010569 — Exp. 6-30-21 — ELECTRICAL — STATE OF CALIFORNIA

SHEET SL2 OF SL5 SHEETS

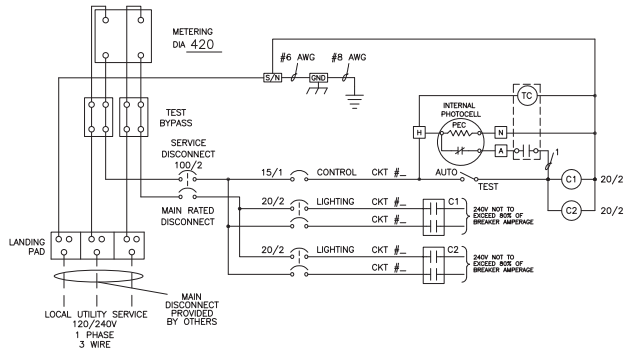
LIGHTING



FRONT VIEW RIGHT SIDE



BASE PLAN



NOTE: LOAD CURRENT FOR ALL BREAKERS NOT TO EXCEED 80% OF BREAKER AMPERAGE

SERVICE EQUIPMENT WIRING DIAGRAM

ENCLOSURE CONSTRUCTION NOTES

1. EXTERIOR 12 GA. H.D. GALV. STEEL AND INTERIOR 14 GA. COLD ROLLED STEEL ELECTRICALLY WELDED AND REINFORCED WHERE REQUIRED.
2. CONSTRUCTION WILL BE NEMA 3R, RAINTIGHT.
3. ALL NUTS, BOLTS AND SCREWS WILL BE STAINLESS STEEL.
4. NUTS, BOLTS & SCREWS WILL NOT BE VISIBLE FROM OUTSIDE OF ENCLOSURE.
5. NAMEPLATES WILL BE PROVIDED AS REQUIRED.
6. CONTROL WIRING WILL BE MARKED AT BOTH ENDS BY PERMANENT WIRE MARKERS.
7. A PLASTIC COVERED WIRING DIAGRAM WILL BE ATTACHED TO THE INSIDE OF THE FRONT DOOR.
8. ENCLOSURE WILL BE FACTORY WIRED AND CONFORM TO REQUIRED NEMA AND UL 508A STANDARDS.
9. COLOR TO BE: RANCH GREEN

TESCO
TESCO CORPORATION DBA. TESCO CORP. Bakersfield, CA.
P.O. #: 256-1035
INDUSTRIAL CONTROL PANEL

VOLTAGE	PHASE	WIRES	AMPERE AMPERES	HZ
120/240	1	3	100	60

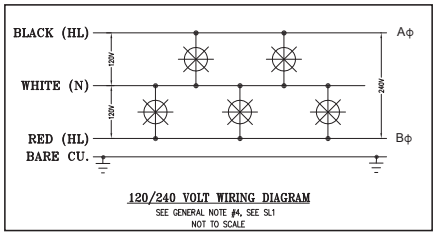
SUITABLE FOR USE ON A CIRCUIT CAPABLE OF DELIVERING NOT MORE THAN

AMPERES		VOLTAGE	
10,000	RMS SYM.	240	V

METER SOCKET RATING 100 A CONT.
ENCLOSURE TYPE 3R
SUITABLE ONLY FOR USE AS SERVICE EQUIPMENT

CONTACT TESCO
916-395-8800
FOR ORDERING DETAIL

1	METERED SERVICE PEDESTAL
SL3	100A 120/240V 1ø 3W MAIN BRKR. TYPE III WITH TIME CLOCK AND P.E.C. OR APPROVED EQUAL.



120/240 VOLT WIRING DIAGRAM
SEE GENERAL NOTE #4, SEE SL1
NOT TO SCALE

SINGLE PHASE

PROJECT: XXX — PANEL - METERED SERVICE PEDESTAL

SERVICE	LOAD LTG	LOAD REC	LOAD DED	LOAD MOT	CB P	CB A	A	B	CB P	CB A	LOAD LTG	LOAD REC	LOAD DED	LOAD MOT	SERVICE
SPACE	X	X	X	X	P	A	1	2	P	A	X	X	X	X	SPACE
SPACE							3	4							SPACE
SPACE							5	6							SPACE
SPACE							7	8							SPACE
SPACE							9	10							SPACE
SPACE							11	12							SPACE
SPACE							13	14							SPACE
SPACE							15	16							SPACE
SPACE							17	18							SPACE
SPACE							19	20							SPACE
TOTALS															TOTALS

VOLTS: 120/240, 1PH, 3W MTG: XXX
SCA: XXX
MAINS: 100 AMP
(xxKVA = xxxA)

CAPACITY: XXA
USED: XXA
FUTURE: XXA

LIGHTING: X (125%)
RECEPTS: X
DEDICATED: X
MOTORS: X
TOTAL: X KVA = xxxA

VOLTAGE DROP CALCULATIONS

COLOR	DISTANCE	LOAD WATT	LOAD VOLT/AMP	VOLTAGE 120/240	WIRE SIZE	% VOLTAGE DROP	CIRCUIT #	PUMP

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- Cost Analysis
- Due Diligence

STREET LIGHTING GENERAL NOTES AND DETAILS
ROBSON HOMES
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REGISTERED PROFESSIONAL ENGINEER ALFREDO OCAMPO CAMPOS E 010569 Exp. 6-30-21 ELECTRICAL STATE OF CALIFORNIA

SHEET SL3 OF SL5 SHEETS

LEOTEK LITE-ON GROUP

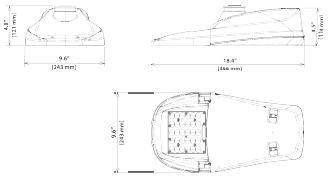
GreenCobra™ Jr. LED Street Light

GCJ J-Series Specification Data Sheet

Project	City of Campbell
Type	2R distribution, 3000K, 20 watts, 3,106 lumens
Catalog No.	GCJ1-30J-MV-30K-2R-GY-030-PCR7-CR-WL-RWG

Luminaire Data

Weight 7 lbs [3.2 kg]
EPA 0.39 ft²



Ordering Information

GCJ1	30J	MV	30K	2R	GY	030	PCR7-CR-WL-RWG
Model*	LED Code	Voltage	Color Temperature	Distribution	Finish[1]	Output Code[2]	Options
GCJ3*	30J	MV 120-277V	27K 2700K	2R Type 2	GY Gray	Refer to Page 3 to select the performance code.	FOC[3] Fixed Output Code
GCJ2*		HV 347-480V	30K 3000K	3R Type 3R	DB Dark Bronze		LPCR[4] Less Photocontrol Receptacle
GCJ3*			40K 4000K	3F Type 3F	BK Black		PCR7[5] ANSI 7-wire Photocontrol Receptacle
			50K 5000K	4 Type 4			PCR7-CR Control Ready 7-wire IC Receptacle
				5 Type 5			WL Utility Wattage Label
							4B 4-Bolt Mounting Bracket
							RWG Rubber Wildlife Guard
							SWTB[6] Straight Wire Terminal Block
							BBL Bubble Level
							DSC Door Safety Cable
							CF[7] Coastal Paint Finish
							SP2[8] Extreme Surge Protection, 20kV/10kA, Fail-on
							LSSP2[9] Extreme Surge Protection, Fail-to-off

* Refer to performance data table on page 3 for specific model with corresponding output code

Notes:
1. Gray, Black, and Dark Bronze standard. Consult factory for other finishes. See page 2 for RAL codes of Standard Finishes.
2. Specified output code is the factory set lumen performance. Refer to performance data table on page 3 of this spec sheet. Field adjustable output selector enables fixture to be changed in the field to adjust light output for local conditions (not available with Fixed Output Code, FOC) or PCR7-CR option. Consult factory if wattage limits require a special drive current.
3. Non field adjustable, fixed output code. Specify required output code. Not available with PCR7-CR option.
4. Includes output selector that enables field adjustability of light levels. Includes connectors to allow easy upgrade of wireless dimming via PCR7. Wireless node by others.
5. Control-ready wired at factory for wireless node dimming (node by others). Output selector not included in the fixture. Not able to adjust above specified output code.
6. Specify the CF option for coastal installation. See warranty for details.
7. Standard surge protection, 10kV/5kA, fail-to-on, meets enhanced surge protection based on ANSI C136.25 2015 3 part test.
8. Flush mounted house side shield. Shield cuts light off at 1 mounting height behind luminaire. Gray frame with black louvres.
9. Flush mounted cul-de-sac shield. Shield cuts light off at 1 mounting height behind luminaire and 2 times the mounting height on either side of luminaire. Gray frame with black louvres.
10. Flush mounted front side shield cuts light off at approximately 1½ mounting height in front of luminaire (street side). Gray frame with black louvres.
11. Specify Color (GY, DB, BK). Refer to Leotek web site for specific mounting details and drawings at https://leotek.com/lighting-library/
12. Specify MV (120-277V) or HV (347-480V).

Accessories*

HSSJGCJ[1]	House Side Shield, Snap-On*
CSSJGCJ[2]	Cul-De-Sac Side Shield, Snap-On*
FSSJGCJ[3]	Front Side Shield, Snap-On*
SPB[4]	Square Pole Horizontal Arm Bracket
RPB[5]	Round Pole Horizontal Arm Bracket
PTB[6]	Pole Top Tenon Horizontal Arm Bracket
PTB2[7]	Pole Top Tenon Horizontal Arm Bracket (2@180°)
WB[8]	Wall Horizontal Arm Bracket
BSK	Bird Deterrent Spider Kit
LLPC[9]	Long Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap

*Accessories are ordered separately and not to be included in the catalog number. For factory installed HSS, CSS, and FSS specify as optional in luminaire catalog number.

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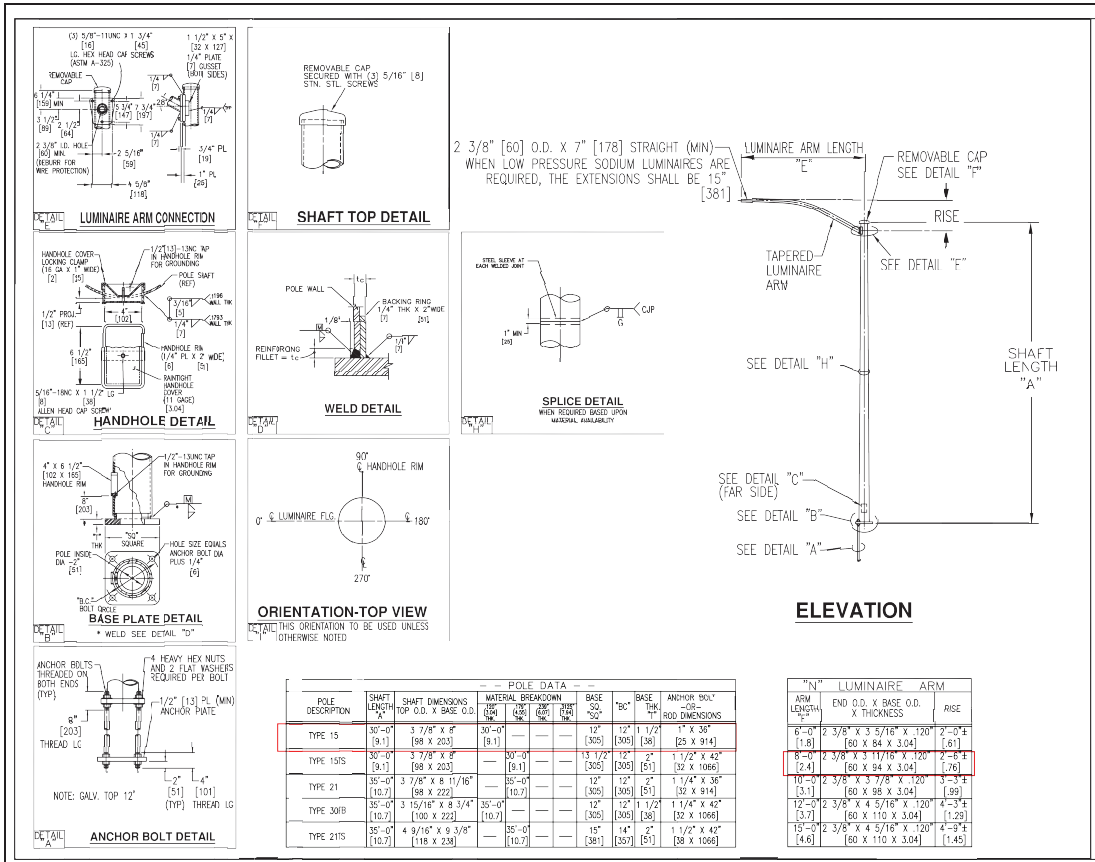
SPECIFICATIONS
MANUFACTURER: LEOTEK
MODEL NUMBER: GCJ1-30J-MV-30K-2R-GY-030-PCR7-CR-WL-RWG
(20W) WITH LONG LIFE PHOTOCELL
QUANTITY: 3



POLE DESCRIPTION	SHAFT LENGTH "A"	SHAFT DIMENSIONS TOP O.D. X BASE O.D.	MATERIAL BREAKDOWN SHAFT (1/4" THK.)	BASE (1/4" THK.)	ARM (1/4" THK.)	BASE (1/4" THK.)	BASE "SQ." "SQ."	"BC"	BASE THK. "T"	ANCHOR BOLT -OR- ROD DIMENSIONS
TYPE 15	30'-0" [9.1]	3 7/8" X 8" [98 X 203]	30'-0" [9.1]	—	—	—	12" [305]	12" [305]	1 1/2" [38]	1" X 36" [25 X 914]
TYPE 15TS	30'-0" [9.1]	3 7/8" X 8" [98 X 203]	—	30'-0" [9.1]	—	—	13 1/2" [305]	12" [305]	2" [51]	1 1/2" X 42" [32 X 1066]
TYPE 21	35'-0" [10.7]	3 7/8" X 8 11/16" [98 X 222]	—	35'-0" [10.7]	—	—	12" [305]	12" [305]	2" [51]	1 1/4" X 36" [32 X 914]
TYPE 30FB	35'-0" [10.7]	3 15/16" X 8 3/4" [100 X 222]	35'-0" [10.7]	—	—	—	12" [305]	12" [305]	1 1/2" [38]	1 1/4" X 42" [32 X 1066]
TYPE 21TS	35'-0" [10.7]	4 9/16" X 9 3/8" [116 X 238]	—	35'-0" [10.7]	—	—	15" [381]	14" [357]	2" [51]	1 1/2" X 42" [38 X 1066]

"N" LUMINAIRE ARM		
ARM LENGTH "E"	END O.D. X BASE O.D. X THICKNESS	RISE
6'-0" [1.8]	2 3/8" X 3 5/16" X .120" [60 X 84 X 3.04]	2'-0"± [.61]
8'-0" [2.4]	2 3/8" X 3 11/16" X .120" [60 X 94 X 3.04]	2'-6"± [.76]
10'-0" [3.1]	2 3/8" X 3 7/8" X .120" [60 X 98 X 3.04]	3'-3"± [.99]
12'-0" [3.7]	2 3/8" X 4 5/16" X .120" [60 X 110 X 3.04]	4'-3"± [1.29]
15'-0" [4.6]	2 3/8" X 4 5/16" X .120" [60 X 110 X 3.04]	4'-9"± [1.45]

--GENERAL NOTES--

MATERIAL SPECIFICATIONS	
SHAFT	STEEL OF 55 K.S.I. MINIMUM YIELD AFTER FABRICATION
BASEPLATES/FLANGES AND MISC. PLATE	STEEL OF 50 K.S.I. MINIMUM YIELD
MISC. MATERIAL	STEEL OF 50 K.S.I. MINIMUM YIELD
PIPE	ASTM A-53 GR. "B" OR A-500 GR. "B"
ANCHOR BOLTS	ASTM F-1554 GR. 55
MANUFACTURING PROCESSES	
BUTT WELDS	GROUND FLUSH WITH BASE METAL
LONGITUDINAL WELDS	BUTT WELDED BY THE ELECTRICAL RESISTANCE WELD PROCESS
CIRCUMFERENTIAL WELDS	BUTT WELD WITH PERMANENT BACK-UP RING
FINISH COATING	
STRUCTURE	HOT DIP GALVANIZE PER ASTM A-123
HARDWARE	HOT DIP GALVANIZE PER ASTM A-153
DESIGN CRITERIA	
STRUCTURE AND HARDWARE	REF.: 2010 CALTRANS RSP. PLAN ES-6A, ES-6E & ES-7A DATED 7/15/16 OR 2015 CALTRANS RSP PLAN ES-6A, ES-6F & ES-7A DATED 7/15/16 & 7/21/17.
WELDING	IN ACCORDANCE WITH LATEST EDITION OF AWS D1.1 WELDING CODE OR AS SPECIFIED IN PROJECT PLANS

NOTE:
1.) WHEN ORDERING A POLE AND ARM, ADD THE ARM LENGTH AFTER THE POLE TYPE IN THE CATALOG NUMBER
EXAMPLE: TYPE 15-15-DWG NO.
POLE TYPE — ARM LENGTH
2.) DIMENSIONS IN [ ] ARE METRIC. FEET ARE CONVERTED TO METERS, INCHES TO MILLIMETERS.

REV	DATE	DESCRIPTION	BY	APPR
D	7/10/18	REVISED SPLICE DETAIL	JWM	SAD
C	6/17	REVISED CALTRANS RSP DATES	GL	GM
B	6/17	REMOVED "20'15" FROM TITLE BLOCK	GL	MHM
A	5/17	REVISED STRUCTURE NOTE	GL	GM

A. Ornon POLE PRODUCTS DIVISION
STANDARD CALTRANS TYPE 15, 15TS, 21, 21TS & 30FB LIGHTING STANDARD
THE DOCUMENT CONTAINS INFORMATION WHICH IS PROPRIETARY TO ARNON, IT SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN PERMISSION OF ARNON.
DRAWN: AC | DATE: 10/16 | SCALE: | DWG. NO.: CA15024 | REV.: D
APPR: JJ | DATE: 11/16 | NTS

1 SL4 LUMINAIRE DETAIL
NOT TO SCALE

2 SL4 PUBLIC STREET LIGHT DETAIL
NOT TO SCALE

FOR REVIEW ONLY

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7813 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

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- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- N.E.P. Design
- Cost Analysis
- Due Diligence

STREET LIGHTING GENERAL NOTES AND DETAILS

ROBSON HOMES
MOZART AVE
CAMPBELL CALIFORNIA

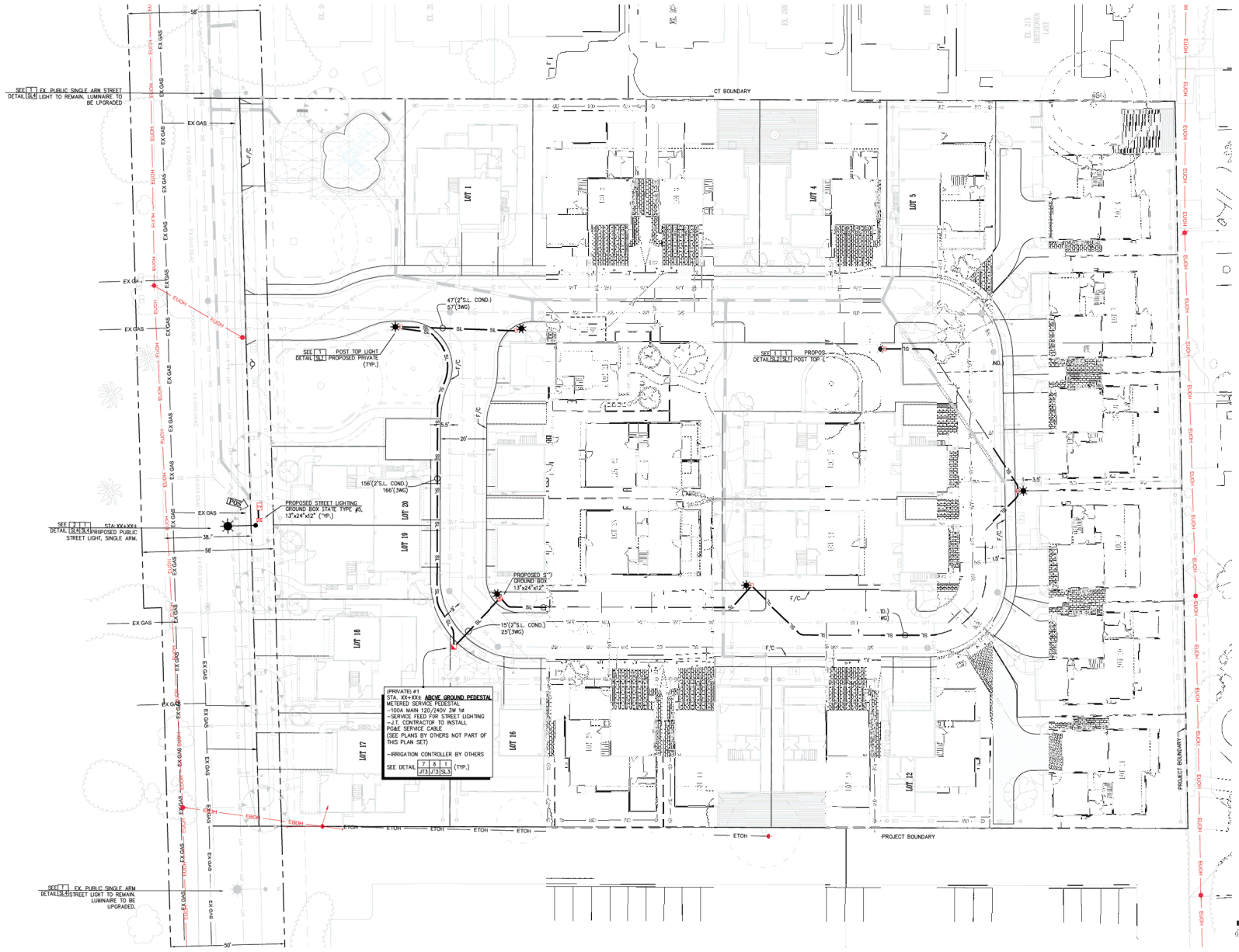
NO.	REVISIONS	BY	DATE

DATE: JUNE 2019 | DATE LAST WORKED ON: 8/4/2020
SCALE: NOT TO SCALE | DRAWN: SM | CHECKED: KT
JOB NO.: 219046
PRELIMINARY NOT FOR CONSTRUCTION

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ALFREDO GUAMPO CAMPOS E 010569 Exp. 6-30-21 ELECTRICAL STATE OF CALIFORNIA

SHEET SL4 OF SL5 SHEETS



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- M.E.P. Design
- Cost Analysis
- Due Diligence

STREET LIGHTING SITE PLAN

ROBSON HOMES
EAST MOZART AVENUE
CAMPBELL CALIFORNIA

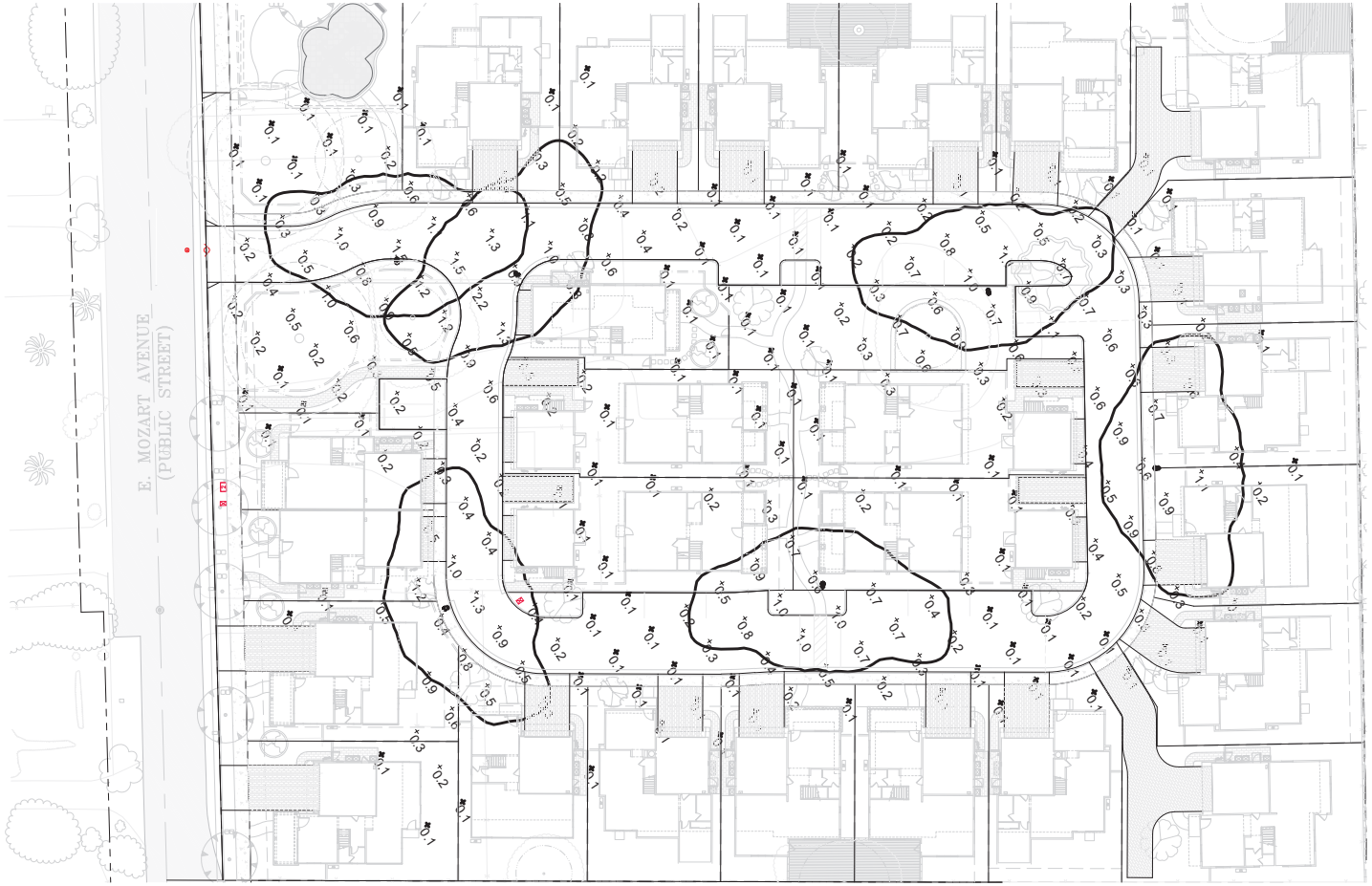
NO.	REVISION	BY	DATE

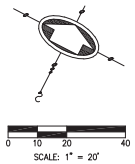
DATE: 8/4/2020
CHECKED: KT

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
CAMPO
E 010569
Exp. 6-30-21
ELECTRICAL
STATE OF CALIFORNIA

SHEET SL5 OF SL5 SHEETS





STATISTICS

DESCRIPTION	SYMBOL	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
MAIN CALC ZONE	+	0.4 FC	2.2 FC	0.1 FC	22.0:1	4.0:1

SCHEDULE

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	FILENAME	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
⊡	C	6	HOLOPHANE	GVD2 P30 40K AS 3 N	GRANVILLE 2 LED, LED PACKAGE 30, 60W, 4000K, 120–277V, TYPE 3 DISTRIBUTION, NO TRIM	LED COB	1	GVD2_P30_40K_AS _3_N.ies	7440	0.89	60

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(925) 240-2595
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- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- N.E.P. Design
- Cost Analysis
- Due Diligence

PHOTOMETRIC EXHIBIT–ONSITE

ROBSON HOMES
EAST MOZART AVENUE
CAMPBELL CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JUNE 2019 | DATE LAST WORKED ON: 8/6/2020
SCALE: 1"=20' | DRAWN: KP | CHECKED: KT
JOB NO.: 219046

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET PE1 OF PE2 SHEETS

ROBSON HOMES

File No. PLN2019-148
Affordable Housing Plan (CMC 21.20.130) for 16179 E. Mozart Avenue

Pursuant to the City's comment letter dated January 31, 2020, additional information is being provided to satisfy the requirements listed under item #3 of the CMC Sec. 21.20.130 – Affordable housing plan submittal; requirements for application for density bonus and other incentives. The written narrative below follows the numbering format for item #3 (responses provided for applicable items only).

a. Robson Homes is requesting a 32.5% density bonus for the project. Per the CMC, Section 21.20.090 – Summary tables, density bonus can be achieved based on BMR type and percentage of BMR type offered. For a 32.5% density bonus, the required BMR provision for very low is 10%. The base density of the 3.15 gross acre project site is 6 dwelling units per gross acre or 19 units. Robson will provide 2 very low units (10% of 19 units) which will allow a density bonus of 7 units for a total of 25 units. Robson is not requesting any incentives, concessions, waivers, modifications of development standards, or reduced parking standards.

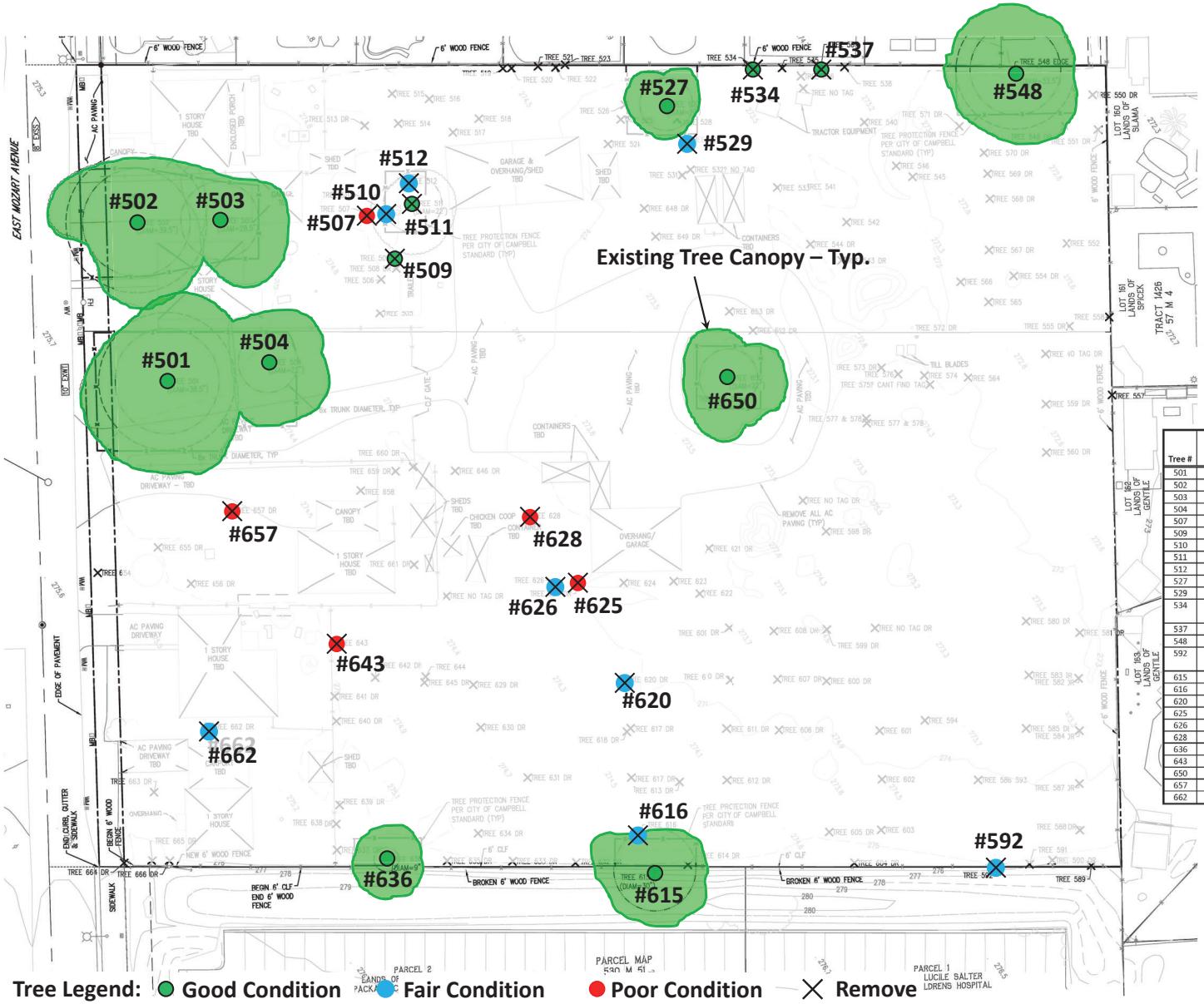
b. In a previous site design, the 2 very low income units were located on separate lots along Mozart Avenue. However, based on the arborist's recommendations, one BMR unit was relocated away from an existing protected oak tree and paired with the second BMR unit, creating a duet building (Lot 19 and Lot 20). The current site design preserves 4 existing large oaks along Mozart Avenue, adds a pocket park that is accessible to the entire neighborhood, and provides greater side yard separations for half of the homes. The pocket park is a significant community benefit, unifying the neighborhood and creating a sense of place. The level of affordability for the 2 VLI units is based on the City's VLI pricing for a 3-bedroom, 2 ½ bathroom home ($223,289 ea).

m. There are five one-story residential homes on the property along E. Mozart Avenue: 1615 (1 bed, 1 bath, 1-car port), 16157 (3 bed, 1 bath, 1-car garage), 16163 (1 bed, 1 bath, 1-car port), 16187 (2 bed, 1 bath, 2-car detached garage), and 18187 (1 bed, 1 bath, 1-car garage). These small homes range in size from 625 SF to 1,100 SF. Two of the homes are currently rented to single individuals; their incomes are unknown. The incomes and household sizes of past tenants in the five-year period preceding the date of the project application submittal are also unknown. The rear of the property behind the homes was leased to a tree service company to park its vehicles.

n. There is no recorded covenant, ordinance, or law restricting the rents to affordable levels in the 5-year period preceding the submittal date of our application for the 5 existing homes.

ROBSON HOMES, LLC
2185 THE ALAMEDA, SUITE 150, SAN JOSE, CA 95126
phone 408.345.1767 *fax* 408.345.1768 *web* www.robsonhomes.com

Protected Tree Preservation Plan



NOTE:
1. SEE SHEET C4 FOR TREE INVENTORY PROVIDED BY ROBSON HOMES
2. SEE SHEET C4 FOR CITY OF CAMPBELL STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

LEGEND

TREE 739 — EXISTING TREE TO BE REMOVED

TREE 739 (DIAM=) — EXISTING TREE TO BE PROTECTED PER CITY DETAIL LSD-9 (TRUNK DIAM)

TREE CANOPY PER SURVEY

Tree #	Tree Species	Trunk Diameter (in.)	Condition	Status	Notes
501	Coast Live Oak	38.5	Good	Retain	
502	Coast Live Oak	39.5	Good	Retain	
503	Coast Live Oak	28.5	Fair	Retain	
504	Coast Live Oak	22	Fair	Retain	
507	Coast Live Oak	13,12	Poor	Remove	
509	Coast Live Oak	18	Good	Remove	
510	Coast Live Oak	13	Poor	Remove	leans into 507
511	Coast Live Oak	22	Good	Remove	dominant of the tree cluster
512	Coast Live Oak	13, 7, 16	Poor	Remove	multi-branch trunk
527	Coast Live Oak	19	Good	Retain	
529	Coast Live Oak	12	Fair	Remove	lean
534	Coast Live Oak	14	Fair	Remove	half of tree severly cut by adj neighbor
537	Fan Palm		Good	Remove	
548	Coast Live Oak	33.5	Fair	Retain	
592	Coast Live Oak	18, 16	Fair	Remove	fence imbedded & suppressed by adj tree
615	Coast Live Oak	30	Fair	Retain	suppresses 616
616	Coast Live Oak	18	Fair	Remove	split crown
620	Coast Live Oak	16	Poor	Remove	failed tree
625	Pepper Tree	18	Fair	Remove	
626	Coast Live Oak	24	Fair	Retain	poor form, lean asymmetric
628	Coast Live Oak	24	Fair	Remove	broken top, sycamore borers
636	Coast Live Oak	12, 12, 9	Fair	Remove	
643	Silver Acacia	20	Fair	Failed	tree has fallen
650	Coast Live Oak	22	Good	Retain	
657	Coast Redwood	24	Poor	Remove	
662	Stone Pine	30	Good	Remove	

Tree Legend: Good Condition · Fair Condition · Poor Condition · Remove

ROBSON HOMES

Civil
Engineering
Associates

2055 Gateway Place
Suite 550
San Jose, CA 95110
Phone: (408) 453-1066
Fax: (408) 453-1060

MEMO

To: Roger Storz (City of Campbell)

From: John Gaylord

Date: June 24, 2020

Re: Mozart Project - Grading Design Justification Letter

The purpose of this memo is to address questions related to the grading of the project site in relation to surrounding properties. The topic was raised at the May 26, 2020 SARC meeting and subsequently in a request from the City of Campbell Planning Department for a letter explaining and justifying the design.

The site currently slopes from the public frontage on East Mozart Ave to the rear of the property. The existing top of curb grades at the tie in points along Mozart are in the neighborhood of elevation ~276.0 (275.77 at the western edge and 276.25 at the eastern edge). The site then generally slopes toward the rear which ultimately leads to a low point in the most northerly boundary of the site which is at about 272.3 elevation. This equates to a drop of approximately 3.7' (276.0-272.3). The property is surrounded on three sides by private development without any provisions for Overland Release Rights. Robson Homes explored obtaining easements from adjacent property owners but were unable to attain them. Additionally, the existing sanitary sewer within East Mozart Ave is relatively shallow (roughly 5' deep from pavement to invert of pipe). Our design seeks to limit the impact of these two constraints on the site grading to the greatest extent possible.

OVERLAND RELEASE CONSTRAINTS:

The City of Campbell's "Engineering Checklist for On-Site Grading / Drainage / Stormwater / Site Improvement Plan" requires development projects to provide an "Overland release path and its elevation." The requirements state that this Overland Release Path "must illustrate where stormwater flows in the event of a total failure of the entire underground drainage system". Typically, these paths are provided in a private street or other drainage facility/channel which ultimately releases to a Public Street Right of Way.

Because the site is surrounded on three sides by private development without any provision for Overland Release Rights, the only available release location is the East Mozart project frontage which is generally 3.7' above the lowest point of the site. The only way to ensure the site will release stormwater to Mozart Avenue and not onto adjacent private properties is to raise the site.

The grading design concept limits the amount the site is raised by "see-sawing" the private street grades with flat slopes and internal hi and low points. This will create intermittent ponding should a full failure occur but will limit the ponding to primarily the private street and will ensure that ponding does not exceed 1 foot in depth (which is another requirement of the City's Engineering Checklist). We are also

employing on-lot area drain systems which allow the rear of the lots to be lower than a traditional lot drainage system where the rear of the lot is forced to drain out to the private street frontage.

SANITARY SEWER CONSTRAINTS:

The depth of the sanitary sewer system within East Mozart Ave is another constraint. Because the existing sanitary sewer within East Mozart Ave is relatively shallow, extending a gravity sewer system to the rear lots require raising the site to meet the minimum pipe slope requirements as governed by West Valley Sanitation District (WVSD). We met with WVSD and discussed options such as pumps, re-running existing sewer mains in Mozart at flatter slopes to gain depth and even considered rerouting a sewer line through an adjacent property. WVSD is not in favor of any of these options.

CONCLUSION

In conclusion, the current site grading and drainage design limits the raising of the site to the greatest extent possible while complying with the requirements for storm water overland release and sanitary sewer service. Aside from site grading, I understand Robson Homes has also taken other steps to improve the impact of the grading on neighboring properties by substantially lowering the height of the homes, stepping the rear second story back, and limiting the number and size of windows on the rear of the homes.

Thank you for your coordination thus far and we look forward to working together toward the approval of this site and ultimate construction.

Yee, Richard

From: Ridder, Michelle R <michelle.r.ridder@lmco.com>
Sent: Thursday, February 06, 2020 9:45 PM
To: Yee, Richard
Subject: Missed meeting tonight

Hi Richard,
I am so sorry I missed the meeting tonight! I was in LA for work since Tues., and after I landed our 15 yr old told me he need sweat pants (he's growing like a weed) before he leaves tomorrow for a water polo tournament. When Heidi texted me, we were in store number 3 where we were successful.

Heidi shared the pictures she had taken, and the images are really lovely. You and your team have been very thoughtful in your approach, and we appreciate it. Of course, we wish the land would remain untouched adding no more cars to the street, but we know that is not possible in perpetuity. If it must be developed, let it be developed by you, and we wish you great success.

Sincerely,
Michelle

Daniel Fama

From: Heidi Heckman <heidi.heckman@usa.net>
Sent: Tuesday, May 26, 2020 1:11 PM
To: Daniel Fama
Cc: Shelby Welsch; Laura Patton
Subject: Letter of Support for Robson Homes development at 16179 E Mozart Ave.

Daniel,

On behalf of:
Heidi Heckman (200 Beethoven Lane)
Laura Patton (212 Beethoven Lane)
Shelby Welsch (213 Beethoven Lane)

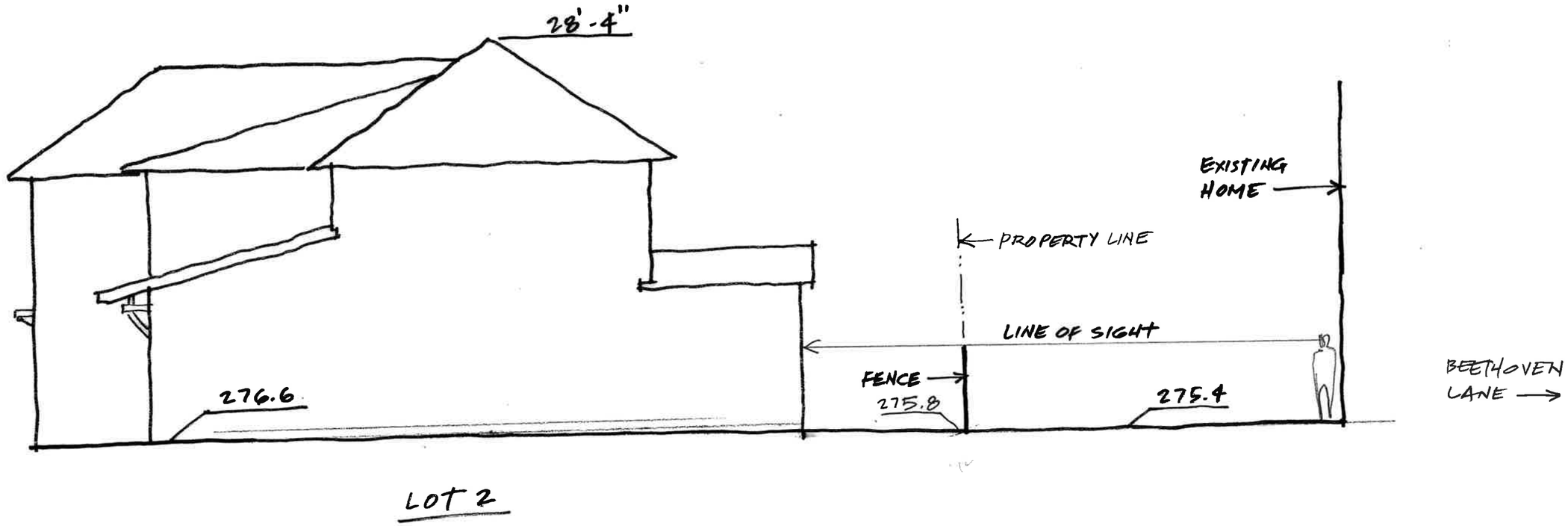
As residents of Beethoven Lane (adjacent to the project), we would like to submit this letter of support to the City of Campbell Community Development Dept, for the proposed Robson Homes development at 16179 E Mozart Ave.

Since Robson's initial open house on January 5th, 2019 and subsequent open house on February 6th, 2020, Richard Yee, the Project manager, has demonstrated commitment to listening to and addressing our communities concerns.

Concerns	**Actions taken since January 5th, 2019**
Site Density	Reduction in # of homes from 28 homes with 6 ADUs to 25 homes with 5 accessory dwelling units (A
Lack of parking and potential overflow onto E Mozart Ave	Increased # of guest parking spaces from ~8 to 21
Lack of Open Space within development	Increased # of open spaces from 1 to 3 including a tot lot
Trees	Increased # of protected trees preserved from 2 to 10
Privacy	Adjusted setbacks and window placement and sizes on adjacent lots to minimize privacy concerns

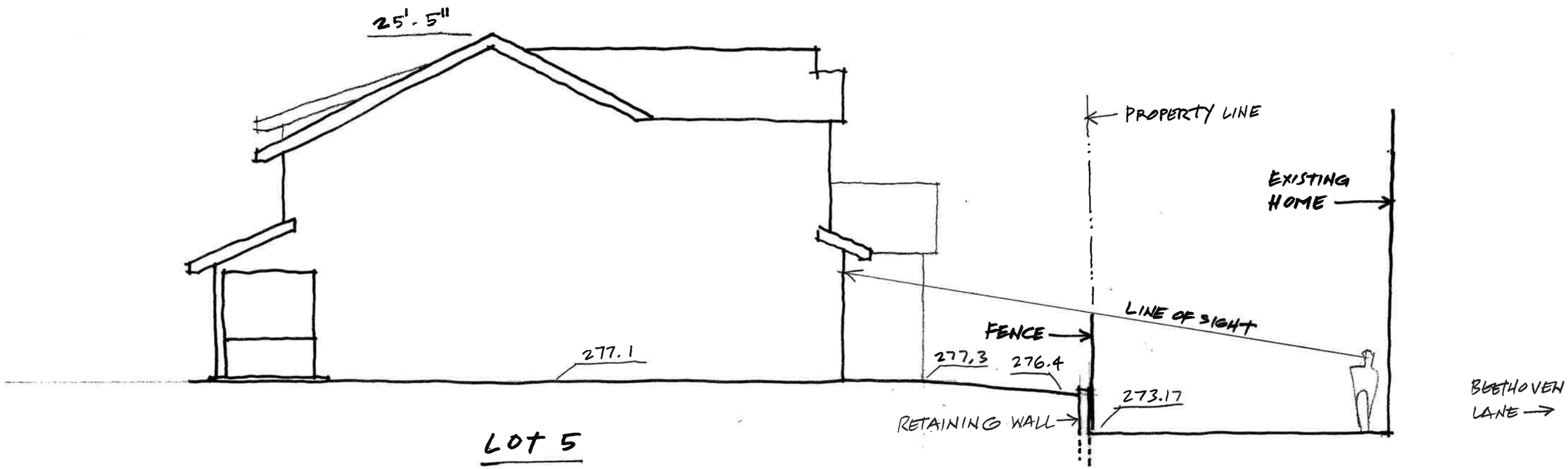
The proposed project includes an architectural style and colours that will integrate with and compliment the surrounding neighbourhood. Robson is also known for their exceptional quality and experience which I believe will lead to an increase in our collective property values.

Thank you.



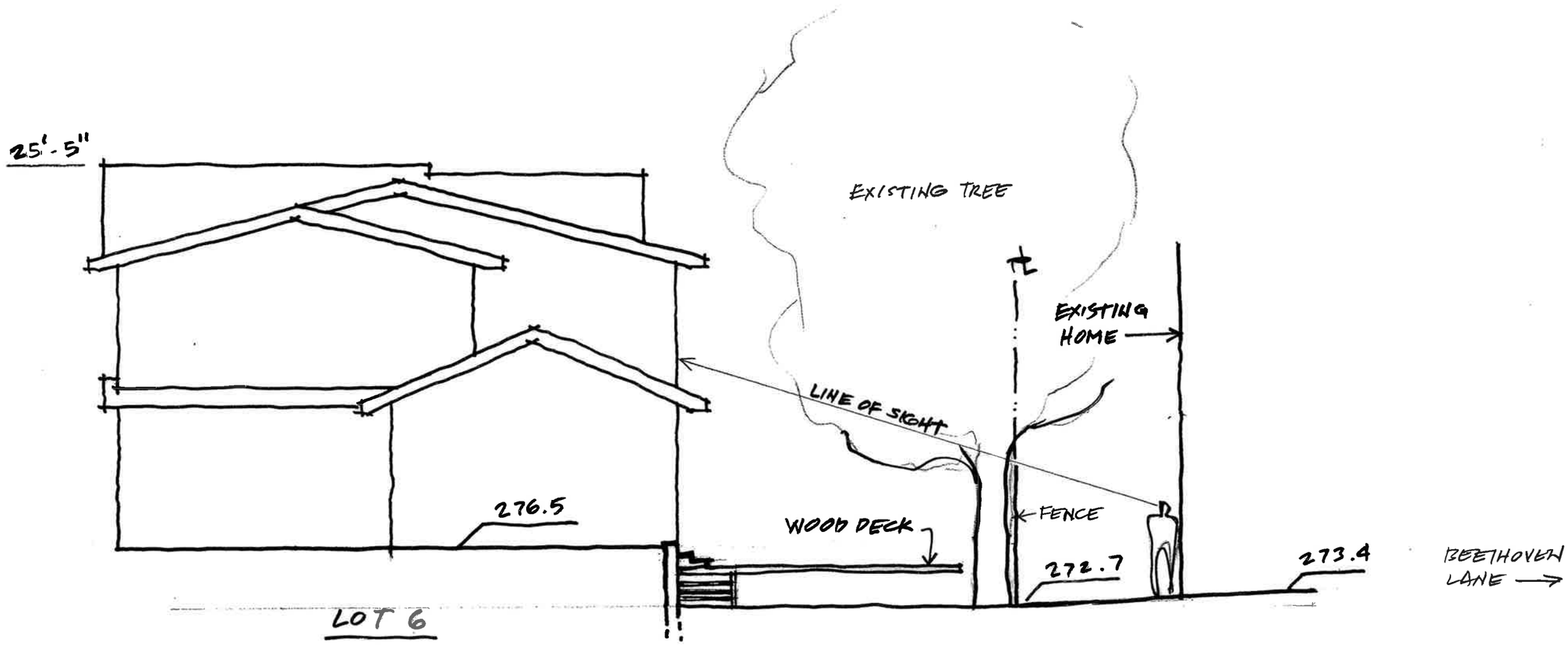
LOT 2 - SITE SECTION

1/8" = 1'-0"



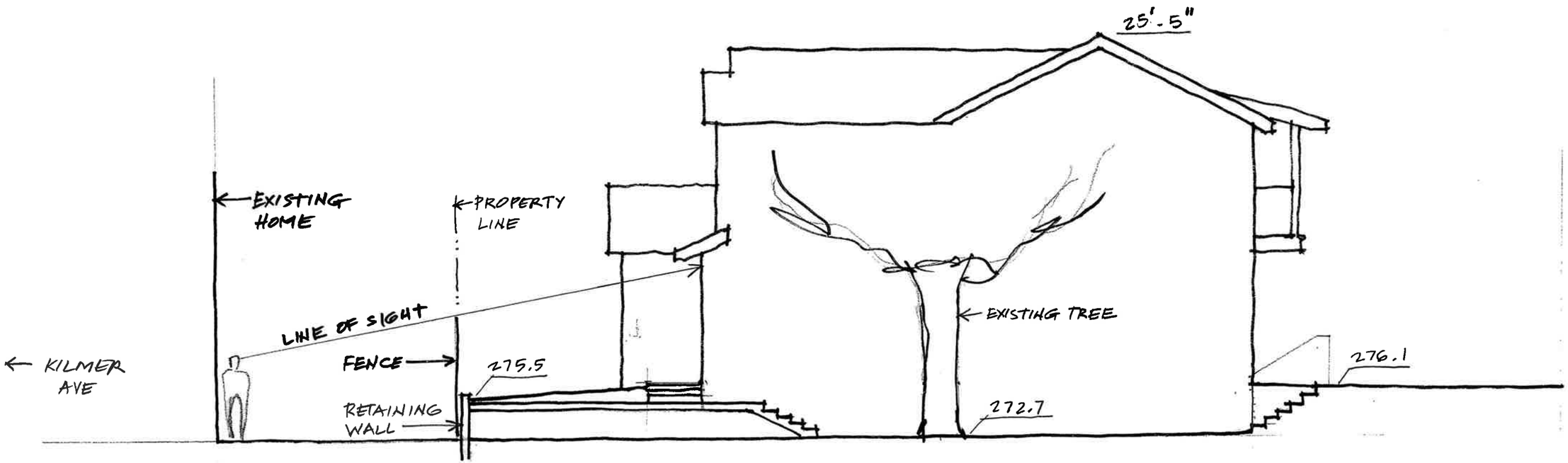
LOT 5 - SITE SECTION

1/8" = 1'-0"



LOT 6 - SITE SECTION

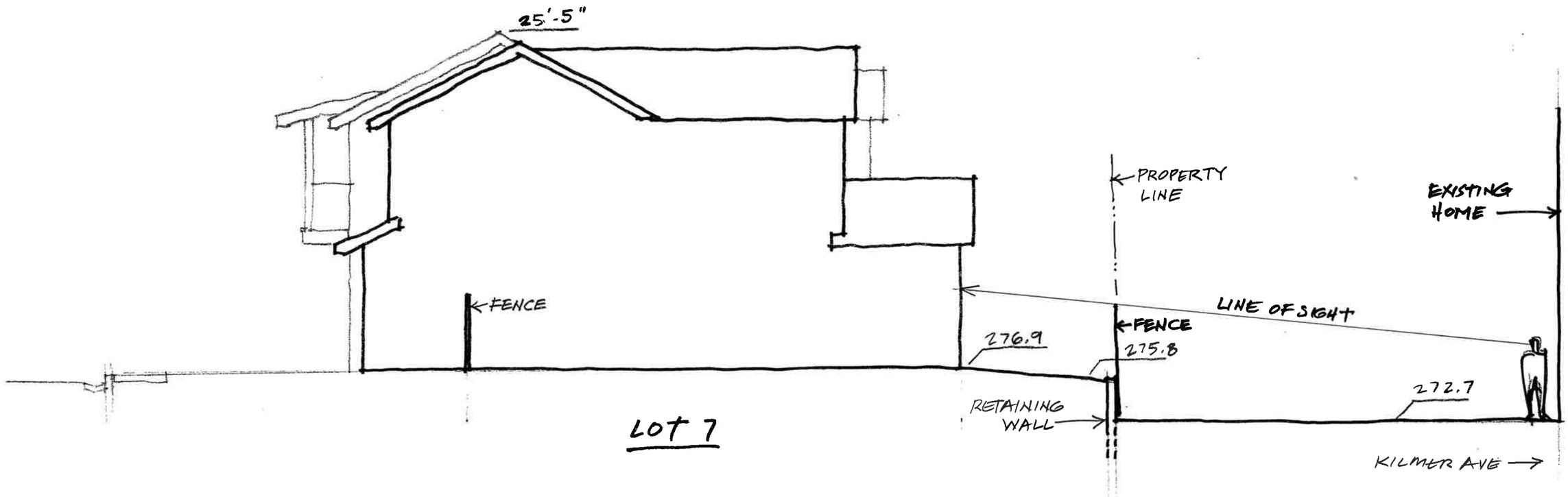
1/8" = 1'-0"



LOT 6

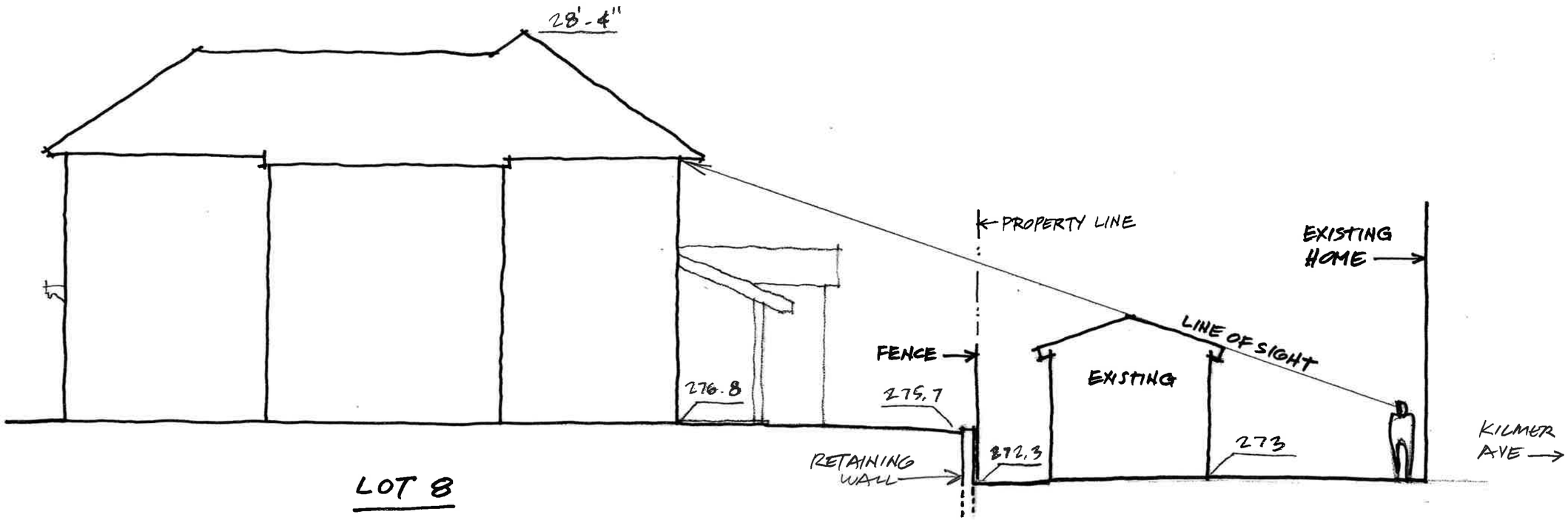
LOT 6 - SITE SECTION

1/8" = 1'-0"



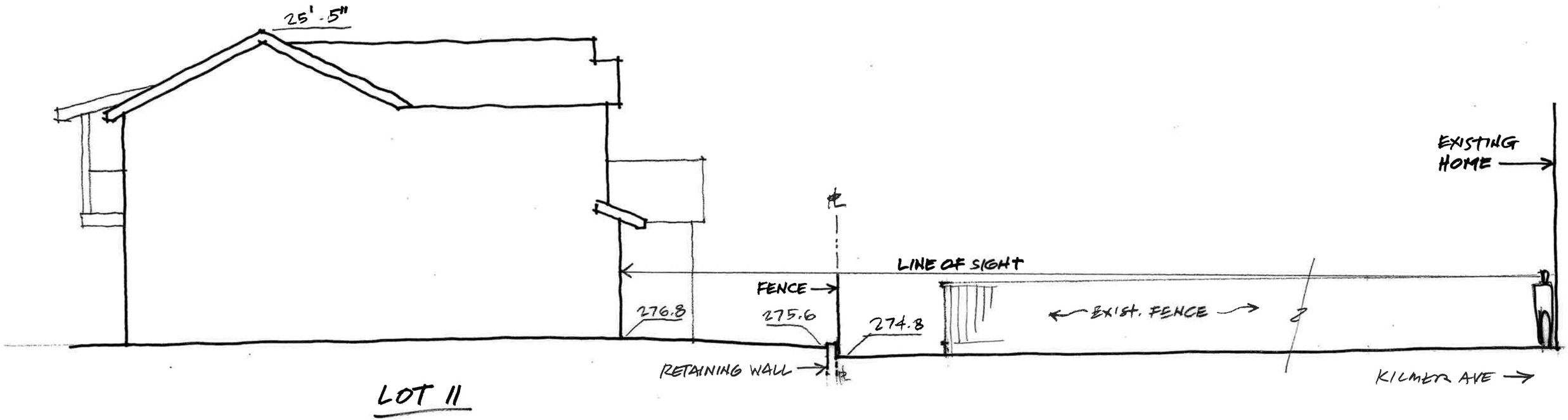
LOT 7 - SITE SECTION

1/8" = 1'-0"



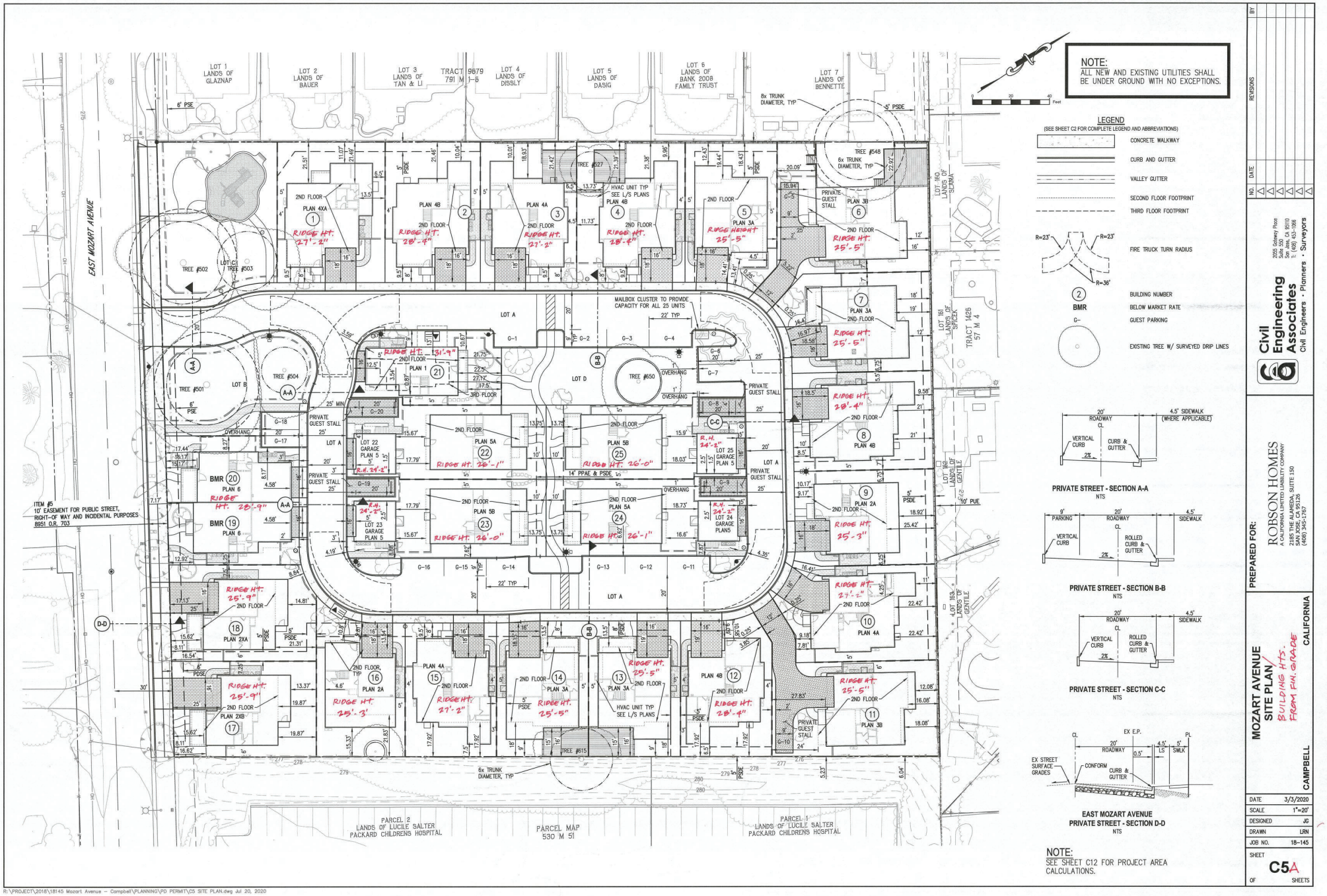
LOT 8 - SITE SECTION

1/8" = 1'-0"



LOT 11 - SITE SECTION

1/8" = 1'-0"


NOTE:
ALL NEW AND EXISTING UTILITIES SHALL BE UNDER GROUND WITH NO EXCEPTIONS.
LEGEND
(SEE SHEET C2 FOR COMPLETE LEGEND AND ABBREVIATIONS)
CONCRETE WALKWAY
CURB AND GUTTER
VALLEY GUTTER
SECOND FLOOR FOOTPRINT
THIRD FLOOR FOOTPRINT
FIRE TRUCK TURN RADIUS
BUILDING NUMBER
BMR BELOW MARKET RATE
GUEST PARKING
EXISTING TREE W/ SURVEYED DRIP LINES
PRIVATE STREET - SECTION A-A
PRIVATE STREET - SECTION B-B
PRIVATE STREET - SECTION C-C
EAST MOZART AVENUE
PRIVATE STREET - SECTION D-D
NOTE:
SEE SHEET C12 FOR PROJECT AREA CALCULATIONS.
EAST MOZART AVENUE
ITEM #5
10' EASEMENT FOR PUBLIC STREET, RIGHT-OF WAY AND INCIDENTAL PURPOSES
8951 O.R. 703
MAILBOX CLUSTER TO PROVIDE CAPACITY FOR ALL 25 UNITS
PARCEL 2
LANDS OF LUCILE SALTER PACKARD CHILDRENS HOSPITAL
PARCEL MAP
530 M 51
PARCEL 1
LANDS OF LUCILE SALTER PACKARD CHILDRENS HOSPITAL
Civil Engineering Associates
Civil Engineers • Planners • Surveyors
2055 Gateway Place Suite 550 San Jose, CA 95110 T. (408) 453-1055
PREPARED FOR:
ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150 SAN JOSE, CA 95126 (408) 345-1767
MOZART AVENUE SITE PLAN
BUILDING HTS. FROM FIN. GRADE
CAMPBELL CALIFORNIA
DATE 3/3/2020
SCALE 1"=20'
DESIGNED JG
DRAWN LRN
JOB NO. 18-145
SHEET C5A OF SHEETS
R:\PROJECT\2018\18145 Mozart Avenue – Campbell\PLANNING\PD PERMIT\C5 SITE PLAN.dwg Jul 20, 2020

MEMORANDUM

Community Development Department

To: Chair Krey and Planning Commissioners **Date**: October 13, 2020

From: Daniel Fama, Senior Planner

Via: Paul Kermoyan, Community Development Director

Subject: Study Session to consider a Preliminary Application (PLN-2020-106) for a proposed office building on property located at **1940 Hamilton Avenue**.

DISCUSSION

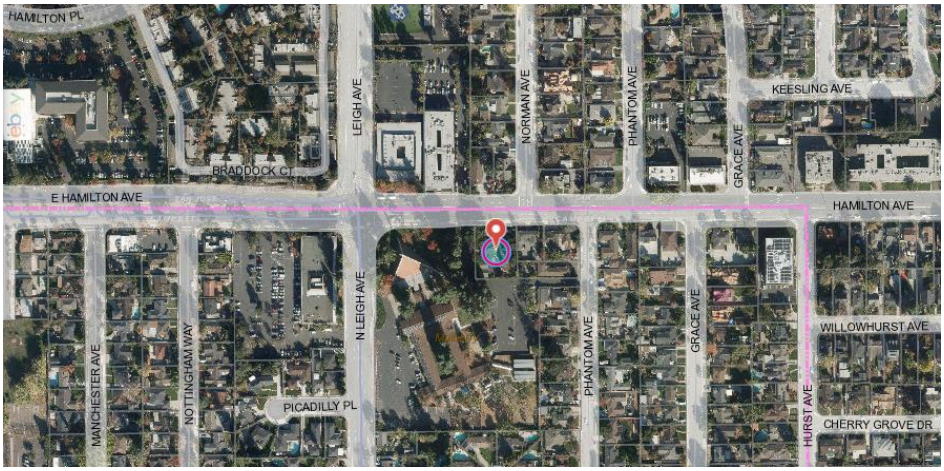
Purpose: The purpose of this study session is to present a conceptual plan to develop a two-story office building. The applicant's scope of work requires a preliminary application, pursuant to Campbell Municipal Code (CMC) Sec. 21.41.020. Review of the preliminary project plans is limited to the overall project design concept and is not considered a substitute for formal project review. The preliminary application process provides an opportunity for the Planning Commission (and the public) to provide feedback during the early stages of the planning process in order to facilitate preparation of a formal application. Comments provided to the applicant on the preliminary application, however, are advisory in nature and are not binding on the formal application.

Proposal: The preliminary plans depict a construction of an approximately 8,000 square-foot two-story office building with a roof deck, shown in modern architectural style. Two site plan layouts are presented for Planning Commission feedback; one incorporating vertical car-lifts (Option 1) and another using tandem stalls (Option 2) (reference **Attachments 1** and **2** – Preliminary Plans / Written Description). The Option 2 site plan also depicts a different building configuration, however, only architectural drawings for the Option 1 design are presented for Planning Commission feedback, as depicted in the rendering, below:

PROJECT DATA

Zoning Designation:	P-O (Professional Office)	
General Plan Designation:	Professional Office	
Lot Area:	20,000 square-feet [1]	
Building Height:	37 feet[2]	35 feet (Max. Allowed)
Building Square Footage:		
First Floor:	3,478 square feet	
Second Floor:	4,507 square feet	
	7,985 square feet (Total Size)	
Floor Area Ratio (FAR)	39.9%	40% (Max. Allowed)[3]
Building (Lot) Coverage:	17%	N/A
Parking:	36 stalls[4]	36 stalls (Min. Required @ 1/225 SF)
Building Setbacks:	Proposed	Required
Front (north):	15 feet	15 feet
Side (west):	15-feet	5-ft or ½ the "wall height"
Side (east):	22-feet	5-ft or ½ the "wall height"
Rear (south):	56-feet	5-ft or ½ the "wall height"

Project Site: The project site is a 20,000 square-foot parcel located along Hamilton Avenue, midblock between Leigh and Phantom Avenues. The site borders the First Congregational Church of San Jose to the west and south and duplex residences to the east, as shown, below. The property is currently developed with a Folk Victorian-style building constructed circa 1890. The Planning Commission approved a Conditional Use Permit on November 12, 2013, to allow conversion of the building from a single-family residence to a professional office.



[1] Per the requirements of the City's Streetscape Standards, the project will be required to dedicate 7-feet of land (depth) across the property's frontage to accommodate the required streetscape improvements. This will shrink the property to 19,114 square-feet in area.
[2] The rooftop slatted canopy exceeds the 35-foot height limit and does not appear to quality for an exception to the height maximum as specified by CMC Sec. 21.18.040.B.
[3] Due to the reduction in lot size, the maximum building size will be reduced to 7,645 square-feet.
[4] Motorcycle stalls are credited as one vehicle stall for every four provided per CMC Sec. 21.28.065.

Historical Value: Due to the age of the subject structure and its placement on an informal list of potentially historic properties, demolition of the building could be considered a "significant impact" under the California Environmental Quality Act (CEQA) (reference **Attachment 3** – City Attorney Letter, dated 11/22/2011). To address this issue, the applicant procured a historical assessment prepared by an historic resource consultant (reference **Attachment 4**). These materials were peer-reviewed by the City's Architectural Advisor Mark Sandoval, who concurred with the determination that the property does not meet any of the minimum threshold eligibility requirements needed to be listed on the California Register of Historic Resources or as a local historic resource by the City as either a Structure of Merit or a Landmark property (reference **Attachment 5** – Peer Review Memo).

Upon review of a formal development application for the proposed office building, the Planning Commission would need to determine if the project was "categorically exempt" from CEQA. This determination would be made in part based on the aformentioned historical assesment materials as well any other documenation or information that may be brought to the City's attention. However, the property owner is in discussions with the neighboring First Congregational Church, who have expressed an interest in allowing the structure to be relocated onto their property for use as an administrative office, preventing its demolition.

Architectural Design: As described by the applicant's Written Description, the project "approach pairs the use of sustainable cross-laminated timbers with delicate glass rainscreen components." The use and quality of materials and the creativity of the design arguably is in keeping with General Plan guidance that encourages attractive building design and use of long-lasting and high-quality materials. Nonetheless, what constitutes "attractive building design" is quite subjective and context specific. For this reason, the General Plan, through Strategy LUT-5.3a, had called for the preparation of commercial design guidelines. However, lacking such guidelines, the Planning Commission will need to exercise its judgment is determining whether the architectural approach is appropriate.

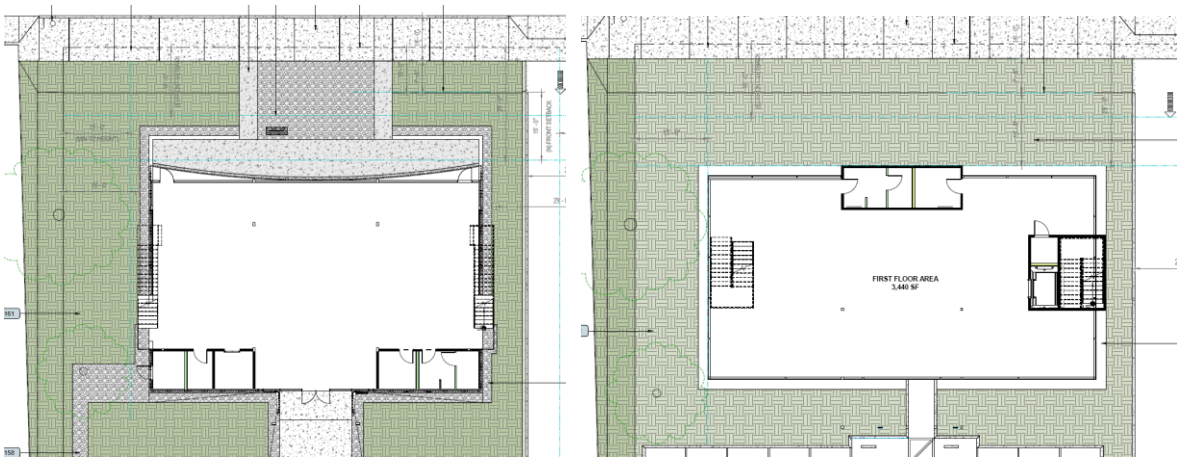
In this regard, the appropriateness of the design within the built environment should be considered. Strategy LUT-5.3a speaks to new buildings being compatible with adjacent uses. Similarly, Policy LUT-9.3 indicates that design should be compatible with surrounding development. The project site is located between in a 1980's religious facility and a 1950's duplex. Although there is no expectation for a building to simply replicate or mimic the design of these structures, all new buildings should strive to have some relationship with the surrounding community.

Strategy LUT-5.3a:	Commercial Design Guidelines: Establish commercial and mixed-use design guidelines to ensure attractive and functional buildings and site design, and to ensure compatibility with adjacent land uses. [Not yet adopted]
Policy LUT-9.3:	Design and Planning Compatibility: Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces and natural resources.
Strategy LUT-9.3e:	Building Materials: Encourage the use of long-lasting, high quality building materials on all buildings to ensure the long-term quality of the built environment.

Site Layout: General Plan Strategy LUT-5.3b encourages new buildings to have minimal setbacks so that they can be brought close to the public sidewalk and allow parking to be placed at the rear. The intent of this strategy, as with much of the General Plan, is provide an emphasis to the pedestrian-experience. As noted, the preliminary plans show two designs, including two

different approaches to site configuration. The first shows an expansive plaza and entryway that is intended to provide a strong visual and physical connection to the public street, consistent with the General Plan. The other design lacks these features, which would result in a building that would do little to engage the public realm, in a manner *inconsistent* with the General Plan. Both layouts show the building at the minimum required 15-foot setback.

Strategy LUT-5.3b: Minimal Setbacks: Design commercial and office buildings city-wide to have minimal setbacks from the sidewalk except to allow for pedestrian oriented features such as plazas, recessed entryways, and wider sidewalks for outdoor cafes. Discourage parking areas between the public right-of way and the front façade of the building.



For both site layouts, the new driveway is placed east side of the property to provide as great of a separation as possible from the Church's driveway on the opposite side. Staff has encouraged the property owner to work with the Church to enter into an agreement that would allow shared use of the Church's driveway. The applicant has indicated that discussions between the two parties are underway. Should both the parties come to an agreement, a new driveway on the project site would not be required.

Parking Configuration: As noted, the preliminary plans present two parking configurations; one with vertical car-lifts (Option 1) and another with tandem parking (Option 2). The applicant is proposing these options due to a desire to maximize the development capacity of the site (.40 FAR). The applicant's Written Description cites proximity to bus lines, a shift to work-from-home, and ride-share integration as reasons to support an atypical parking configuration.

As compared to residential tandem parking—which the City has approved in the past—either of these two approaches would require separate drivers to coordinate vehicle movement. The Planning Commission may discuss to what extent it considers this approach viable or desirable. The inconvenience of having to move one's vehicle so that a coworker can park or depart (and vice versa) may overtime encourage some employees to simply park in the adjacent neighborhood along Phantom or Grace Avenues. This result would be in contravention of General Plan strategies that encourage new development to minimize such impacts.

Strategy LUT-12.c: Parking Lot Design: Design parking lots to minimize impacts on the street system by providing adequate sized driveways, sufficient queuing and efficient circulation.

Strategy LUT-5.3h: Parking and Circulation: Provide adequate parking and encourage circulation patterns to serve commercial districts so as to discourage commercial traffic into adjacent residential zones.

An alternative approach would be for the project to incorporate a *subterranean* car-lift system (image, right). Although such systems are usually deployed for personal residences where local zoning codes limit the size of garages, staff has confirmed with a San Diego based manufacture that they can be installed in an outdoor environment for commercial use. This type of system would allow for vehicles to be parked without hindrance by other vehicles.

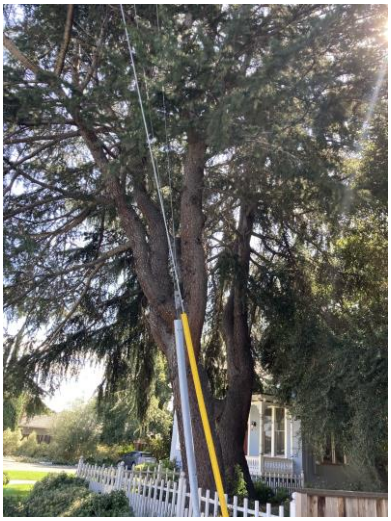
It may also be possible for the project to incorporate parking stalls perpendicularly along the drive-aisle, within the building's left (east) side. The parking stalls would be at ground-level allowing the second story to cantilever over them. Although this approach would result in a building with a larger "footprint" on the property, it would not necessarily change the overall square-footage

However, should the property owner secure access to the Church's driveway, the parking issues posed by the preliminary application would be rendered moot. The parking stalls could be situated as shown in a tandem layout, except that the stalls along the rear could be accessed via the Church's property. The Zoning Code specifically allows shared vehicular access precisely because of this type of efficiency gain.

Parking Quantity: In terms of numeric quantity of parking stalls, the proposed office building would require provision of 35 parking stalls at a ratio of one stall per 225 square-feet (35.4 rounded down). The tandem parking site plan indicates 32 stalls plus 12 twelve motorcycle stalls (the Zoning Code credits one parking stall per 4 motorcycle stalls). The car-lift site plan indicates 34 stalls plus eight motorcycle stalls (credited as 2 vehicle stalls). In both cases, the numeric minimum is satisfied, however, the motorcycle stalls are tandem, also presenting viability concerns. The City has never approved tandem motorcycle stalls for the same reason that tandem commercial vehicle parking has not been permitted. In this regard, the Planning Commission may wish to discount the motorcycle parking. In doing so, the project would result in a parking deficiency.

Privacy: The proposal includes a rooftop deck for use by the office employees. Although decks provide a desirable amenity, they can present potential privacy and noise impacts to adjacent residents, particularly with the quantity of outdoor seating shown on the plans. As noted, the project site is bordered by duplex residences to the east. If a rooftop deck is supported by the Planning Commission, it should be designed to minimize visibility onto these properties.

Tree Protection: The project site has several mature protected trees, including Cedar, Pine, Ash, and Oak trees. The proposed site configurations would result in the removal of most of these trees. The Tree Protection Ordinance is intended to preserve such trees, particularly when the their locations do not hinder new construction. Similarly, the City's landscaping requirements indicate that "New development shall retain or incorporate existing mature trees and vegetation into the proposed site plan to the greatest extent feasible." In this regard, the Commission should discuss to what extent the project should be designed to accommodate retention of the mature trees.



Public Improvements: Hamilton Avenue is defined by the General Plan as an "image street," subject to enhanced landscaping treatment. Although not depicted on the plans, the project will require construction of a new 7-foot wide public sidewalk 10-foot public parkway planted with Evergreen Ash trees planted in double-triangulated row.

Public Comment: A letter from the property owner to the east submitted a letter identifying concerns regarding noise, historic preservation, quantity of hardscaping, and traffic hazards (reference **Attachment 6**).

NEXT STEPS

The Planning Commission's comments will help guide the applicant's formal project submittal. Upon receipt of an application, staff will mail a courtesy notice to all property owners within 300-feet of the site and post the materials online. Once the application is ready for a public hearing, an additional public notice will be mailed providing an additional opportunity for the public to review/comment on the project plans. This project will require review by the Site and Architectural Review Committee (SARC) and then the Planning Commission for a decision. The City Council would not review the application, except if an appeal were filed

SUMMARY

Based on the discussion points raised in this memorandum staff requests comment and direction on the following items:

- **Design**: Does the Planning Commission support the design? Should other materials be considered? To what extent should the design reflect the built environment?

- **Site Layout**: Does the Planning Commission support creation of a plaza with a strong sense of entry at the front of the building?

- **Parking**: Does the Planning Commission support commercial tandem parking or vertical parking lifts? Should other approaches be considered?

- **Privacy**: Does the Planning Commission support a rooftop deck?

- **Tree Protection**: To what extent should the project preserve existing trees?

Prepared by: _____

Daniel Fama, Senior Planner

Approved by: _____

Paul Kermoyan, Community Development Director

Attachments:

1. Preliminary Plans
2. Written Description
3. City Attorney Letter, dated Nov. 22, 2011
4. Historic Assessment
5. Peer Review Memo
6. Public Correspondence

Attachment 1

1940 HAMILTON (APN#: 288-24-047)

PRELIMINARY PLANNING REVIEW : AUGUST 7,2020

ARCHITECT

MODULUS

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OWNER

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CAMPBELL, CALIFORNIA 95125
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[CONTACT] TREVOR ZINK, ESQ.
[E] tzink@omnilawgroup.com

PROJECT DATA AND TABULATIONS

BUILDING & PLANNING

OCCUPANCY TYPE	*B*	SITE DIMENSIONS	*125' X 160'*
ZONE	*P-0*	OVERALL SITE AREA	*20,000 sf* (.46 acres)
CONSTRUCTION TYPE	*V-B*	TOTAL LOT COVERAGE	*17*
SPRINKLERED	*Yes*	BUILDING HEIGHT	30 feet
FIRST FLOOR AREA	*3,478 sf*	TOTAL PARKING REQUIRED	*35 stalls (1 per 225)*
SECOND FLOOR AREA	*4,507 sf*	MOTORCYCLE PARKING	*12 stalls (~3 standard)*
TOTAL FLOOR AREA	*7,985 sf*	STANDARD PARKING	*30 stalls (12 parklift)*
ALLOWABLE AREA	*8,000 sf (0.4 FAR)*	ACCESSIBLE PARKING	*2 stalls*

PROJECT DESCRIPTION

This submittal is for the preliminary review of a new 7,985 square foot, two story office building. The conceptual approach is to create a modern and warm environment that integrates the natural beauty of the surrounding elements while sculpting both interior and exterior spaces with dynamic geometries and soft natural light. The preliminary construction approach pairs the use of sustainable cross-laminated timbers with delicate glass rainscreen components, and timeless materials all uniquely expressed. Two site layouts are presented herein, with Option 1 utilizing parklifts (car stackers) to accommodate the required parking and Option 2 proposes a tandem style horizontal stacking of cars.

In addition, this proposal submits two site parking layouts for review. As the Campbell General Plan speaks to Parking Standards being occasionally modified in response to new or changed conditions, and the recent pandemic has caused a substantial shift in the work from home / work from office balance – the team believes, and is requesting, that a shift to less space being dedicated for parking and less on-site overall parking at a ratio of 3.5 cars/1,000 sf, is more in-line with the changes being incorporated societally and the needs of office tenants. The site is adjacent to multiple bus lines, and with a strategically incorporated opportunity for ride sharing integration, an overall reduction in the on-site parking required would pair with the requirements in the area as well as allow more site area to be dedicated to landscaping and vegetation which is both more enjoyable and sustainable long term.

SHEET INDEX

	COVER SHEET
A0.00	SITE PHOTOGRAPHS
A1.11	SITE PLAN (EXISTING)
A1.21	SITE PLAN (NEW) - OPTION 1
A1.22	SITE PLAN (NEW) - OPTION 2
A3.10	FLOOR PLAN (FIRST FLOOR)
A3.20	FLOOR PLAN (SECOND FLOOR)
A3.30	FLOOR PLAN (ROOF GARDEN)
A8.10	EXTERIOR ELEVATIONS
A8.11	EXTERIOR ELEVATIONS
A9.01	CONCEPT RENDERINGS

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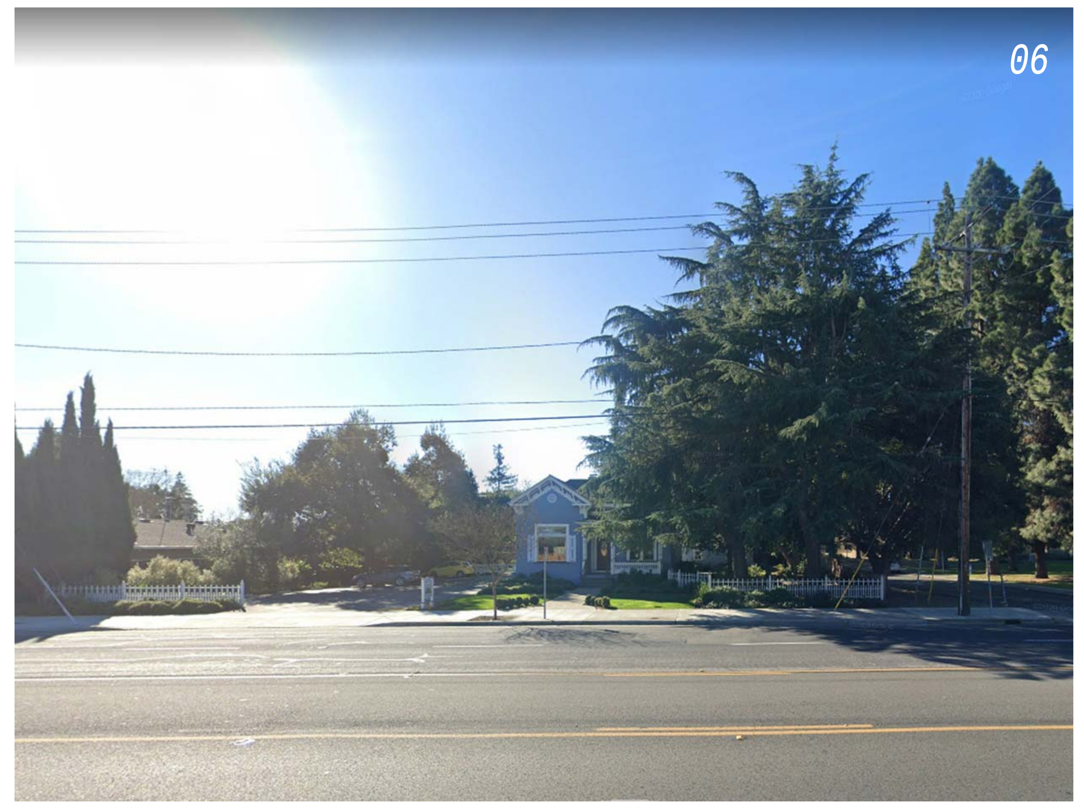

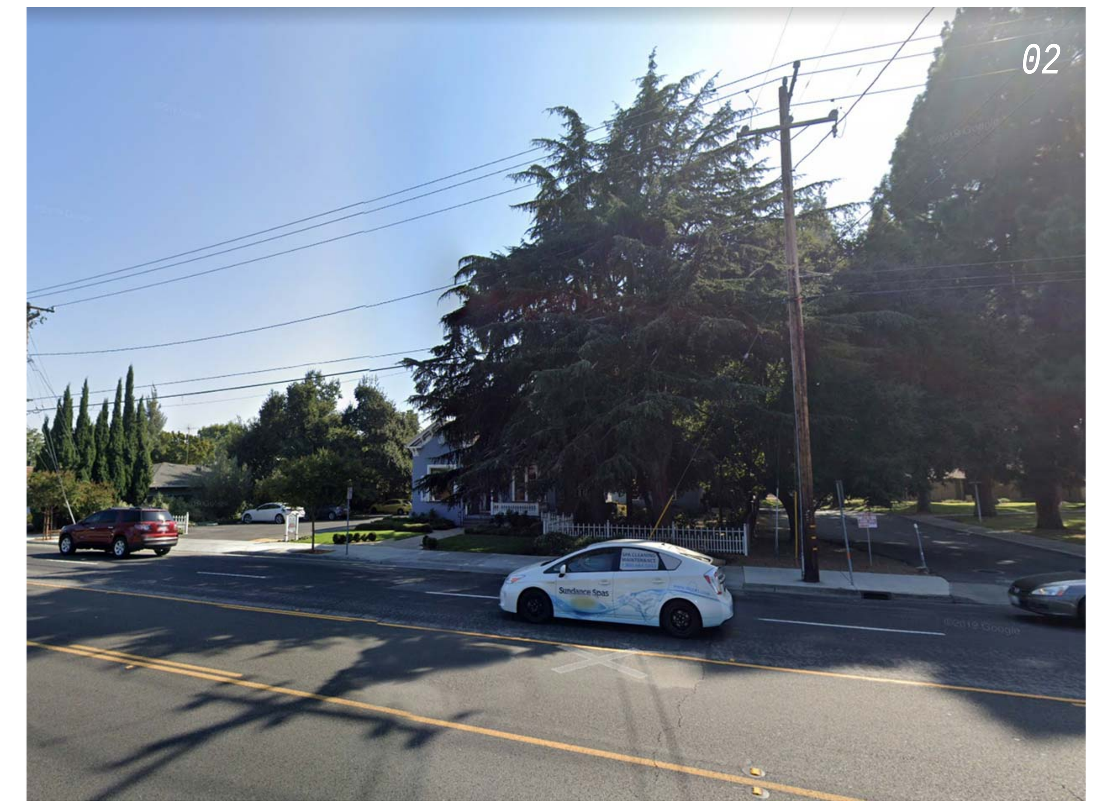

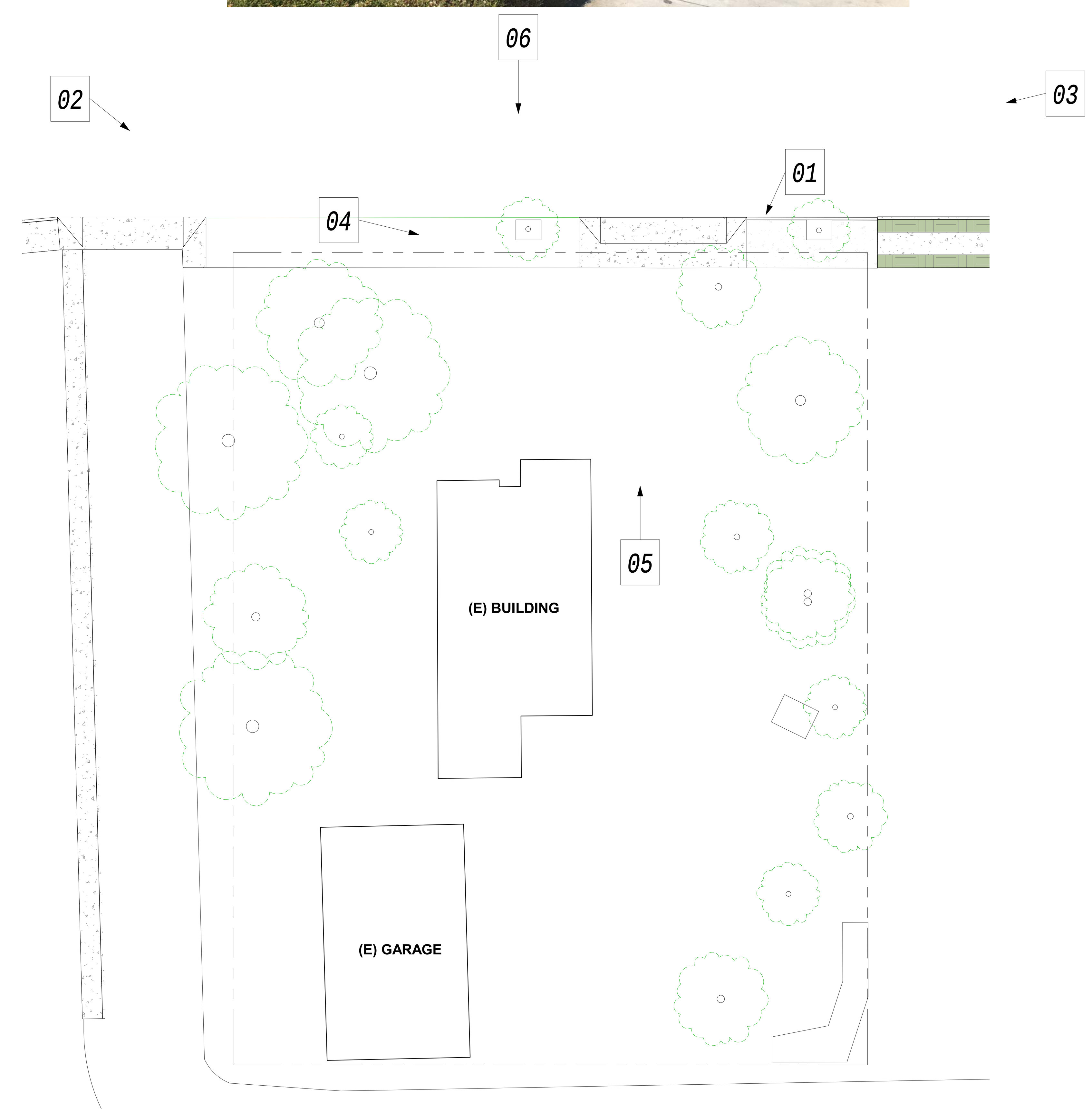

SITE PLAN (EXISTING) 1/16" = 1'-0" 1

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SITE PHOTOGRAPHS

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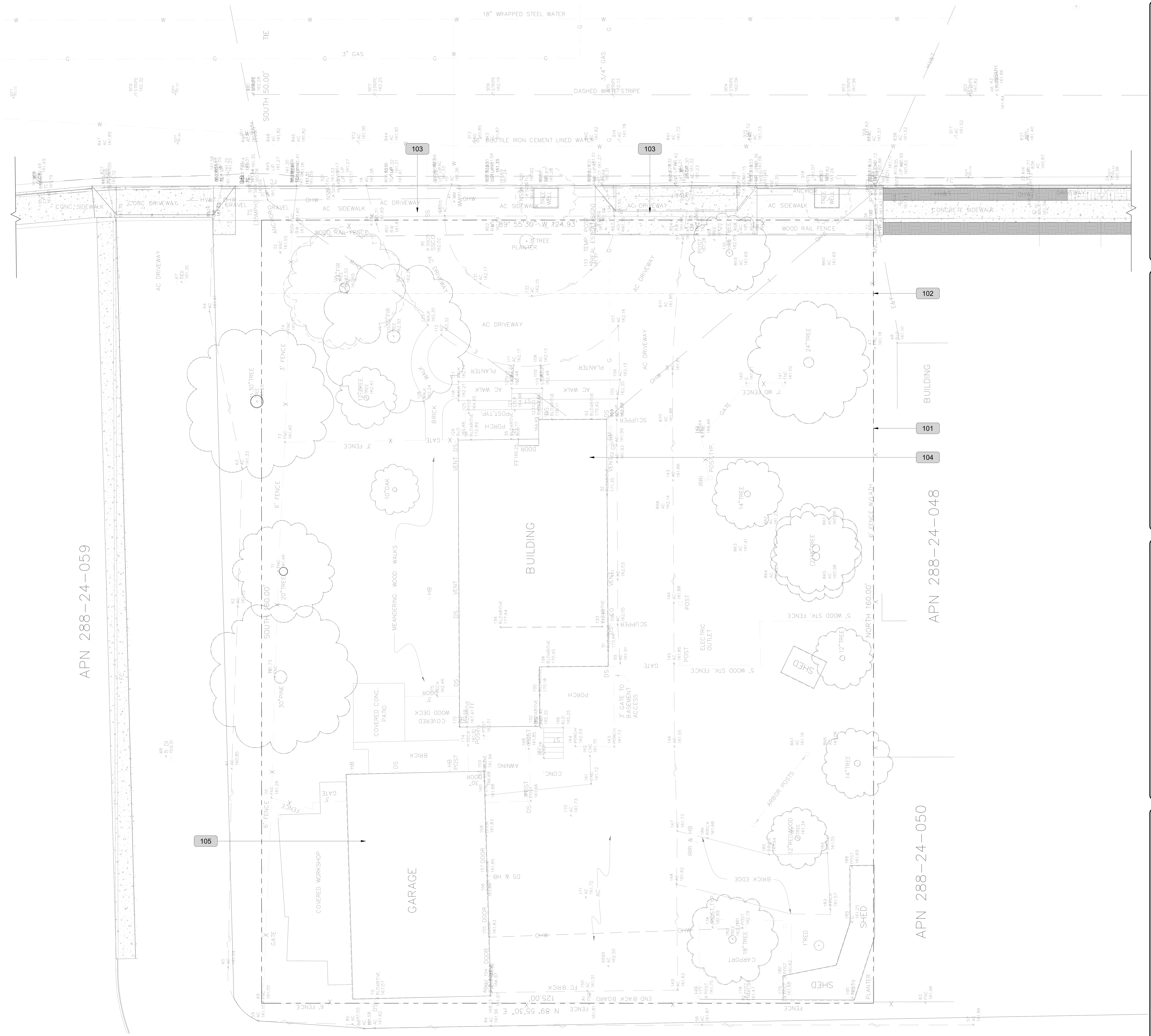

SITE PLAN (EXISTING)	1/8" = 1'-0"	1

KEYNOTES (EXISTING SITE PLAN)

101	EXISTING PROPERTY LINE
102	EXISTING SETBACK LINE
103	EXISTING DRIVEWAY
104	EXISTING BUILDING
105	EXISTING GARAGE

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SITE PLAN
(EXISTING)

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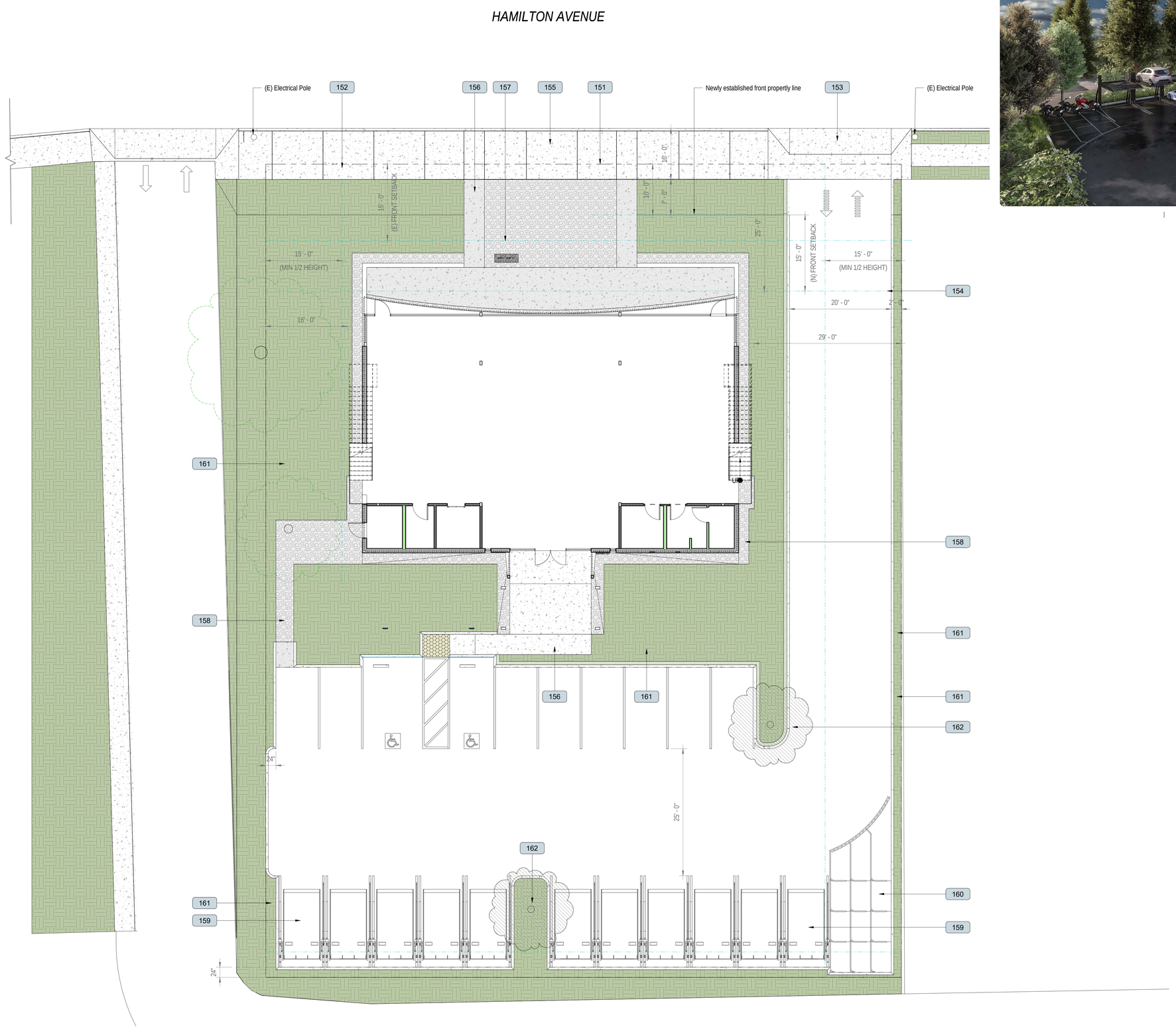

SITE PLAN (NEW)

1/8" = 1'-0" 1

KEYNOTES (NEW SITE PLAN)

151	EXISTING PROPERTY LINE
152	EXISTING SETBACK LINE
153	RELOCATED DRIVEWAY, CURB CUT, AND POLE GUY WIRES
154	NEW SETBACK LINE (INCLUDES DEDICATED AREA FOR IMAGE STREET PROVISIONS)
155	NEW SIDEWALK TO REPLACE EXISTING
156	NEW HARDSCAPE
157	NEW POLISHED MARBLE SOFTSCAPE WITH ADDRESS SIGN AND PLANTING
158	NEW SOFTSCAPE
159	NEW PARKLIFT OVER NEW PARKING
160	NEW MOTORCYCLE PARKING
161	NEW PLANTING
162	NEW TREE

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SITE PLAN (NEW) OPTION 1

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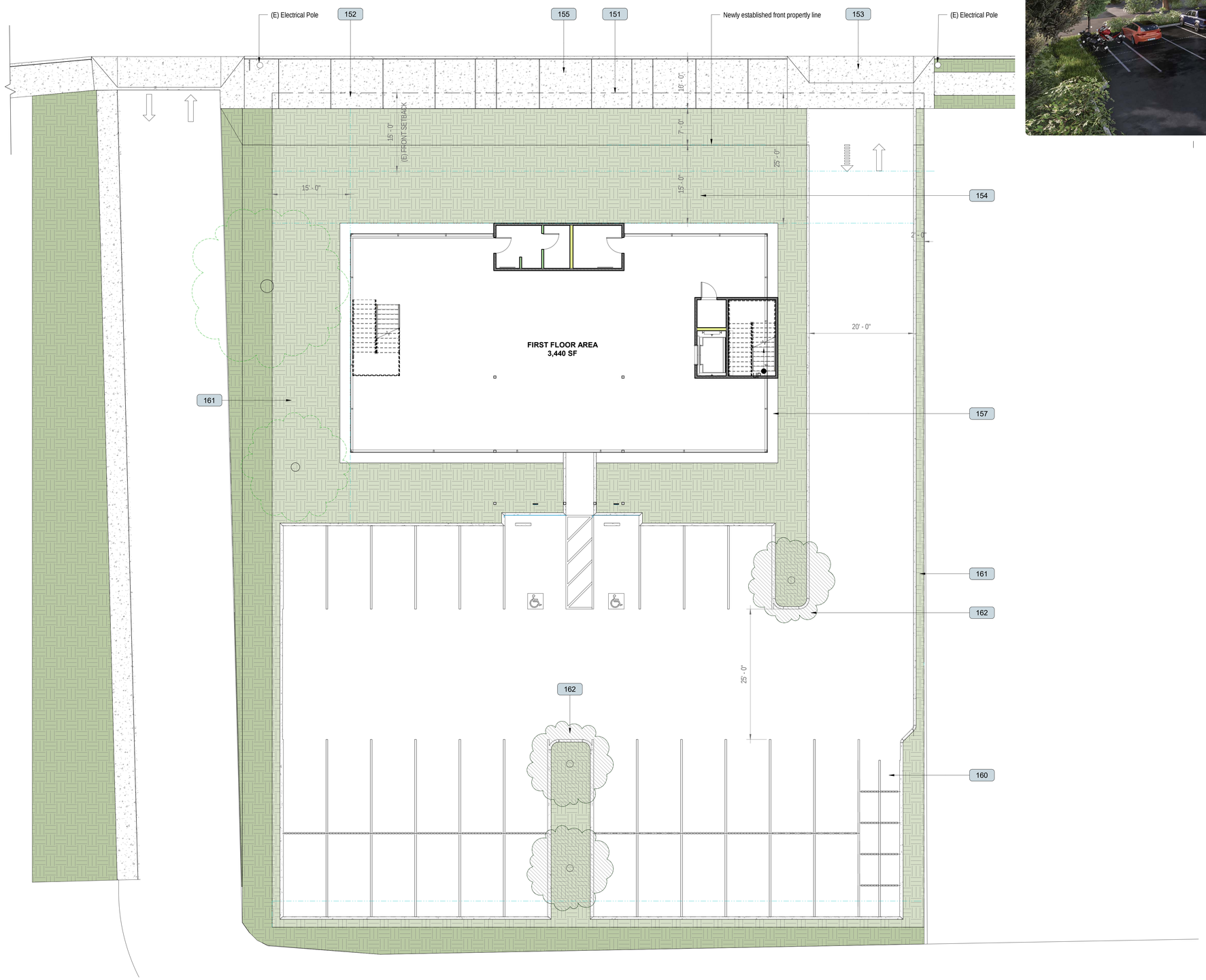

SITE PLAN (NEW)

1/8" = 1'-0" 1

KEYNOTES (NEW SITE PLAN)

151	EXISTING PROPERTY LINE
152	EXISTING SETBACK LINE
153	RELOCATED DRIVEWAY, CURB CUT, AND POLE GUY WIRES
154	NEW SETBACK LINE (INCLUDES DEDICATED AREA FOR IMAGE STREET PROVISIONS)
155	NEW SIDEWALK TO REPLACE EXISTING
156	NEW HARDSCAPE
157	NEW POLISHED MARBLE SOFTSCAPE WITH ADDRESS SIGN AND PLANTING
158	NEW SOFTSCAPE
159	NEW PARKLIFT OVER NEW PARKING
160	NEW MOTORCYCLE PARKING
161	NEW PLANTING
162	NEW TREE

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SITE PLAN (NEW) OPTION 2

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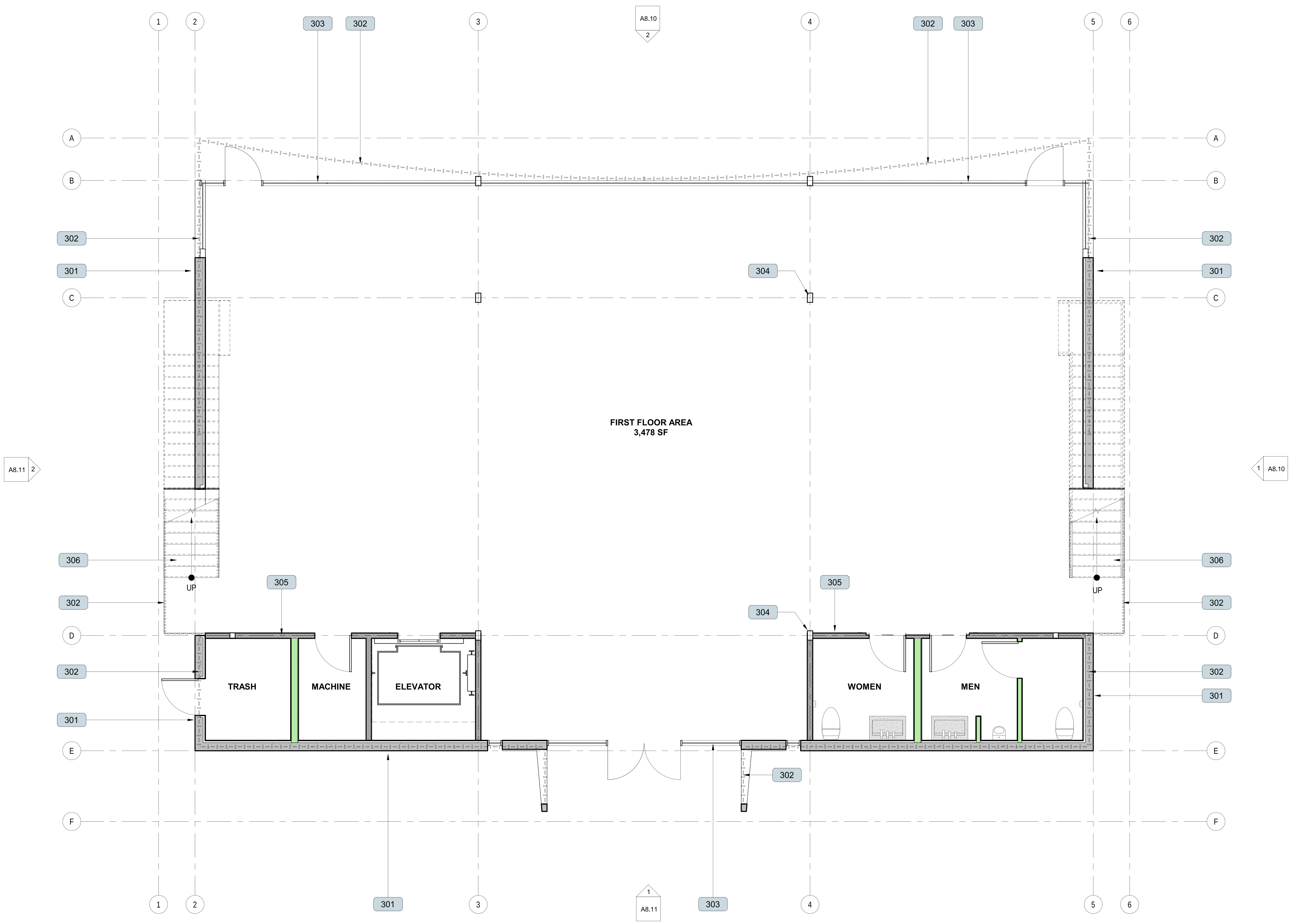

FLOOR PLAN (FIRST FLOOR) 1/4" = 1'-0" 1

KEYNOTES (FLOOR PLAN)

301	NEW WHITE CONCRETE BEARING WALL
302	NEW ACCOYA SLATS
303	NEW BUTT JOINED CLEAR GLAZING IN ANODIZED ALUMINM FRAME
304	NEW CROSS LAMINATED TIMBER COLUMN
305	NEW CROSS LAMINATED TIMBER BEARING WALL
306	NEW PAINTED STEEL STAIR WITH ACCOYA SLAT SCREEN
307	NEW FROSTED GLASS RAINSCREEN
308	NEW ACCOYA SLATTED CANOPY

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FLOOR PLAN
(FIRST FLOOR)

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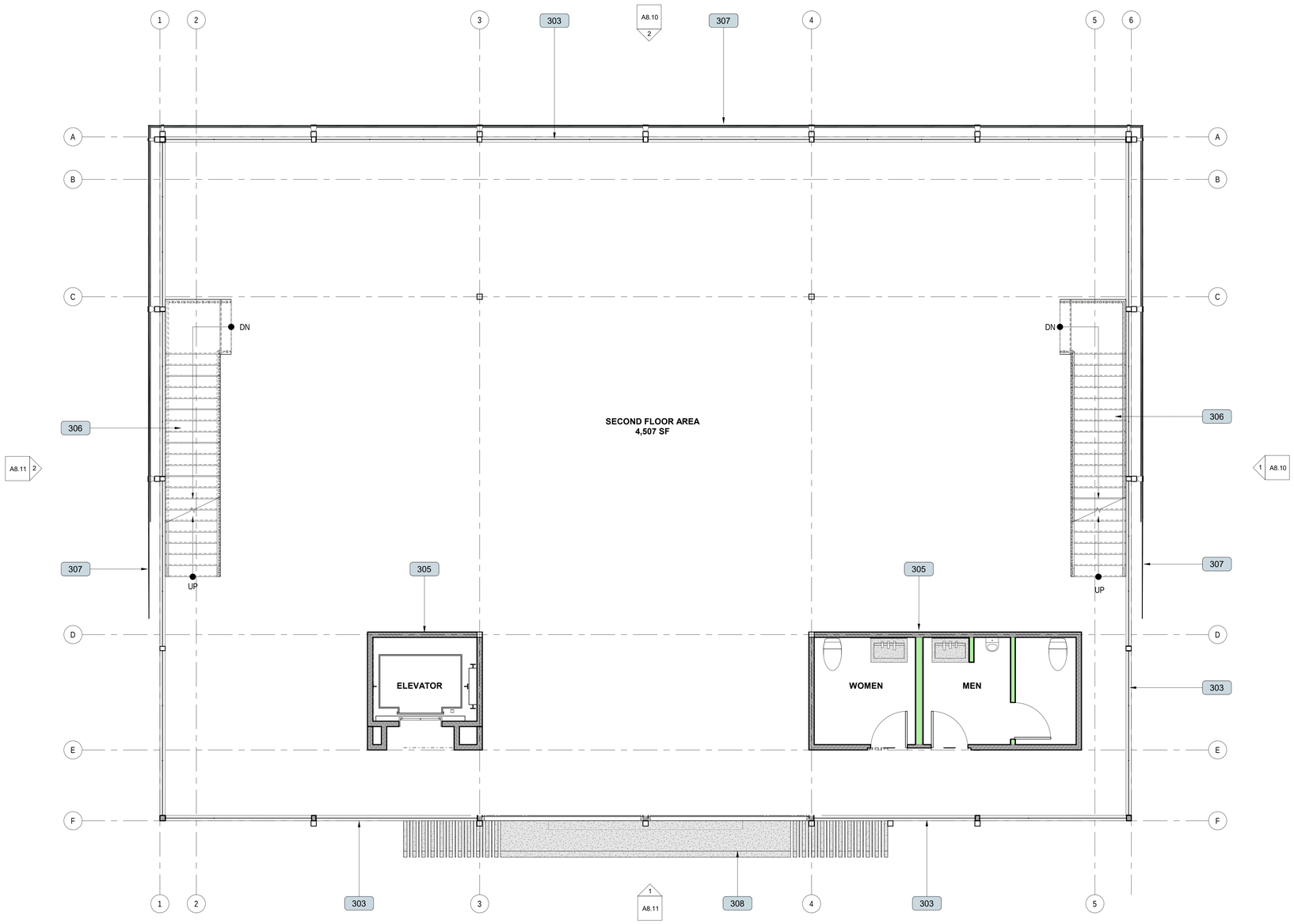

FLOOR PLAN (SECOND FLOOR)

1/4" = 1'-0" 1

KEYNOTES (FLOOR PLAN)

301	NEW WHITE CONCRETE BEARING WALL
302	NEW ACCOYA SLATS
303	NEW BUTT JOINED CLEAR GLAZING IN ANODIZED ALUMINM FRAME
304	NEW CROSS LAMINATED TIMBER COLUMN
305	NEW CROSS LAMINATED TIMBER BEARING WALL
306	NEW PAINTED STEEL STAIR WITH ACCOYA SLAT SCREEN
307	NEW FROSTED GLASS RAINSCREEN
308	NEW ACCOYA SLATTED CANOPY

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FLOOR PLAN (SECOND FLOOR)

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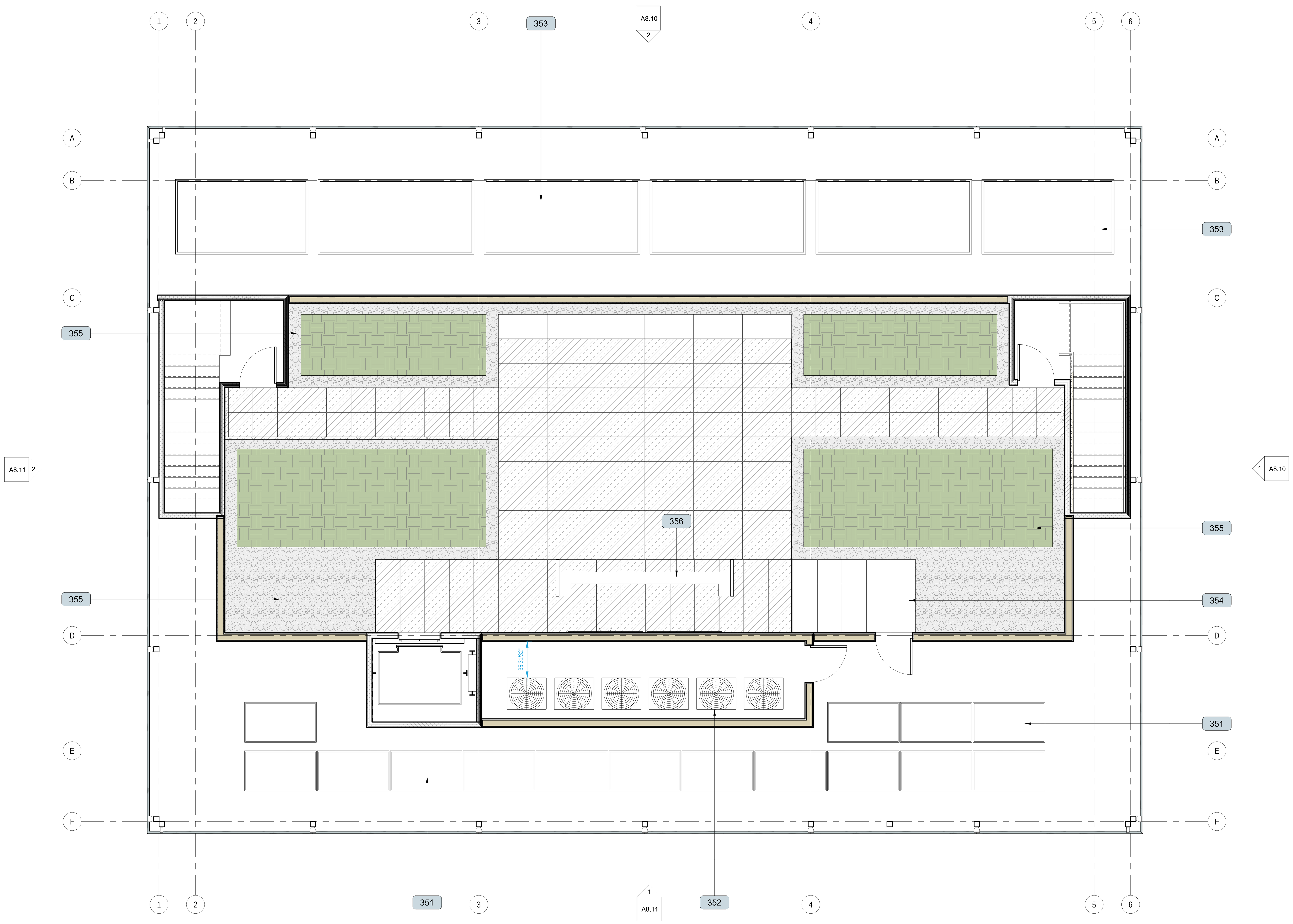

FLOOR PLAN (ROOF GARDEN) 1/4" = 1'-0" 1

KEYNOTES (ROOF PLAN)

351	NEW SOLAR PANELS
352	NEW MECHANICAL UNITS BEHIND SOLID ROOF SCREEN
353	NEW SKYLIGHTS
354	NEW RAISED WOOD ROOF DECK
355	NEW RAISED PLANTING AREA WITH CRUSHED GRAVEL SURROUND
356	NEW BUILT-IN BAR AND COUNTERTOP

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FLOOR PLAN
(ROOF GARDEN)

A 3.30

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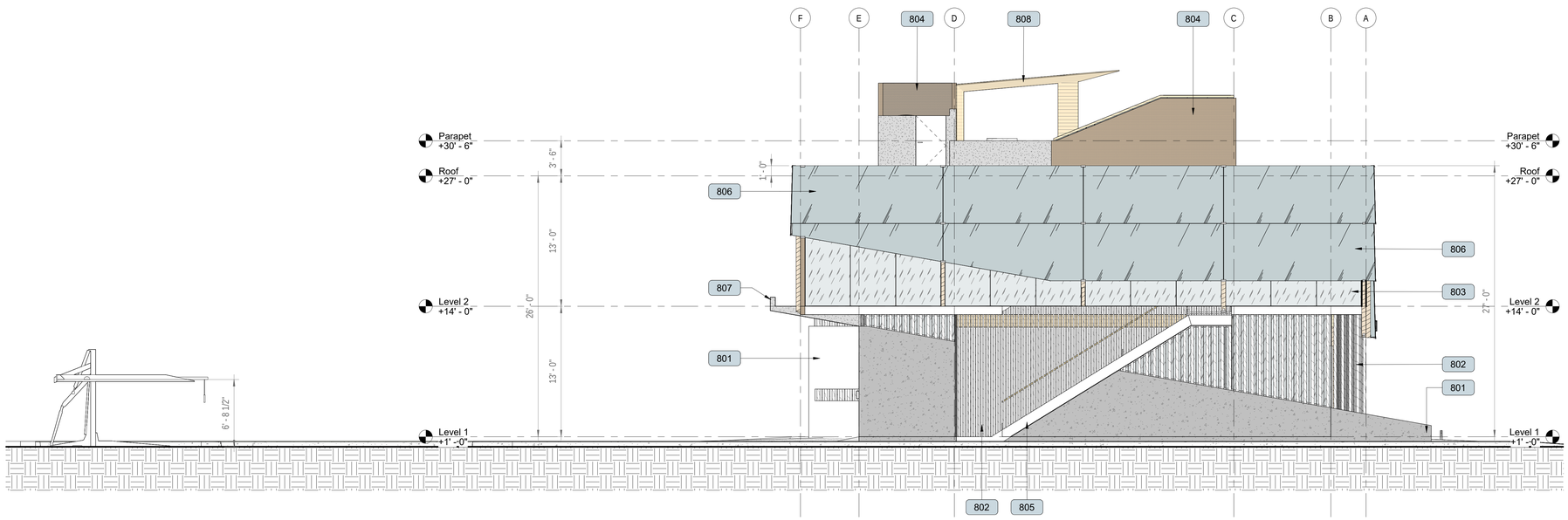
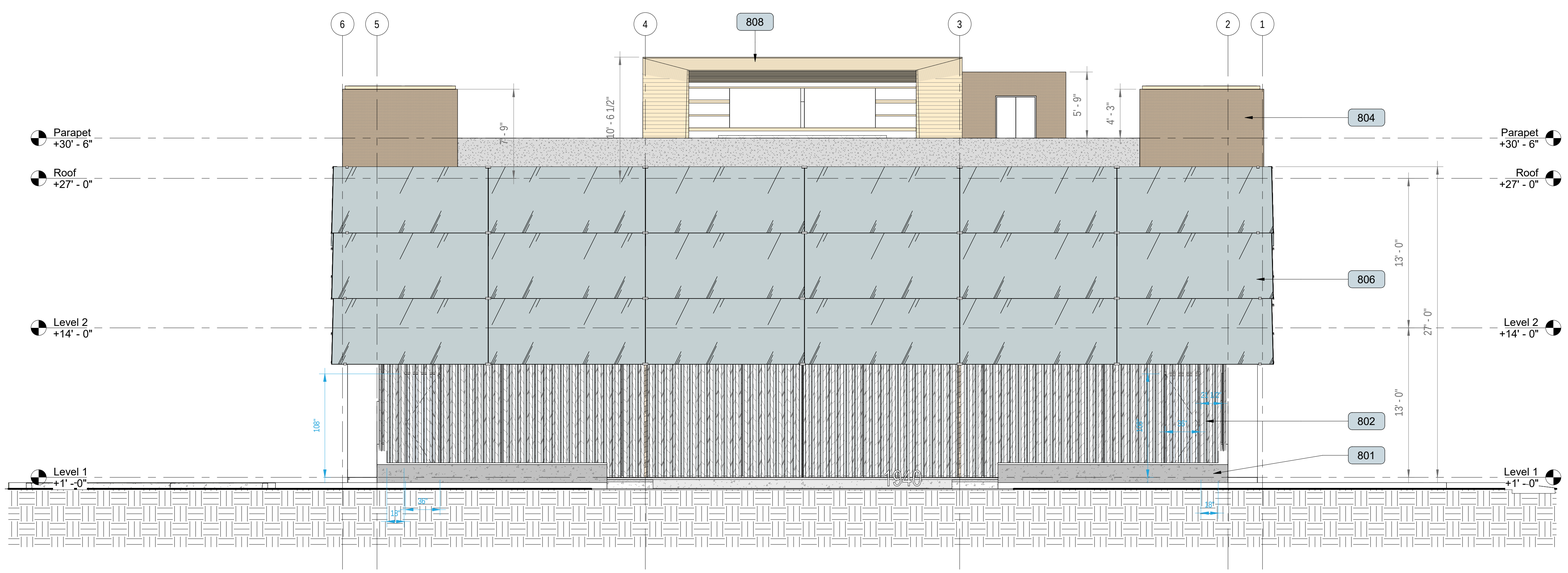


EAST ELEVATION 3/16" = 1'-0" 1



NORTH ELEVATION 3/16" = 1'-0" 2

KEYNOTES (EXTERIOR ELEVATION)

801	NEW WHITE CONCRETE BEARING WALL
802	NEW ACCOYA SLATS
803	NEW BUTT JOINED CLEAR GLAZING IN ANODIZED ALUMINM FRAME
804	NEW CROSS LAMINATED TIMBER WALL
805	NEW PAINTED STEEL STAIR WITH ACCOYA SLAT SCREEN
806	NEW FROSTED GLASS RAINSCREEN
807	NEW ACCOYA SLATTED CANOPY
808	NEW CROSS LAMINATED TIMBER CANOPY ELEMENT

1940 HAMILTON

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EXTERIOR ELEVATIONS

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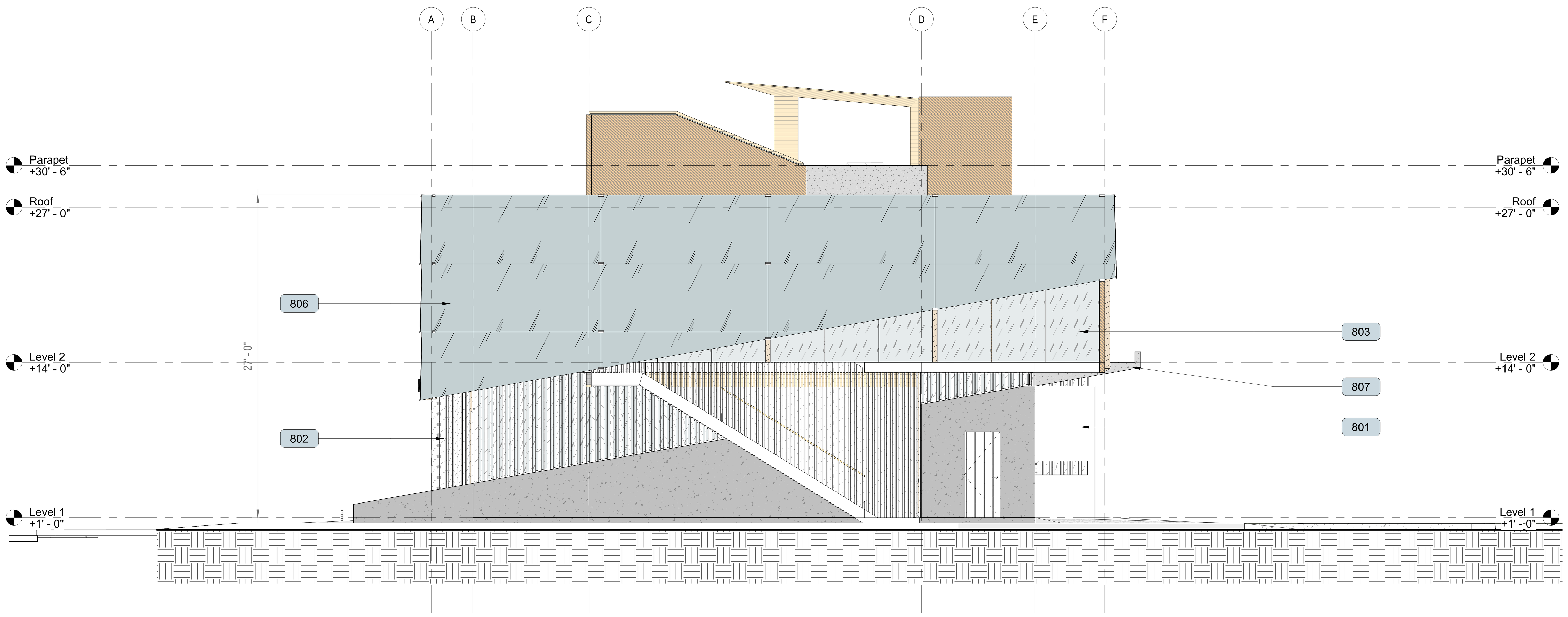
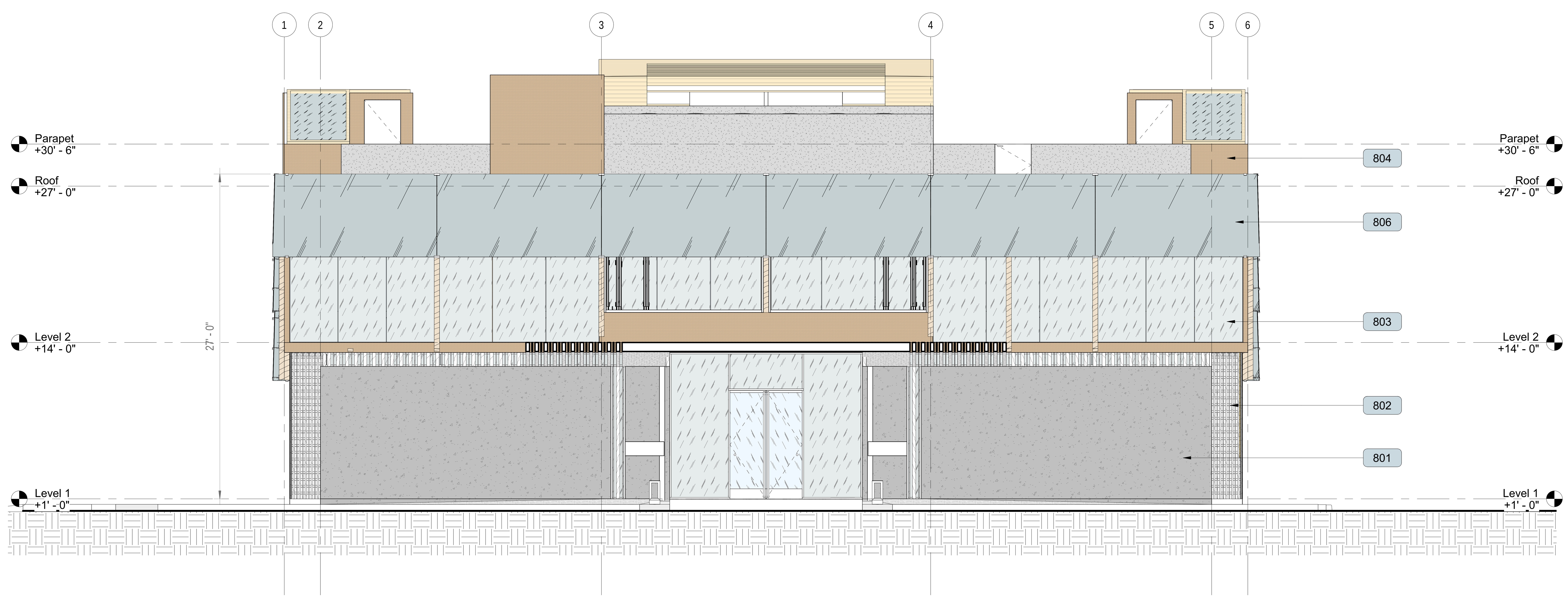


WEST ELEVATION 3/16" = 1'-0" 2



SOUTH ELEVATION 3/16" = 1'-0" 1

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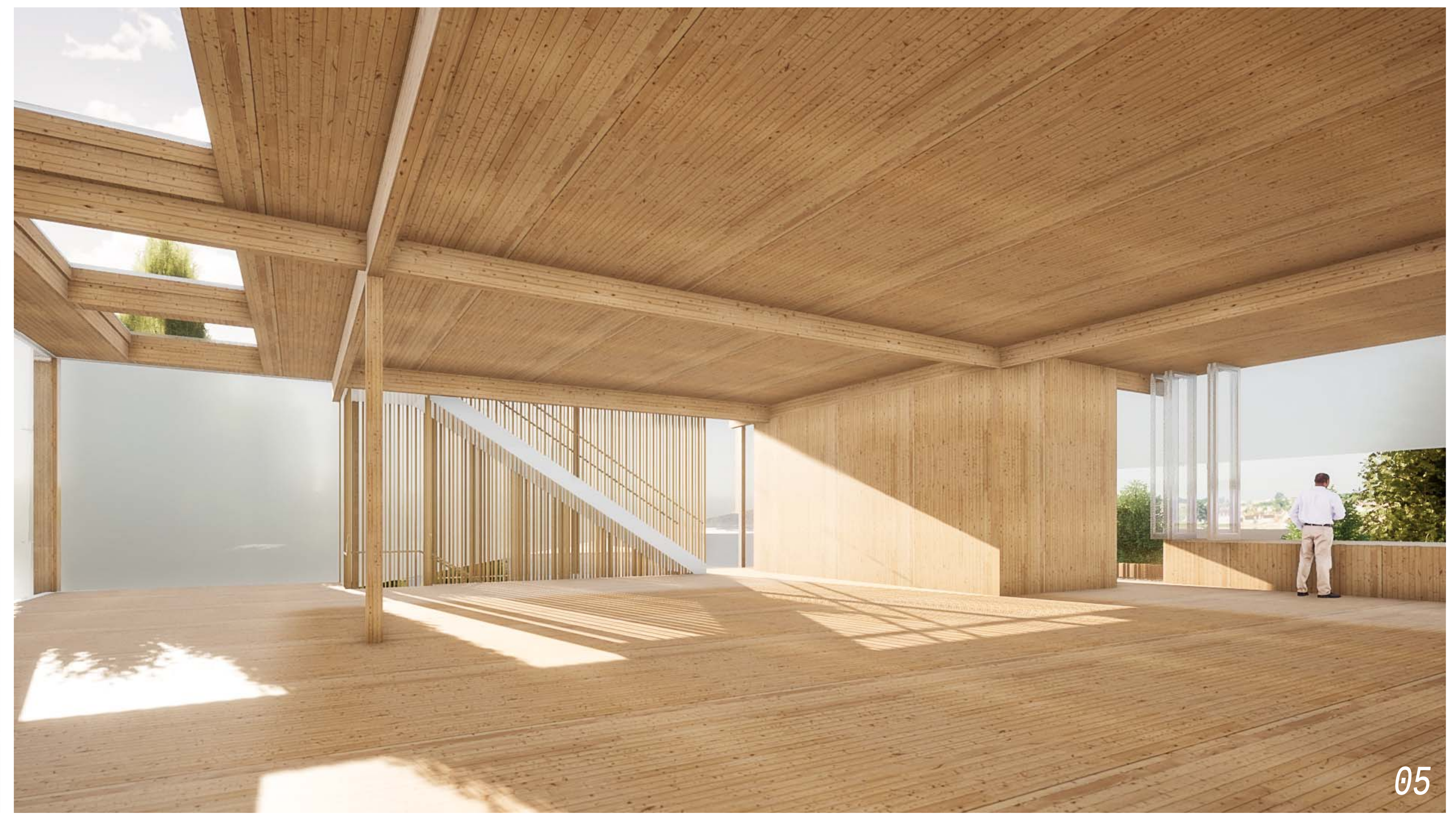
KEYNOTES (EXTERIOR ELEVATION)

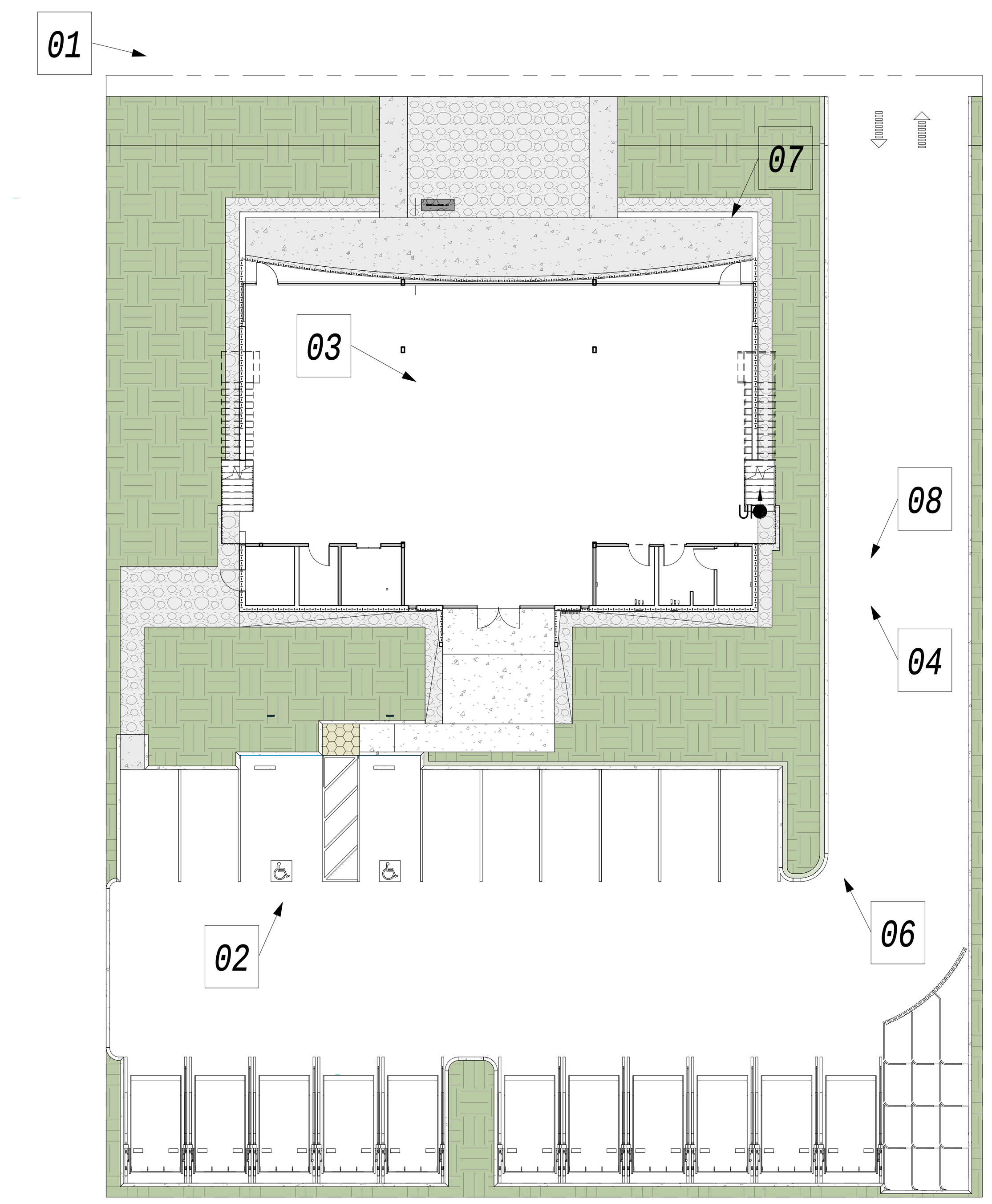
801	NEW WHITE CONCRETE BEARING WALL
802	NEW ACCOYA SLATS
803	NEW BUTT JOINED CLEAR GLAZING IN ANODIZED ALUMINM FRAME
804	NEW CROSS LAMINATED TIMBER WALL
805	NEW PAINTED STEEL STAIR WITH ACCOYA SLAT SCREEN
806	NEW FROSTED GLASS RAINSCREEN
807	NEW ACCOYA SLATTED CANOPY
808	NEW CROSS LAMINATED TIMBER CANOPY ELEMENT

EXTERIOR ELEVATIONS

A 8.11

MODULUS





1940 HAMILTON

[PROJECT #: 20.051]	
REVIEW	2020.08.07

[MMXX ©] MODULUS

PROGRESS PRINT
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CONCEPT
RENDERINGS

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PROJECT ADDRESS: 1940 HAMILTON . SAN JOSE . CALIFORNIA . 95125

WWW.MODULUS.COM

. 746 THE ALAMEDA . SUITE 30 . SAN JOSE . CALIFORNIA . 95126 . [T] 408 278 7038

MODULUS

Attachment 2

City of Campbell, Planning Division

70 N First Street

Campbell, California 95008

Project Description for 1940 Hamilton Avenue

This submittal is for the preliminary review of a new 7,985 square foot, two story office building. The conceptual approach is to create a modern and warm environment that integrates the natural beauty of the surrounding elements while sculpting both interior and exterior spaces with dynamic geometries and soft natural light. The preliminary construction approach pairs the use of sustainable cross-laminated timbers with delicate glass rainscreen components, and timeless materials all uniquely expressed. Two site layouts are presented herein, with Option 1 utilizing parklifts (car stackers) to accommodate the required parking and Option 2 proposes a tandem style horizontal stacking of cars.

In addition, this proposal submits two site parking layouts for review. As the Campbell General Plan speaks to Parking Standards being occasionally modified in response to new or changed conditions, and the recent pandemic has caused a substantial shift in the work from home / work from office balance – the team believes, and is requesting, that a shift to less space being dedicated for parking and less on-site overall parking at a ratio of 3.5 cars/1,000 sf, is more in-line with the changes being incorporated societally and the needs of office tenants. The site is adjacent to multiple bus lines, and with a strategically incorporated opportunity for ride sharing integration, an overall reduction in the on-site parking required would pair with the requirements in the area as well as allow more site area to be dedicated to landscaping and vegetation which is both more enjoyable and sustainable long term.

Attachment 3

CITY OF CAMPBELL
City Attorney's Office

PLEASE RESPOND TO:

333 Church St.
Suite A
Santa Cruz, CA 95060
TEL 831.423.8383
FAX 831.438.0104

November 22, 2011

Peter Brewer
250 I Park Boulevard, 2nd Floor
Palo Alto, CA 94306-1573

Re: 1940 East Hamilton Avenue, Campbell, CA

Dear Mr. Brewer:

Thank you for your letter of November 8, 2011. I have had the opportunity to speak to the Planning and Building Department staff, and it appears that the facts may be somewhat different than you have described. Based on the information that has been provided to me, my understanding of the situation is as follows:

Historical Significance

The property in possession of your client, John Tripoli, located at 1940 East Hamilton Avenue, is improved with a Queen Anne-style, Victoria era single-family residence constructed circa 1890. This property is listed on the City's Historic Resource Inventory, as a *potentially* historic resource, based on preparation of a preliminary historic resource data sheet (reference enclosure). Listing of a *potentially* historic resource is within the authority of the Community Development Director pursuant to Campbell Municipal Code (CMC) § 21.33.040. Mr. Tripoli, as well as other interested parties, was informed of this fact by Planning Division staff.

Mr. Tripoli was further informed that any proposal that would redevelop the site (demolition of the existing structure and construction of a new structure) or affect a material change to the structure, is subject to review and approval of a Site and Architectural Review Permit pursuant to CMC § 21.42.20(A) and § 21.33.070. As a discretionary land use permit, the City would review the proposal consistent with the requirements of the California Environmental Quality Act (CEQA). As a potentially historic resource on a local historic register, such a review would include preparation of an Initial Study to (1) asses the historical significance of the structure and (2) determine if the project would result in substantial adverse change.

Planning staff indicated to Mr. Tripoli that *if*, through preparation of the Initial Study, the City determined that the property constituted an historic resource, redevelopment of the site resulting in an unmitigatable impact (e.g., demolition of the structure) would require preparation of an Environmental Impact Report (EIR). However, Planning Division staff also indicated that this was

not a forgone conclusion. An Initial Study may also conclude, based the preponderance of evidence, that the structure does not constitute an historic resource.

Zoning Land Use Regulations

In a separate discussion with another party, Planning Division staff discussed the potential for establishment of a "music school" on the subject property. This use would be considered a "small" or "large" studio as defined by the Campbell Municipal Code (reference City Council Ord. No. 2149):

> "Studios, small" means an establishment that offers instruction to twelve or fewer participants at any one time, involving physical or artistic skills and techniques, including but not limited to dance, music, fitness training, martial arts and fine arts.
>
> "Studios, large" means an establishment that offers instruction to more than twelve participants any one time, involving physical or artistic skills and techniques, including but not limited to dance, music, fitness training, martial arts and fine arts.

Your client's property is located with a P-O (Professional Office) Zoning District. The P-O Zoning District does not list a studio as a permitted or conditional use (CMC § 21.10.030). Pursuant to CMC § 21.02.20.F, a land use not specifically identified as permitted shall generally not be allowed (also see CMC § 21.70.040.C). As such, this issue has nothing to do with the potentially historic significance of the property, but is an entirely separate matter.

Hopefully, this information clarifies the situation. Nevertheless, if you should have any questions, please let me know.

Sincerely,

William R. Seligmann
City Attorney of Campbell

Encl: Historic Resource Data Sheet

cc: Kirk Heinrichs, Community Development Director
Paul Kermoyan, Planning Manager
Daniel Fama, Assistant Planner

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 2 ***Resource Name or #:**
P1. Other Identifier:
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** **Date** **T;** **R** ; ¼ **of** ¼ **of Sec** ; **B.M.**
c. Address 1940 E. Hamilton Ave. City Campbell Zip 95008
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 288-24-047

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
A Queen Ann style Victorian house, this residence is a wood framed building with a stucco finish installed over earlier wood siding no longer visible. It is rectangular in shape with a hipped roof and an offset front gable of composition shingles. A recessed porch on the west side of the building has a low sloped shed roof. The eaves are boxed and sit over closely spaced brackets that segment an ornamented frieze. Brackets at the porch eaves are smaller and more tightly spaced than the others. The porch features turned wood columns topped by fan shaped braces. Fenestration consists of vertically proportioned one over one double hung windows with screens. The primary front window has been altered to a single fixed picture window with a fix-lite transom. A number of the windows have false shutters attached to the sides, a detail not original to the building. A round vent is featured in the front gable. The site has been modified, with an addition at the rear. An ornamental fence matching the building detailing wraps the front and side of the property, and large cedar trees ring the site. While the original fabric of the structure is generally intact, the visual integrity is partly compromised due to the stucco cladding, window changes, and the character of the site.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

***P4. Resources Present:** ☒ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front Façade, 07/24/07

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
FM: early 1890's

***P7. Owner and Address:**
Rose Oliviere
1940 East Hamilton Avenue
Campbell, CA 95125

***P8. Recorded by:** (Name, affiliation, and address)
Leslie A. G. Dill,
110 N. Santa Cruz Ave.
Los Gatos, CA 95030

***P9. Date Recorded:** 4/23/1999

***P10. Survey Type:** (Describe)
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

***Attachments:** ☒NONE ☐Location Map ☐Continuation Sheet ☒ Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

*NRHP Status Code

Page 2 of 2 *Resource Name or # (Assigned by recorder)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-Family Home B4. Present Use: Same

*B5. Architectural Style: Queen Ann style Victorian

*B6. Construction History: (Construction date, alterations, and date of alterations)

Estimated to be built, 1890's

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: b. Builder:

*B10. Significance: Theme Area

Period of Significance Property Type

Applicable Criteria

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

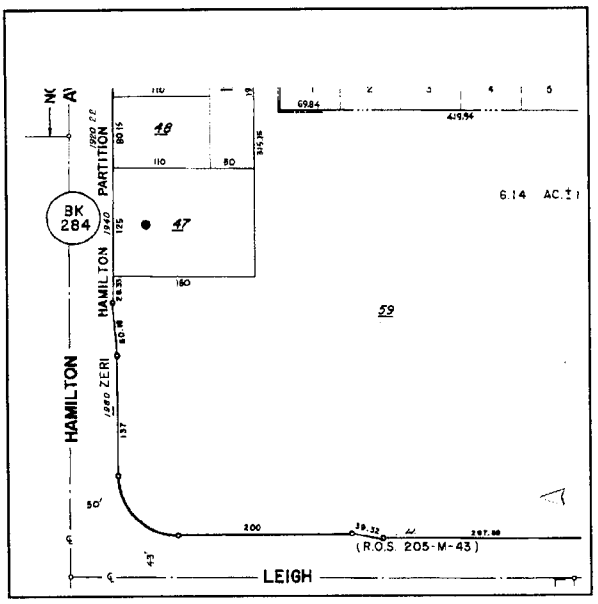
B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

B13. Remarks:

*B14. Evaluator: See P8

*Date of Evaluation: See P9



(This space reserved for official comments.)

*Required information

State of California ☐ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Review Code | Reviewer | Date | Listings

Page 1 **of** 11 ***Resource Name or #:** (Assigned by recorder) 1940 Hamilton Avenue, Campbell CA 95008
P1. Other Identifier: 1940 Hamilton Avenue, Campbell CA 95008

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** San Jose West, CA **Date** 2015 **T** ___; **R** ___; ___ ☐ **of** ___ ☐ **of Sec** ___; _____**B.M.**
c. Address 1940 Hamilton Avenue City Campbell Zip 95008
UTM: (Give more than one for large and/or linear resources) Zone 10S, 37.29409°N / -121.92133°E
d. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel Number 288 24047

***P3a. Description:**
1940 Hamilton Avenue is a one-story-over-raised-foundation, Folk Victorian-style building located on the south side of Hamilton Avenue between Leigh and Phantom avenues in Campbell, California. The wood frame building has a 1,659 square foot generally rectangular footprint and is situated at the northwest portion of a 20,000 square foot lot. The building was constructed as a dwelling and has been converted to commercial use. All facades are clad in stucco and the building is capped with a flat-peaked hipped roof with an intersecting front gable. All windows are contemporary replacement vinyl or painted wood-clad vinyl unless otherwise noted.
The primary (north) façade faces onto a front yard planted with grass, and the building is accessed from the street by a contemporary cobblestone walkway. A low wood picket fence marks the front lot line at the left and right portions of the front yard. The primary facade (Figure 1) is asymmetrically arranged around the primary entrance, a contemporary wood door with a fixed transom set within a shallow paneled recess. The primary entrance is sheltered by a porch which spans the right side of the façade and is accessed from grade by a short straight concrete stair with pipe handrails. The porch has wood floorboards and is ornamented with wood details including turned posts, scrollwork brackets, and a wood handrail with flat scrollwork balusters (Figure 2). The porch is capped with a low-pitched hipped roof. (See Continuation Sheet.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P3b. Resource Attributes:** (List attributes and codes) HP3– Multiple Family Property
***P4. Resources Present:**
☒ Building ☒ Structure ☐ Object
☐ Site ☐ District ☐ Element of District
☐ Other
P5b. Description of Photo:
Figure 1: 1940 Hamilton Avenue, primary (north) façade, view facing south, taken 01/07/2020 by Stacy Farr
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric
1889 (*San Jose Mercury News*, December 1,1889)
***P7. Owner and Address:**
1940 Hamilton LLC
1940 Hamilton Ave.
Campbell, CA 95008
***P8. Recorded by:** Stacy Farr, Historic Resource Consultant
3823 Clarke St., Oakland, CA 94609
***P9. Date Recorded:** 02/19/2020
***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") none

***Attachments:** ☐NONE ☐Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List): _____

***P3a. Description (continued):**

Right of the primary entrance there is a pair of double-hung windows. Left of the primary entrance, the façade projects outward approximately six feet and there is a large fixed window with a fixed upper lite, trimmed with simple surrounds and ornamental wood shutters. There is a circular vented opening at the gable peak, and the gable peak and the rest of the primary façade terminates with a compound cornice composed of a flat scalloped molding, stepped brackets interspersed with paneled molding, and projecting eaves.

The east side façade faces onto a paved parking area, beyond which the east lot line is marked with a vertical board fence. The raised foundation includes a wood utility box at far right and one rectangular vented opening. Fenestration at the first floor (Figure 3) includes, from right to left, a horizontally-oriented multi-lite leaded wood window; paired double-hung windows with decorative wood shutters; and, at left, four horizontally-oriented double-hung windows. All windows are trimmed with simple surrounds and the majority of the façade terminates with the same compound cornice as described at the primary (north) façade, while the far-left portion of the façade reflects a shed-roof addition at the rear (south) façade and terminates with a slight eave overhang.

The rear (south) façade faces onto a paved parking area and a multi-car garage. The rear facade includes two additions and is asymmetrically arranged (Figure 4). A shed-roof addition spans the width of the façade, the right side of which includes a double-hung window and a half-glazed pedestrian entrance door. At the left half of the rear façade, a front-gable addition projects out approximately 10 feet and includes double-hung windows at its east- and south facets. The right side of the rear façade is spanned by a deck of dimensional lumber accessed via a short stair and a wheelchair lift. Above the slope of the shed-roof addition, the south façade terminates with the same brackets found at the front and east facades. The shed-roof addition terminates with a slight eave overhang with exposed rafters, and the gable-front addition terminates with three pipe vents at the gable peak and a plain facia board and, on the sides of the addition, exposed rafters.

The west side façade faces onto a landscaped side yard with a contemporary cobblestone paved walkway, a gravel pathway and sitting area, planted areas, and mature trees, beyond which the west property line is marked with a vertical board fence. At the raised foundation there is one rectangular vented opening. Fenestration at the first floor (Figure 5) includes, from left to right, paired double-hung windows; four double-hung windows; and, at far right, one horizontally-oriented double-hung window at the shed-roof addition and one horizontally-oriented double-hung window at the gabled addition. The majority of the west façade terminates with the same compound cornice found at the front, east, and rear facades, while the shed-roof and gabled additions terminate with a slight eave overhang with exposed rafters.

At the south portion of the lot, behind the dwelling, there is a one-story, multicar garage, clad in stucco and capped with a double front-gable roof. The primary (east) façade of the garage (Figure 6) includes three vinyl roll-up auto doors, and the façade terminates with slightly projecting gable roofs with plain fascia boards. The north façade includes a contemporary paneled wood door at left, and two double-hung wood windows with ogee lugs, and terminates with a slight eave overhang with exposed rafters. The rear (west) façade (Figure 7) includes three double-hung wood windows with ogee lugs, and terminates with slightly projecting gable roofs with plain fascia boards. The south façade is flush with the south lot line, which is marked with a vertical board fence, and was not observed during a site visit.

At the southeast portion of the lot there is a fenced-in garden, currently planted with grass, ornamental plans and mature trees, enclosed by a low wood fence with areas of baluster that match that of the front porch, and accessed via an opening

framed by wood posts and a wood trellis (Figure 8). The garden also includes platforms and benches of dimensional lumber, and walkways of contemporary cobblestone paving.

1940 Hamilton Avenue is located in a mixed residential and commercial area (Figures 9-11). East of the subject property there are two Ranch-style dwellings on the south side of Hamilton Avenue west of Phantom Avenue, constructed c. 1960. West of the subject property, the Expressionist-style church at 1980 Hamilton Avenue is surrounded by mature trees and associated buildings and parking areas, which extend into the area south of the subject property. On the north side of Hamilton Street, across from the subject property, there is a mixture of residential and commercial buildings, including the Craftsman-style dwelling at the northwest corner of Hamilton and Norman avenues, and the Modern-style commercial building at the northeast corner of Hamilton and Norman avenues. Overall the area reflects a broad mixture of construction dates and architectural styles and appears unlikely to potentially qualify as a historic district for any reason.

Figure 2. Primary (north) façade, porch detail.

Figure 3. East façade, view facing northwest.

Figure 4. Rear (south) façade, view facing northwest.

Figure 5. West façade, view facing northeast.

Figure 6. Primary (east) façade of garage, view facing west.

Figure 7. Rear (west) façade of garage, view facing southeast.

Figure 8. Garden at southeast portion of the lot, view facing northeast.

Figure 9. Ranch style dwellings directly east of the subject property, view facing southeast.

Figure 10. Expressionist-style church at 1980 Hamilton Avenue, west of the subject property, view facing west.

Figure 11. Modern-style commercial building at the northeast corner of Hamilton and Norman avenues, view facing northeast.

State of California □ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 1940 Hamilton Ave., Campbell CA ***NRHP Status Code** 6Z
Page 1 **of** 28

B1. Historic Name: none
B2. Common Name: 1940 Hamilton Avenue
B3. Original Use: single-family dwelling B4. Present Use: commercial building
***B5. Architectural Style:** Folk Victorian
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Original construction: 1889 (based on completion announcement, *San Jose Mercury News*, December 1, 1889).
Permitted alterations: Installation of installation of two clean out lines to the main sewer lateral (San Jose Permit No. P9950552, issued January 8, 1999).
Additional alterations: see Continuation Sheet.
***B7. Moved?** ☒No □Yes □Unknown **Date:** _____ **Original Location:**_____
***B8. Related Features:** garage in back yard; fenced garden in back yard.

B9a. Architect: Unknown b. Designer/Builder: Unknown
***B10. Significance: Theme Area** none
Period of Significance none **Property Type** residential **Applicable Criteria** none
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historic Context: Development of Campbell

The first inhabitants of what is today the Santa Clara Valley were several bands of the Ohlone or Costanoan Native Americans, who congregated in concentrations of small villages related by kinship ties. Primarily hunter-gatherers, these bands settled near dependable water sources and constructed dwellings of tule rushes fastened to willow poles. Native habitation was severely impacted by the arrival of Spanish explorers in 1769 and the subsequent establishment, in 1777, of Mission Santa Clara de Assis and the associated civil settlement of El Pueblo de San Jose de Guadalupe. At the Mission, native persons were converted by the Catholic Church and compelled to labor to support the mission population, including farming, ranching, and crafts work including leatherwork, soapmaking, ropemaking, and others. Colonial pueblo settlers farmed corn, beans, wheat, hemp, flax, vineyards, and orchards, and worked in early industries such as gristmilling, making wine and brandy, processing hemp, and making soap. The area that eventually became Campbell was part of Mission Santa Clara's grazing lands, supporting over 30,000 head of cattle and sheep by 1827. (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

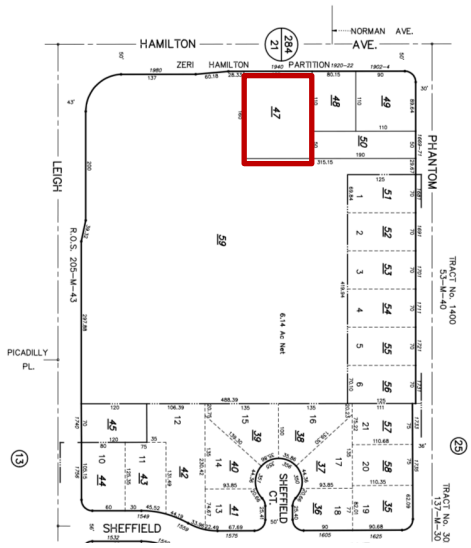
***B12. References:**
See continuation sheet.

B13. Remarks:

***B14. Evaluator:** Stacy Farr, Architectural Historian
***Date of Evaluation:** 02/19/2020

(This space reserved for official comments.)

Sketch Map. Source: Santa Clara County Assessor



***B6. Construction History (continued):**

With the exception of the 1999 plumbing permit, there are no building permits on file for 1940 Hamilton Avenue at the City of Campbell Building or Planning departments; the San Jose Building or Planning departments; the Santa Clara County Building or Planning departments; in the Santa Clara County Archives: General index of Property Records; or in the San Jose Building Permit Index for Physical Permits, 1920s-1940s or the Permits on Microfilm, 1940s-1980, which are held in the collection of the California Room at the Dr. Martin Luther King, Jr. Library.

Alterations that were observed during a site visit to the property on January 7, 2020 include the following:

- Application of stucco cladding, either replacing or covering original wood cladding and associated wood moldings at corners and windows;
- Removal of original windows at the left side of the primary (north) façade and replacement with a reconfigured large picture window with a fixed upper lite;
- Removal of all original double-hung wood windows with ogee lugs and replacement with contemporary painted vinyl or wood-clad vinyl double-hung windows;
- Removal of original primary entrance door and replacement with a contemporary door;
- Two rear additions, including a shed-roof addition that spans the width and almost the height of the rear façade, and another gable-roof addition that projects out from the shed-roof addition;
- Reconfiguration of the shape of three original window openings on the east façade, from vertical to horizontal orientation;
- Removal of some original wood porch components, including the stairs and the floor, and replacement with concrete;
- Installation of a non-historic scalloped molding at the lower perimeter of the cornice;
- Changes to the setting including subdivision of the historic parcel from 9.75 acres to its current 0.54 acres; associated loss of barn and agricultural use; asphalt paving at the east side of the lot; construction of a multicar garage at the south side of the lot; and contemporary landscaping and paving at the north side of the lot, in front of the building.

Additionally, while interiors of privately-owned buildings are not subject to historic evaluation, the property was constructed as a single-family dwelling and has been extensively renovated at the interior for use as a multi-office commercial building.

***B10. Significance (continued):**

Following the change of governmental control from Spain to Mexico in 1822, missions were secularized and vast swaths of land were granted to private landholders in an effort to stimulate colonization. Thirty-eight land grants were issued between 1833 and 1846 in the Santa Clara Valley, including three within the boundaries of what is today Campbell (Archives and Architecture, 3). Each land grant, or rancho, included a small settlement composed of the main rancho residence, laborers' housing, cattle corrals, a grist mill, tannery, and other utilitarian buildings, and was surrounded by

vineyards, cultivated fields, and grazing land. In the late 1820s, immigration increased, and foreigners started to settle in California, often marrying into the families of local landholders. By 1835, of the 700 people who lived in the pueblo of San Jose, 40 were foreigners, mainly Americans and Englishmen (Archives and Architecture, 4). The first overland American settlers arrived in California in 1841 and by 1845 the population of the San Jose area had increased to 900. New settlers established various types of industries and stores, and shifted the character of the area from a small Mexican village to a bustling American town. In 1846 California was occupied by American military forces and Mexican rule came to an end.

William and Agnes Campbell arrived from Missouri to the Santa Clara Valley in 1846, with their family of nine, including 19-year old son Benjamin Campbell. William Campbell surveyed the cities of San Jose and Santa Clara in 1847, establishing an urban framework that replaced the earlier rancho model and shaped future residential and commercial development. San Jose was on the southern route to the Sierra Nevada mountains and developed rapidly after gold was discovered there in 1848. Many prospectors, arriving hopeful from the East Coast and Europe and finding no gold in the mountains, settled in the Santa Clara Valley and developed lucrative agricultural and industrial sites.

In 1851, Benjamin Campbell bought 160 acres and planted it with hay and grain: this acreage later became Campbell's central downtown area. Hay and grain were massively profitable crops, as they supplied the cattle and dairy industry, which remained dominant in the valley from the 1850 through the 1890s. (Archives and Architecture, 7). Benjamin Campbell married his wife Mary in Missouri in the fall of 1851, and returned to California with a wagon train of 36 adults and children, all related by marriage or birth: most of this party settled what is now the City of Campbell, including John Bland, Peter Keith, Archibald Johnson, Zeri Hamilton, A. M. and J. B. Hess, and N. H. Hicks.

Transportation, both for people and saleable goods, increased during these decades, as what is now Winchester Boulevard was declared a public road in 1850, Bascom Avenue to Santa Cruz was surveyed in 1856, the railroad line between San Francisco and San Jose was completed in 1864, and the line connecting San Jose to Niles and the Transcontinental railroad was completed in 1869. In 1877, Benjamin Campbell granted South Pacific Coast Railroad Company right of way through his property for a rail line that connected San Jose and Santa Cruz. Anticipating the development of a thriving town, Benjamin and Mary Campbell subdivided their property and laid out the town of Campbell in 1885. In 1886, a rail stop station was constructed near the Campbell family's ranch house, and in 1888 the Campbells began selling residential lots. While as devout Methodists, the Campbells required the new town be free of saloons, by 1895 the settlement of Campbell had become a thriving village (Archives and Architecture, 10).

Horticulture had been present in the Santa Clara Valley since the 1850s, and in the 1880s much of Campbell was planted with orchards and vineyards. These crops were dried, packed, and later canned in early industrial facilities, the largest of which included the J.C. Ainsley Packing Company, Hyde Cannery, and Payne Cannery. Campbells Station was integral in the shipping and distribution of these products. Cooperative facilities for production such as the Campbell Fruit Growers' Union also developed during these decades. As wheat was replaced by horticultural products, large farms were subdivided into smaller 10- and 20-acre orchards, often at high profit, leading to increased density of settlement in the Campbell area. Residential settlement and rail transportation increased during these decades as well, with the

Interurban Railroad establishing a line from San Jose through Campbell to Los Gatos in 1905 (Archives and Architecture, 10). Automobile travel increased after the turn of the twentieth century, and trucks became an important part of the horticulture industry, both in production and distribution. Additional amenities, both municipal and private, were established including water, electrical, and telephone service. By 1918, Campbell boasted a newspaper, bank, hotel, markets, shops, and specialty shops (Archives and Architecture, 11).

Following World War I, the population of Campbell continued to grow, and many orchards and vineyards were replaced by residential developments. This effect was even more dramatic during World War II, as thousands of military personnel traveled through the San Francisco Bay Area on route to the Pacific front. After the War, a huge new influx of residents arrived to work on contracts for the defense department, aerospace engineering, and other high-tech industries. in the second half of the twentieth century. Campbell was officially incorporated as a city in 1952, and between 1950 and 1975, the population of Santa Clara county exploded form 95,000 to over 500,000 (Archives and Architecture, 12). At Stanford University and other defense industry firms in the Santa Clara area, advancements associated with the war effort laid the groundwork for the development of the technology industry that shifted the Santa Clara Valley to "Silicon Valley." As the horticulture industry waned, most of Campbell's remaining orchard land was sold and replaced by business and research parks and housing developments. The canneries that historically packaged the valley's fresh fruit were also demolished during this era, and Campbell has grown from a small farming center to a progressive community with a population of over 38,000.

Site History

Prior to construction of the subject property, the area where the subject property was later constructed ("subject site") was first owned by Zeri Hamilton, who arrived in California in 1851 and took possession of a homestead site described as "on what is now known as the Meridian road, near the eastern terminus of Hamilton Avenue, two and one-half miles southwest of San Jose" (Foote, 463). (Biographical information about all known owners of the subject site and subject property is included in the following section of this report.) The Zeri Hamilton Partition was established several years after Zeri Hamilton's death in 1871 and spanned the north and south side of Hamilton Avenue, east of what is now Leigh Avenue and east and west of Meridian Avenue (Figure 1). Research has not uncovered any evidence that Zeri Hamilton or his family developed the subject site in any way, although it is possible the subject site was used for agricultural purposes during this era.

On January 31, 1882, Zeri Hamilton's son David A. Hamilton sold an "about 10 acres" lot of the Hamilton tract to William F. Groves for $1,450 ("Real Estate Transactions," *San Jose Herald*, January 31, 1882). Groves' ownership of the subject site is depicted in an 1888 map of Santa Clara County, with the full historic boundaries of the 9.75 acre squared site bounded by Hamilton Avenue at the north, what is today Leigh Avenue at the west, what is today Phantom Avenue at the east, and a southerly line approximately 650 feet south of Hamilton Avenue (Figure 2).

Groves and his wife Agnes may have lived at a temporary building at the subject site after they purchased it in 1882, or they may have lived elsewhere for several years while Groves planted an apricot orchard on the parcel, the fruits

of which Groves was selling by 1887 ("Local Brevities," *San Jose Mercury News*, August 11, 1887). The December 1,1889 edition of the *San Jose Mercury News* announced the completed construction of "the new and lovely residence of W. F Groves, on Hamilton Avenue near the Willows." While research has not uncovered original building permits or other documentation that would conclusively date the subject property's date of construction, based on the architectural style of the house and information gathered through newspaper research, it appears strongly likely that the subject property is the house described in this 1889 announcement. An 1899 map of Santa Clara County records the footprint of two structures at the subject site, likely the subject property and a barn, located southeast of the subject property (Figure 3).

Research has not uncovered any historic photographs of the subject property that would provide conclusive information about the property's historic appearance. Despite the establishment in 1905 of an interurban railroad line that travelled from San Jose along Hamilton Avenue through Campbell to Los Gatos, the 1915 Sanborn Fire Insurance Map did not record the area of Hamilton Avenue west of Meridian Avenue in detail, indicating that the area was not developed to a degree that warranted mapping for fire insurance purposes.

An aerial photograph taken by Fairchild Photography in 1931 is the earliest image available of the subject property (Figure 4). While the resolution of the photograph does not provide much specific information about the subject property, the photograph shows the 9.75-acre site fully planted with orchard trees, and a barn and several outbuildings located southeast of the house. There was also a U-shaped driveway in front of the house. More broadly, the 1931 photograph shows the subject property surrounded by similar agricultural properties, including houses, barns, outbuildings, and orchards.

An aerial photograph taken by the United States Geological Service (USGS) in 1948 has higher resolution and provides additional information about the subject property that year (Figure 5). As in 1931, the 1948 photograph shows the 9.75-acre site fully planted with orchard trees, and the barn and outbuildings still located southeast of the house. The U-shaped driveway is still visible in front of the house. A one-car garage had been constructed behind the house, which is still in place but has been expanded. The photograph also suggests a volume at the east façade, close to the back of the house: this area currently includes non-historic, horizontally-oriented windows, which may have been installed when this volume was removed. More broadly, the 1948 photograph shows the subject property was largely still surrounded by similar agricultural properties and orchards, although residential development had increased east of the subject property, and new streets including Norman and Grace avenues had been constructed.

Despite ongoing increased development, Hamilton Avenue where the subject property is located was not recorded on the 1950 Sanborn Fire Insurance Map. A survey map of the subject property drawn by Santa Clara County Civil Engineer Frank E. Pisano in August of 1953 provides some information about the subject property that year (Figure 6). While Onofrio Sciortino appears to have continued to own the full 9.75-acre site, the .54-acre site that now encompasses the whole of the subject site was divided out from the larger site. Widening of Hamilton Avenue by 30 feet appears to have eliminated much of the property's front lawn. Also by this year, Phantom Avenue was in place, precipitating the construction within the following few years of dwellings alongside what had been the east perimeter of the 9.75-acre parcel. According to the "History" section of the website of the First Congregational

Church of San Jose, located directly west of the subject property, the church purchased its current site in 1953, suggesting that Onofrio Sciortino sold the majority of the historic 9.75-acre parcel to the church shortly after the survey map was drawn. Both Onofrio Sciortino and his brother Carmelo had farmed the orchard at the subject property: it appears that the brothers, both in their sixties by 1953, decided to sell off the majority of their landholdings, likely to support themselves and their sister in their old age, and provide financial support for the younger generations of their family.

An aerial photograph taken by the United States Geological Service (USGS) in 1960 shows the dramatic changes to the subject site as a result of the sale of most of the historic 9.75-acre site (Figure 7). In addition to reflecting its current .54-acre size, the subject property appears by 1960 to have the footprint it retains today, including the gable roof addition at the rear (south) façade, and without the volume at the east façade that was visible in the 1948 photograph. The garage had been expanded to the double-gabled roof footprint it retains today, and was accessed via a paved driveway east of the house, with the remainder of the east side of the lot unpaved. The U-shaped driveway in front of the house was still in place, despite the widening of Hamilton Avenue in the 1950s. On the land that had been historically part of the 9.75-acre subject site, west of the subject property, the classroom wings and fellowship hall of the First Congregational Church were complete, although a portion of the property surrounding that building remained planted with orchard trees. East of the subject property, ranch-style houses had been constructed along Hamilton and Phantom avenues. More broadly, the 1960 photograph shows some agricultural properties and orchards remained, but the area was largely developed by this year with single family residential buildings.

An aerial photograph taken by the United States Geological Service (USGS) in 1968 shows the subject property unchanged from the 1960 photograph, with the exception of maturation of trees and the installation of a fence at the west property line (Figure 8). On the land that had been historically part of the 9.75 acre subject site, the First Congregational Church had constructed its dramatic Expressionist sanctuary in 1966, and paved a parking area behind the subject property and an access driveway directly west of the subject property. More broadly, the 1968 photograph shows that all of the agricultural properties and orchards that had once characterized this area had been removed and replaced by residential and commercial development.

An aerial photograph taken by the United States Geological Service (USGS) in 1981 shows the subject property unchanged from the 1968 photograph, with the exception of maturation of trees (Figure 9). More broadly, the 1981 photograph shows no notable changes to the surrounding area, which was completely characterized by this time by residential and commercial development.

The subject property was recorded on a State of California DPR A form in 1999, as part of a survey inventory for the City of Campbell (Dill, 1999). The photograph of the subject property shows alteration that remain in place, including stucco cladding, reconfigured windows at the left side of the primary (north) façade, and several horizontally-oriented windows at the east façade (Figure 10). The U-shaped driveway remained in place, and the east side of the lot appears to have remained unpaved beyond a driveway that provided access to the rear of the lot. The 1999 photograph shows a flat-roof structure in the back yard of the house which is not discernable in earlier aerial

photographs and is no longer present at the property: no additional information about this structure is available. The text of the 1999 DPR form notes alterations to the property including stucco finish over earlier wood siding; alterations to the primary front window to include a single fixed picture window with a five-lite transom (since removed and replaced with a single-lite transom); an addition to the rear façade; and modifications to the site. The DPR form concludes that the "while the original fabric of the structure is generally intact, the visual integrity is partly compromised due to the stucco cladding, window changes, and the character of the site" (Dill, 1999).

One permit for work at the subject property is on file with San Jose Building Department, for installation of two clean out lines to the main sewer lateral (San Jose Permit No. P9950552, issued January 8, 1999). The permit was issued to property owner Dorothy Oliviere, and the property was described as a single-family dwelling.

Research has not uncovered any historic photographs of the subject property that would provide conclusive information about the property's historic appearance. Based on the property's date of construction, its architectural style, and a comparison with other well-preserved residential properties constructed in Campbell around the same era, it can be inferred that the subject property was originally clad in wood, most likely horizontal wood clapboard or flush board-and-batten, with vertical corner moldings, and may have included plain or shaped wood shingles in the gable peak at the primary (north) facade. All of the building's original windows were most likely vertically-oriented, double-hung wood windows with ogee lugs, indicating that the large fixed window with a fixed upper lite at the left side of the primary (north façade), potentially the horizontally-oriented multi-lite leaded wood window at the right side of the east façade, and the smaller, horizontally-oriented double-hung windows at the left side of the east façade, the right side of the west façade, and the rear (south) facade, are not original. Additionally, while small, shed-roof volumes were a common feature of Folk Victorian-style buildings constructed prior to 1900, and usually included a kitchen and/or bathroom, the shed-roof volume at the rear (south) façade of the subject property is larger (in height and width) than was historically common, and the gable-front addition was constructed between 1948 and 1960, based on aerial photographic evidence. Finally, some historic features of the subject property have been replaced by non-historic materials, including the concrete steps to the porch and porch floor, vinyl or painted wood-clad vinyl windows, and flat scalloped molding at the cornice, which may mimic the presence of an older molding but appears to date from the mid-twentieth century and was potentially installed when the stucco cladding was applied. Changes to the setting have been detailed in the preceding narrative, and include a reduction of the size of the historic parcel from 9.75 to .54 acres; loss of the property's historic barn, outbuildings, and orchard; reconfiguration of the front yard from a U-shaped driveway to its current contemporary landscaping; paving of the east side of the lot; and construction of a multi-car garage behind the house. Additionally, the use of the subject property has changed from a single-family dwelling to a multi-office commercial building.

Owners and Occupants

Zeri and Jane Hamilton – owners of subject site prior to construction of subject property, 1851-1882

The first known owner of the subject site was Zeri Hamilton, who traveled from Missouri to California in 1851 with his wife Jane as part of Benjamin Campbell's wagon train (Foote, 463). Upon arrival in the Santa Clara Valley, the family

took possession of a homestead site described as "on what is now known as the Meridian road, near the eastern terminus of Hamilton Avenue, two and one-half miles southwest of San Jose." They constructed a home immediately upon arrival that had been originally constructed in Maine and shipped around Cape Horn (Ibid.) The Hamiltons had nine children, and, following Zeri Hamilton's death in 1871, Jane Hamilton fought a protracted legal battle over land rights to the family's homestead, eventually receiving a decree of the Secretary of the Interior to get the title to the property confirmed to her children (Ibid.). The resulting subdivision was called the Zeri Hamilton Partition and spanned the north and south side of Hamilton Avenue, east of what is now Leigh Avenue and east and west of Meridian Avenue (see Figure 1). Parcels in the Hamilton Partition were mostly sold by the children of Zeri and Jane Hamilton. Jane Hamilton died in 1895 ("A Pioneer Dead," *San Jose Herald*, November 1, 1895). It does not appear that the Hamilton family constructed any buildings at the subject site during the time that they owned it, although the area may have been in agricultural use at that time.

William F. Groves and Agnes Groves – owners, 1882-c.1898; constructed subject property in 1889

On January 31, 1882, David A. Hamilton sold an "about 10 acres" lot of the Hamilton tract to William F. Groves for $1,450 ("Real Estate Transactions," *San Jose Herald*, January 31, 1882). William F. Groves was born in Ireland c. 1844 and immigrated to the United States in 1866 (U.S., Find A Grave Index, 1600s-Current; 1910 U. S. Federal Census). In 1874 he married Agnes Finley in Santa Clara County (California, County Birth, Marriage, and Death Records, 1849-1980 for William Groves). Agnes was also born in Ireland, in 1852 (1880 U. S Federal Census). The couple had no children. Like many others in the area, William F. Groves was a fruit grower: a small announcement in the *San Jose Mercury News* on August 11, 1887 states that the staff of the paper was, "indebted to W. F. Groves for a box of Moorpark apricots, as large and fine as ever the longing eye of a man looked upon. They are of the first cop, the trees being three years old. The ranch is on Hamilton Avenue" ("Local Brevities," *San Jose Mercury News*, August 11, 1887). An 1888 map shows W. Groves as the owner of a 9.75 acre site where the subject property is now located (see Figure 2).

The December 1, 1889 edition of the *San Jose Mercury News* announced the completed construction of "the new and lovely residence of W. F Groves, on Hamilton Avenue near the Willows [historic name of the area near the intersection of Hamilton and Meridian avenues]." The short article describes a festive Thanksgiving and housewarming party in the new home hosted by Mr. and Mrs. Groves and attended by about a dozen area residents. While research has not uncovered original building permits or other documentation that would conclusive date the subject property's date of construction, based on the architectural style of the house and the information gathered through newspaper research, it appears strongly likely that the subject property is the house described in this 1889 housewarming announcement. W. F. Groves was listed as a fruit dealer in the 1890 and 1891 San Jose City Directories, residing on Hamilton Avenue.

In March of 1894, the Groves' fates turned sour: Agnes filed for divorce on the grounds of adultery, and William F. Groves was accused of attempted murder against a former employee at Groves' Hamilton Avenue ranch who was set to testify in the divorce proceedings ("He Shot to Kill," *San Jose Herald*, March 12, 1894). Groves does not appear to have been convicted, and the outcome of the divorce proceedings was not uncovered through research. However,

on November 4, 1895, William F. Groves sold property to Agnes Groves for $2,000 and later that year petitioned to be employed as a fire department engineer, suggesting that he intended to leave his apricot ranch, the subject property, and his marriage behind (*San Jose Herald*, November 4, 1895; Ibid, December 10, 1895). William F. Groves moved into downtown San Jose and worked as an engineer for the last years of his life: he died in San Jose in 1912 (William Groves in the California, Death Index, 1905-1939). Research has not uncovered any additional information about Agnes Groves.

Charles C. Cragin and Alice E. and Albert T. Cragin – owners and occupants, 1899-c.1913

Although research has not uncovered the exact date Agnes Groves sold the subject property, in 1899 Charles C. Cragin was listed in the San Jose City Directory residing on Hamilton Avenue near Leigh Avenue. Charles Chester Cragin was born in 1842 in Providence, R. I. and was educated at Brown University and later Beloit College in Wisconsin ("Rev. C. C. Cragin Called by Death," *[Santa Rosa] Press Democrat*, August 31, 1917). Following military service in the Civil War, he was called to ministry at a number of large Congregational churches around the United States. Prior to moving to the subject property, Charles C. Cragin lived in Solano County with his wife Hannah and children Alice, born 1874, and Albert, born 1884 (1900 U. S. Federal Census).

Rev. Charles C. Cragin and his family lived at the subject property for about six years, during which time he was listed in City Directories as both a minister and an orchardist. His wife Hannah died in 1905, after which Charles C. Cragin moved to Sonoma to serve as the pastor of the Congregational church (California, Death and Burial Records from Select Counties, 1873-1987 for Hannah E. Cragin).

Alice and Albert Cragin continued to live at the subject property after their father's move to Sonoma. Alice Cragin, who graduated Stanford University, worked as a teacher, and Albert Cragin farmed the orchard on the subject site. The 1910 U. S. Federal Census described Alice and Albert Cragin as both single, and Alice was no longer teaching.

Albert T. Cragin died in April of 1911, and his ownership stake in the subject property, still a 9.75 acre parcel described as the north half of lot 7 of the Hamilton Partition, transferred to his father and sister (Albert T. Cragin in the California, Death Index, 1905-1939; *San Jose Mercury News*, April 23, 1911). Alice E. Cragin died in June of 1912 after a protracted illness ("Miss Alice E. Cragin was Buried Yesterday," *San Jose Mercury News*, June 19, 1912). At the time of her death, Charles C. Cragin had returned to live at the subject property and worked as the pastor of the Congregational church in Sunol. Following Alice E. Cragin's death, her share of ownership of the subject property transferred to her father (*San Jose Mercury News*, June 23, 1912). Charles C. Cragin retired from ministry shortly after Alice's death, and moved to Santa Rosa. He died in 1917 while visiting his brother in Washington (*[Santa Rosa] Press Democrat*, August 31, 1917).

Although research has not uncovered the exact date that Charles C. Cragin sold the subject property, real estate advertisements published between 1908 and 1913 suggest that portions of the 9.75 acre site historically identified as the north portion of Lot 7 of the Hamilton Partition may have been sold in smaller parcels.

Research has not uncovered the owners or occupants of the subject property for the eight years between Cragin's death in 1917 and 1925. The San Jose City Directories published during these years do not include street numbers

for residents on Hamilton Avenue. Likewise, the U. S. Federal Census for 1920 does not include street numbers for residents on Hamilton Avenue: an attempt to cross-reference the names of residents on Hamilton Avenue between Johnson (now Bascom) Avenue and Meridian Avenue in the 1920 census with the City Directory of that year and local newspaper archives uncovered no conclusive information. Similarly, a broad search of local newspaper archives for sale information for the parcel or residents associated with Rural Route 1, Box 334 (a known historic address of the subject property), uncovered no conclusive information. Finally, neither the City of Campbell, the City of San Jose, or the County of Santa Clara holds any historic building permits that would provide information on owners or occupants of the property during these years.

Harry M. and Susie Richmond – occupants, c. 1925-1939

Starting in about 1925, the subject property was rented by Harry M. Richmond (1925 San Jose City Directory). Harry M. Richmond was born in Illinois in 1869. By 1917 he had moved to San Jose and was married to Susie Richmond. The 1930 U. S. Federal Census describes Harry M. Richmond as a 60-year-old orchard farmer renting the subject property with his wife Susie Richmond (the subject property is unaddressed, but listed as the first residence east of Leigh Avenue; the Richmonds' residency at the subject property was confirmed through cross-referencing City Directories). The Richmonds remained at the property through 1939, which was addressed in the City Directories during those years as "RR 1, Box 334." By 1940, Harry M. and Susie Richmond had moved to Humboldt County (1940 U. S. Federal Census).

Onofrio and Carmelo Sciortino and Vicenza Oliviere – owners and occupants (including descendants), c. 1939-2013

The Sciortino family moved to the subject property between 1939 and 1942, and they retained ownership of the property through the remainder of the historic era (ie, more than 50 years ago) until 2013, then the property was purchased by the current owner. Onofrio Sciortino was born in Bagheria (Sicily), Italy in 1891 and immigrated to the United States in 1907 ("Sciortino," *San Francisco Examiner*, September 13, 1959; 1930 U. S. Federal Census). He was followed by his older brother Carmelo Sciortino in 1909, and younger sister Vicenza Oliviere in 1910: Vicenza brought a daughter Mary with her from Italy, and had two more daughters, Rose and Dorothy, after she arrived in the U. S. (1930 U. S. Federal Census). The Sciortino family arrived in California around 1919, and by 1930 lived in San Jose at a property they owned on Willow Street, where Carmelo and Onofrio ran a grocery store and Vicenza, who was widowed, raised her three children. Through the 1930s, the brothers operated a bakery, also on Willow Street, described in the City Directory as Sciortino Brothers bakery and later as the Italian American Bakery.

Both Carmelo and Onofrio Sciortino registered for the draft in 1942 and listed the subject property as their home, at that time addressed as Hamilton/Rural Route 1, Box 334. Neither man was married. Onofrio Sciortino described himself as self-employed at the Livermore Cheese Factory on Holly Drive in Tracy, California. Carmelo Sciortino described himself as self-employed at the subject property, suggesting that he farmed the land.

In 1953, First Congregational Church of San Jose purchased the land directly west of the subject property, presumably from Onofrio Sciortino, who was listed as the owner of that land on a 1953 survey map drawn by Santa Clara County (www.first ccsj.org ; see Figure 6). Based on map research laid out in the previous section of this report,

it appears that Onofrio and Carmelo Sciortino, both in their sixties by 1953, decided to sell off the majority of their landholdings, likely to support themselves and their sister in their old age, and provide financial support for the younger generations of their family.

Carmelo Sciortino died in 1955, and Onofrio Sciortino died in 1959 (California, Death Index, 1940-1997; Carew & English, Inc., 1959). After their deaths, Vicenza Oliviere continued to live at the subject property with her daughters Rose and Dorothy Oliviere, her daughter and son-in-law and John B. and Mary A. Tripoli, and her grandchildren Peter, Vincent, and Johnny Tripoli (Carew & English, Inc., 1959). On June 3, 1961, Vicenza Oliviere conveyed a portion of the subject lot to Santa Clara County, presumably for road widening.

While research has not uncovered when Vicenza Oliviere died, she lived at the subject property through at least 1977 (1977 Pacific Telephone Street Address and Telephone Directories). Ownership of the subject property passed to her daughters prior to 1996: in January of that year, Rose Marie and Dorothy Ann Oliviere granted the property to the Rose M. and Dorothy A. Oliviere Living Trust. In 1999 the subject property was owned by Rose Oliviere (Dill, 1999). Ownership passed to a third generation of the family in January of 2007 when the John O. Tripoli Trust and Rose M. Oliviere Trust transferred ownership of the subject property to John O. and Peter C. Tripoli. On June 27, 2013, John O. Tripoli and the Peter C. Tripoli Trust sold the subject property to current owner 1940 Hamilton LLC (Santa Clara County Assessor).

Style: Folk Victorian

1940 Hamilton Avenue is designed in the Folk Victorian style. As described by architectural historian Virginia Savage McAlester, the development of national rail transportation after 1850 led to standardization of previously-diverse regional building traditions, and once dimensional lumber could be easily moved along rail routes, wooden dwellings with light balloon or braced framing covered by wood sheathing became nearly ubiquitous in American housing (McAlester, 135). A ready supply of redwood enabled Bay Area builders and architects to push the boundaries of Victorian architectural styles including Italianate, Stick/Eastlake and Queen Anne, which are characterized by picturesque massing and extensive use of wood ornament. However, the Folk Victorian style developed concurrently in the last decades of the nineteenth century, starting in about 1870, as a lower-cost alternative to these larger and more elaborate Victorian styles. The Folk Victorian style was a good match for the rapidly growing residential population in the Bay Area, as it was small, inexpensive to build, and widely adaptable, due to the availability of mass-produced wood ornament.

Folk Victorian style buildings are characterized by their small size and simple massing. They are usually one story in height with a square or rectangular footprint and a gable or hipped roof. Cladding is wood clapboard or board-and-batten, although wood shingles were also used. “Victorian” detailing is then applied to this “folk” structure. Folk Victorian buildings can have a symmetrical or asymmetrical primary façade, and asymmetrical examples generally include a front-facing gable. Almost all examples will have a single-story front porch, which is generally the focal point for decorative wood ornament including turned and/or chamfered posts and balusters, spindlework, and intricately cut spandrels, friezes, and decorative brackets. The cornice, overhanging eaves, and gable-ends are trimmed with bands of

decorative millwork. Windows are generally undivided double-hung wood, and window and door moldings are restrained and usually limited to a simple header pediment. Folk Victorian style buildings can sometimes include elements also found in larger Italianate and Queen Anne style buildings, such as patterned wood shingles in gable-peaks, canted or squared bay windows, and divided lite windows.

Folk Victorian style buildings are sometimes described as working-class versions of the Italianate, Stick/Eastlake, and Queen Anne Victorian styles designed by architects for wealthier homeowners. The style's popularity began to wane by 1910, when other small house styles such as Craftsman and Neoclassical Bungalows began to emerge.

Evaluation of Significance: California Register

The California Register is the authoritative guide to significant architectural, archaeological, and historical resources in the State of California. The evaluation criteria used by the California Register are closely based on those developed by the National Park Service for the National Register. In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

> **Criterion 1 (Event):** Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
>
> **Criterion 2 (Person):** Resources that are associated with the lives of persons important to local, California, or national history.
>
> **Criterion 3 (Design/Construction):** Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
>
> **Criterion 4 (Information Potential):** Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

Criterion 1 (Event): Research has not uncovered any association between the subject property and any specific, discrete significant events. Regarding significant patterns of events, the subject property appears through research to have been constructed in 1889 and was therefore not part of the earliest settlement of this general area, which took place between 1851 and 1871 and was done by Zeri Hamilton and his immediate family. The subject property appears to have been constructed as the residence of William F. Groves and his wife Agnes; Groves either planted or acquired an apricot orchard through purchase of the subject site in 1882, which historically encompassed 9.75 acres. Horticulture had been present in the Santa Clara Valley since the 1850s, and in the 1880s much of Campbell was planted with orchards and vineyards that were smaller in size – often between 10 and 20 acres – than earlier agricultural holdings and homesteads. Groves appears to have been a participant in this trend towards smaller-scale horticultural production, but research does not indicate that his orchard – or its associated residential property – were particularly early or otherwise influential in the development of the area. Additionally, the residential property alone would not be able to convey the historic character of the horticultural development in the area, as these properties were characterized by the presence of a complex of buildings, usually including a farmhouse, barn(s), equipment shed(s), drying yards, and in some cases fruit processing buildings, none of which, besides the residence,

remain at the subject property (Archives and Architecture, 16). Nor does the subject property appear to have been associated with any later historically significant patterns of events that characterize the development of Campbell, such as urban development or post-War residential and industrial expansion. For these reasons, 1940 Hamilton Avenue is not associated with any events or patterns of events that have made a significant contribution to local or regional history and is not eligible for the California Register under Criterion 1 (Event).

Criterion 2 (Person): Research has not uncovered any association between the subject property and persons that have played a significant role in local, state, or national history. Although the subject site was first owned by Zeri Hamilton, who was influential in the early development of the area of Campbell around the subject property, as previously introduced, research does not indicate that Hamilton or his immediate family developed the subject property beyond potentially using it for agricultural purposes. William F. Groves and his wife Agnes Groves, who constructed the subject property and farmed the subject site, do not appear to have made any contributions to the development of Campbell or the broader area; additionally, they lived at the subject property for only about five years before the dissolution of their marriage, moving away, and sale of the property. Next owner Charles C. Cragin was a Congregationalist minister who moved around to several congregations during the time that he owned the subject property, and does not appear to have been a significant figure in the religious development of Campbell. (According to the "History" section of the website of the First Congregational Church of San Jose, located directly west of the subject property, the church purchased its current site in 1953; research does not indicate that there is any connection between Cragin's ownership of the subject property, which ended c. 1913, and the current location of the First Congregational Church of San Jose. [www.first ccsj.org,]) Cragin's children Alice and Albert likewise do not appear to have made any historically significant contributions to the development of Campbell or the broader area. Likewise, later occupants and owners including Harry M. and Susie Richmond and, after 1942, the Sciortino/Oliviere family, do not appear to have made any historically significant contributions to the development of Campbell or the broader area. For these reasons, 1940 Hamilton Avenue is not eligible for the California Register under Criterion 2 (Persons).

Criterion 3 (Design/Construction): 1940 Hamilton Avenue appears through research to have been constructed in 1889, and is designed in the Folk Victorian style. The property includes some of the distinctive characteristics of this style, including relatively small size, one-story height, and simple rectangular massing; an asymmetrical primary façade with a front-facing gable; a single-story front porch with decorative wood ornament including turned posts, scrollwork brackets, and a wood handrail with flat scrollwork balusters; bands of decorative millwork at the cornice, including stepped brackets interspersed with paneled molding; and vertically-oriented double-hung windows. However, the property lacks other distinctive characteristics of this style, either through original design choices, such as the use of a flat-peaked hipped roof rather than a gable or hipped roof, or, more prevalently through alterations, such as the removal or covering of original wood clapboard or board-and-batten siding, including vertical corner and window moldings and replacement with stucco cladding; removal of the original windows at the left side of the primary (north) façade, which were likely paired vertically-oriented double-hung windows or may have been a canted bay window, and replacement with a single large fixed window with a fixed upper lite; removal of some original vertically-oriented double-hung windows on the east façade and installation of smaller, horizontally-oriented fixed and double-hung

windows; removal of the original wood material of all vertically-oriented double-hung windows with ogee lugs and replacement with vinyl or painted wood-clad vinyl double-hung windows; removal of the original primary entry door and replacement with a contemporary door; installation of a construction of a large shed-roof addition and a gabled addition at the rear (south) façade; alterations to the window surrounds, likely in the process of installing stucco cladding; and application of an ahistoric band of flat scalloped molding at the cornice, also likely in the process of installing stucco cladding. Additionally, the historically agricultural setting of the property has been significantly altered, through the reduction of the original size of the subject site, loss of the property's historic barn and orchards, construction of adjacent properties, paving at the east side of the subject property, and removal of the original U-shaped driveway in front of the house and replacement with contemporary landscaping. Overall, while the subject property retains some characteristics of the Folk Victorian style, a variety of alterations have diluted its ability to accurately convey its original appearance and the property does not embody the distinctive characteristics of the Folk Victorian style to a degree that it would be eligible for the California Register. If this property were the sole remaining example of this style in Campbell, it is possible that despite alterations, it could still be historically significant, but there are several other properties in Campbell constructed around the same era that retain a greater degree of material integrity and are able to convey the Folk Victorian style, including 142 N. Central Avenue (b. 1895), 599 El Patio Drive (b. 1896), and 77 S. 1st Street (b. 1894). While research has not uncovered any architect or builder associated with the property it is not likely to be the work of a master architect, as Folk Victorian style houses were generally built for working-class persons, either by the owners themselves or by builders, using widely available plans and mass-produced wood ornament. Additionally, due to its modest architectural style and aforementioned alterations, the property does not possess high artistic values. For these reasons, 1940 Hamilton Avenue is not eligible for the California Register under Criterion 3 (Design/Construction).

Criterion 4 (Information Potential): Evaluation of 1940 Hamilton Avenue under Criterion 4 (Information Potential) is beyond the scope of this report. This criterion is generally applied to sites of potential archeological importance.

Evaluation of Significance: City of Campbell Structure of Merit

Within the City of Campbell, a resource will be eligible as a Structure of Merit if it does conform with the following Designation Criteria:

> **Criterion A.** The proposed resource is associated with events that have made an important contribution to the broad patterns of our history or cultural heritage;
>
> **Criterion B.** The proposed resource is associated with the lives of persons important to our history;
>
> **Criterion C.** The proposed resource yields, or has the potential to yield, information important to our prehistory or history;
>
> **Criterion D.** The proposed resource embodies the distinctive characteristics of a type, architectural style, period, or method of construction;

Criterion E. The proposed resource represents the work of a notable architect, designer, engineer, or builder;

Criterion F. The proposed resource possesses significant artistic value or materially benefits the historic character of the neighborhood, community, or city.

Criterion A. 1940 Hamilton Avenue appears through research to have been constructed in 1889 as the residence of William F. Groves and his wife Agnes. Groves was an orchardist who purchased the 9.75 acre site which historically encompassed the subject site from David A. Hamilton in 1882. The parcel was part of the Hamilton Partition, the subdivided homestead of Zeri Hamilton, one of the first settlers in the area. In this way, the subject site is associated with the period in which large farms, usually farming wheat, were subdivided into smaller 10- and 20-acre orchards, leading to increased density of settlement in the Campbell area. However, as detailed in the City of Campbell historic context statement prepared by Archives and Architecture, these new subdivided farms were characterized by the presence of a complex of buildings, usually including a farmhouse, barn(s), equipment shed(s), drying yards, and in some cases fruit processing buildings (Archives and Architecture, 16). Over the course of the past 70 years, the subject site has been completely denuded of its historic horticultural uses and all of the buildings and structures and objects (such as fruit trees) that would enable the property to convey its historic use. Solely the residence remains, which in itself is not able to convey the era of horticultural development in Campbell: the building has no innate characteristics that enable it to identify the horticultural history of the site. For these reasons, the property is not eligible as a Structure of Merit under Criterion A.

Criterion B. 1940 Hamilton is not associated with any persons important to the historic development of Campbell. As previously introduced, first owner Zeri Hamilton, who was influential in the development of the area of Campbell around the subject property, did not develop the subject property beyond potentially using it for agricultural purposes. William F. Groves and his wife Agnes Groves, who constructed the subject property and farmed the subject site, do not appear to have made any contributions to the development of Campbell or the broader area. Next owner Charles C. Cragin was a Congregationalist minister who moved around to several congregations during the time that he owned the subject property, and does not appear to have been a significant figure in the religious development of Campbell. Cragin's children Alice and Albert do not appear to have made any historically significant contributions to the development of Campbell or the broader area. Likewise, later occupants and owners including Harry M. and Susie Richmond and, after 1942, the Sciortino/Oliviere family, do not appear to have made any historically significant contributions to the development of Campbell or the broader area. For these reasons, the property is not eligible as a Structure of Merit under Criterion B.

Criterion C. While a full evaluation of 1940 Hamilton Avenue for its potential archeological importance is beyond the scope of this report, based on above-ground buildings, structures and objects at this subject site, there is no indication that the subject property has the potential to yield information important to the prehistory or history of Campbell. For these reasons, the property is not eligible as a Structure of Merit under Criterion C.

Criterion D. 1940 Hamilton Avenue appears through research to have been constructed in 1889 and is designed in the Folk Victorian style. As previously introduced, while the property includes some of the distinctive characteristics of this style, specifically at its massing, porch and cornice, both through original design choices and more prevalently through alterations it no longer embodies the distinctive characteristics of the Folk Victorian style to a degree that it would be described as a representative example of the style. Additionally, while remaining examples of Folk Victorian properties are comparatively rare in Campbell, there are several other Folk Victorian style properties in Campbell that were constructed around the same era as the subject property that retain a greater degree of material integrity, including 142 N. Central Avenue (b. 1895), 599 El Patio Drive (b. 1896), and 77 S. 1st Street (b. 1894), meaning that the subject property is not the last or most unique or rare example of this style in Campbell. For these reasons the property is not eligible as a Structure of Merit under Criterion D.

Criterion E. Research has not uncovered any architect or builder associated with 1940 Hamilton Avenue. The property it is not likely to be the work of a notable architect, as Folk Victorian-style houses were generally not designed by architects but were rather built for working-class persons, either by the owners themselves or by builders, using widely available plans and mass-produced wood ornament. There is no indication that 1940 Hamilton Avenue varies from this typical method of conception and construction. For these reasons, the property is not eligible as a Structure of Merit under Criterion E.

Criterion F. 1940 Hamilton Avenue was designed in the Folk Victorian style, which is sometimes described as a working-class version of the Italianate, Stick/Eastlake, and Queen Anne Victorian styles used in more elaborate structures from the same era. In this style, "Victorian" detailing is then applied to a "folk" structure. While the subject property does retain some of the distinctive characteristics of the Folk Victorian style, including its massing and the more "Victorian" detailing at the porch and cornice, both through original design choices and through alterations, the property can not be described as possessing *significant* artistic value, such that it materially benefits the historic character of the area. Additionally, as previously introduced in the discussion of Structure of Merit Criterion A, the "historic character" of the area surrounding the subject property is one of 10- to 20-acre horticultural properties, established in the 1870s-1880s and characterized by the presence of a complex of buildings that supported agricultural uses. In this way, the residential building at 1940 Hamilton Avenue is not independently able to convey the "historic character" of the area. For these reasons, the property is not eligible as a Structure of Merit under Criterion F.

Evaluation of Significance: City of Campbell Local Landmark

Within the City of Campbell, a resource will be eligible as a Landmark if it does conform with the following Designation Criteria:

> **Criterion A.** The proposed resource represents a unique, rare, or extraordinary example of an architectural design, detail or historical type;
>
> **Criterion B.** The proposed resource identifies with a person or persons who significantly contributed to the history, culture, or development of the city, the state or the nation; or
>
> **Criterion C.** The proposed resource represents the site of a significant historic event.

Criterion A. 1940 Hamilton Avenue appears through research to have been constructed in 1889 and is designed in the Folk Victorian style. As previously introduced, while the property includes some of the distinctive characteristics of this style, specifically at its massing, porch and cornice, both through original design choices and more prevalently through alterations it no longer embodies the distinctive characteristics of the Folk Victorian style to a degree that it would be described as an extraordinary example of the style. Additionally, while remaining examples of Folk Victorian properties are comparatively rare in Campbell, there are several other Folk Victorian style properties in Campbell that were constructed around the same era as the subject property that retain a greater degree of material integrity, including 142 N. Central Avenue (b. 1895), 599 El Patio Drive (b. 1896), and 77 S. 1st Street (b. 1894), meaning that the subject property is not the last or most unique or rare example of this style in Campbell. For these reasons the property is not eligible as a Landmark under Criterion A.

Criterion B. As previously introduced, first owner Zeri Hamilton, who was influential in the development of the area of Campbell around the subject property, did not develop the subject property beyond potentially using it for agricultural purposes. William F. Groves and his wife Agnes Groves, who constructed the subject property and farmed the subject site, do not appear to have made any contributions to the development of Campbell or the broader area. Next owner Charles C. Cragin was a Congregationalist minister who moved around to several congregations during the time that he owned the subject property and does not appear to have been a significant figure in the religious development of Campbell. Cragin's children Alice and Albert do not appear to have made any historically significant contributions to the development of Campbell or the broader area. Likewise, later occupants and owners including Harry M. and Susie Richmond and, after 1942, the Sciortino/Oliviere family, do not appear to have made any historically significant contributions to the development of Campbell or the broader area. For these reasons, the property is not eligible as a Landmark under Criterion B.

Criterion C. Research does not indicate that any significant historic events have taken place at 1940 Hamilton Avenue, and for this reason the property is not eligible as a Landmark under Criterion C.

Conclusion

1940 Hamilton Avenue appears through research to have been constructed in 1889 and is designed in the Folk Victorian style. It was initially part of a 9.75-acre horticultural property constructed by first-owner William F. Groves. Later owners included Rev. Charles C. Cragin and his adult children, Harry M. and Susie Richards, and, from 1942 through 2013, the Sciortino/Oliviere family. These later owners also worked the land through approximately 1953 when most of the original 9.75-acre parcel was sold down to its current .54-acre size. None of the owners of the subject site made significant contributions to local, state, or national history, and for these reasons the property is not eligible for the California Register under Criterion B; as a City of Campbell Structure of Merit under Criterion B, or as a City of Campbell Local Landmark under Criterion B.

The subject property retains some architectural details that characterize the Folk Victorian style, but has undergone alterations that dilute its ability to convey that style, primarily complete recladding in stucco and reconfiguration of windows at the primary (north) façade. For these reasons, the property is not eligible for the California Register

under Criterion C; as a City of Campbell Structure of Merit under Criteria D, E, or F, or as a City of Campbell Local Landmark under Criterion A.

The property was constructed during a period in Campbell when larger farms were being subdivided into smaller 10- to 20-acre orchards. However, when constructed, the subject property also included a barn, outbuildings, and apricot trees, among other outbuildings. Over the course of the past 70 years, the subject site has been completely denuded of its historic horticultural uses and all of the buildings and structures and objects (such as fruit trees) that would enable the property to convey its historic use. Solely the residence remains, which in itself is not able to convey the era of horticultural development in Campbell. For these reasons the property is not eligible for the California Register under Criterion A; as a City of Campbell Structure of Merit under Criteria A or F; or as a City of Campbell Local Landmark under Criterion C.

In sum, due to alterations to the subject property and changes to the historically agricultural setting and use of the site, the subject property is not eligible for the California Register of Historical Resources; as a City of Campbell Structure of Merit; or a City of Campbell Local Landmark. The property would therefore not be considered a historic resource for the purposes of the California Environmental Quality Act (CEQA).

Preparer's Qualifications

Stacy Farr is an architectural historian and cultural resources planner with 10 years' experience evaluating historic resources in the Bay Area and Los Angeles. Farr has an undergraduate degree in the History of Art and Architecture from the University of California, Santa Barbara and a Masters degree in the History of Architecture and Urbanism from the University of California, Berkeley, and meets the Secretary of the Interior's Professional Qualification Standards for Architectural History and History.

References

Archives and Architecture. *Historical Overview and Context Statements for the City of Campbell*. Submitted to the Department of Community Development, Planning Division: City of Campbell, 1996.

Dill, Leslie A. G. *State of California DPR A form, 1940 Hamilton Avenue, Campbell*. Submitted to the Department of Community Development, Planning Division: City of Campbell, 1999.

Foote, Horace S., editor. *Pen Pictures from the Garden of the World, or, Santa Clara County, California*. Chicago: The Lewis Pub. Co., 1888.

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Knopf, 2015.

All historic newspaper articles were accessed through the California Digital Newspaper Archive, managed by UC Riverside's Center for Bibliographical Studies and Research, www.cndr.ucr.edu.

All biographical historical records, including U.S. Federal Census records, California Death indices, World War II draft registration records, and others, were accessed through Ancestry, www.ancestry.com.

San Jose City Directories were accessed in the California Room at the Dr. Martin Luther King, Jr. Library, San Jose.

All aerial photographs are in the collection of the California Room at the Dr. Martin Luther King, Jr. Library, San Jose.

Research assistance was provided by staff of the Dr. Martin Luther King, Jr. Library, staff of the Campbell Historical Museum, and staff of History San Jose.

CONTINUATION SHEET

Property Name: _____

Page _____ of _____

Page 20 **of** 28 ***Resource Name or #** (Assigned by recorder) 1940 Hamilton Avenue, Campbell

***Recorded by:** Stacy Farr ***Date** 02/19/2020 Continuation ☒ Update ☐

Maps and Images

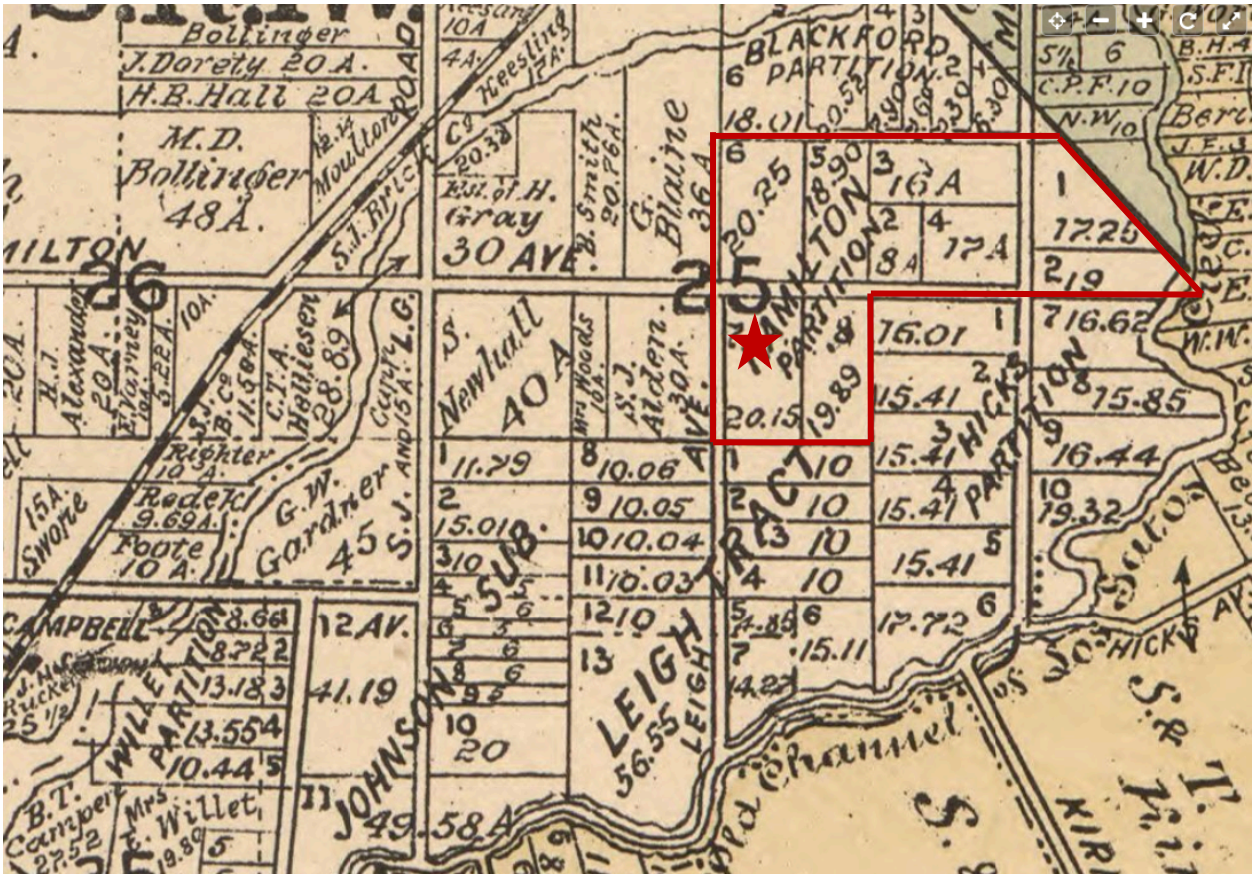


Figure 1. Official map of the County of Santa Clara, California: compiled from U.S. surveys, county records, and private surveys and the tax-list of 1889, by order of the Hon. Board of Supervisors. Edited by author, Hamilton Partition outlined in red, and the subject site marked by a red star. Source: Library of Congress.

Page 21 **of** 28 ***Resource Name or #** (Assigned by recorder) 1940 Hamilton Avenue, Campbell
***Recorded by:** Stacy Farr ***Date** 02/19/2020 Continuation ☒ Update ☐

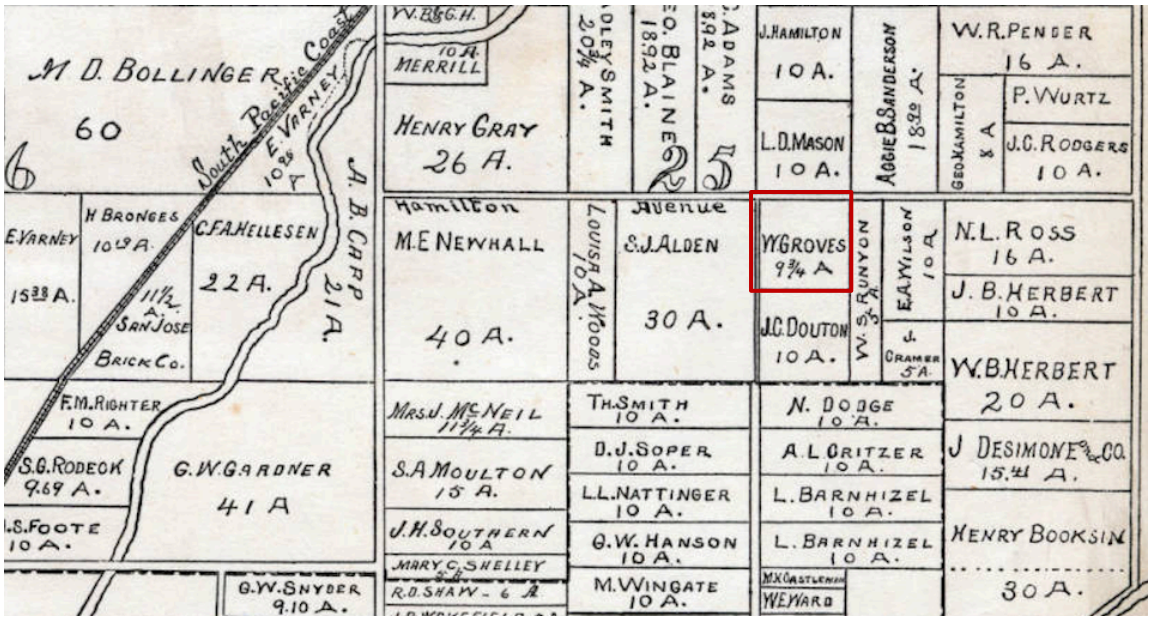


Figure 2. 1888 Map of Santa Clara County, edited by author, with the outline of the historic boundaries of the subject site outlined in red. Source: Brainard Agricultural Atlas, in the collection of San Jose Public Library.

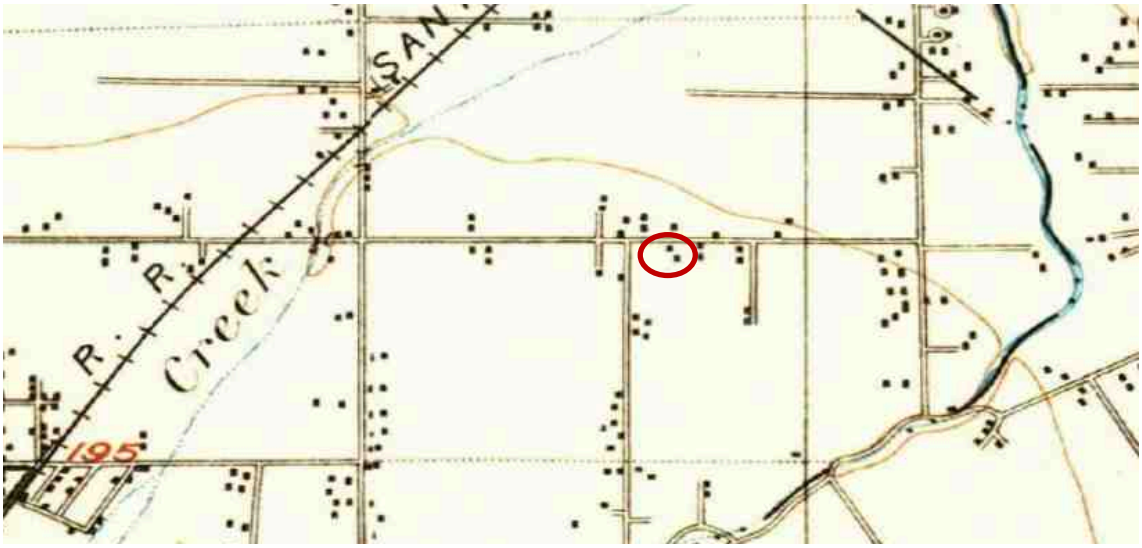


Figure 3. 1899 Map of Santa Clara County, edited by author, subject site outlined in red. Source: USGS Map in the collection of www.oldmapsonline.org.

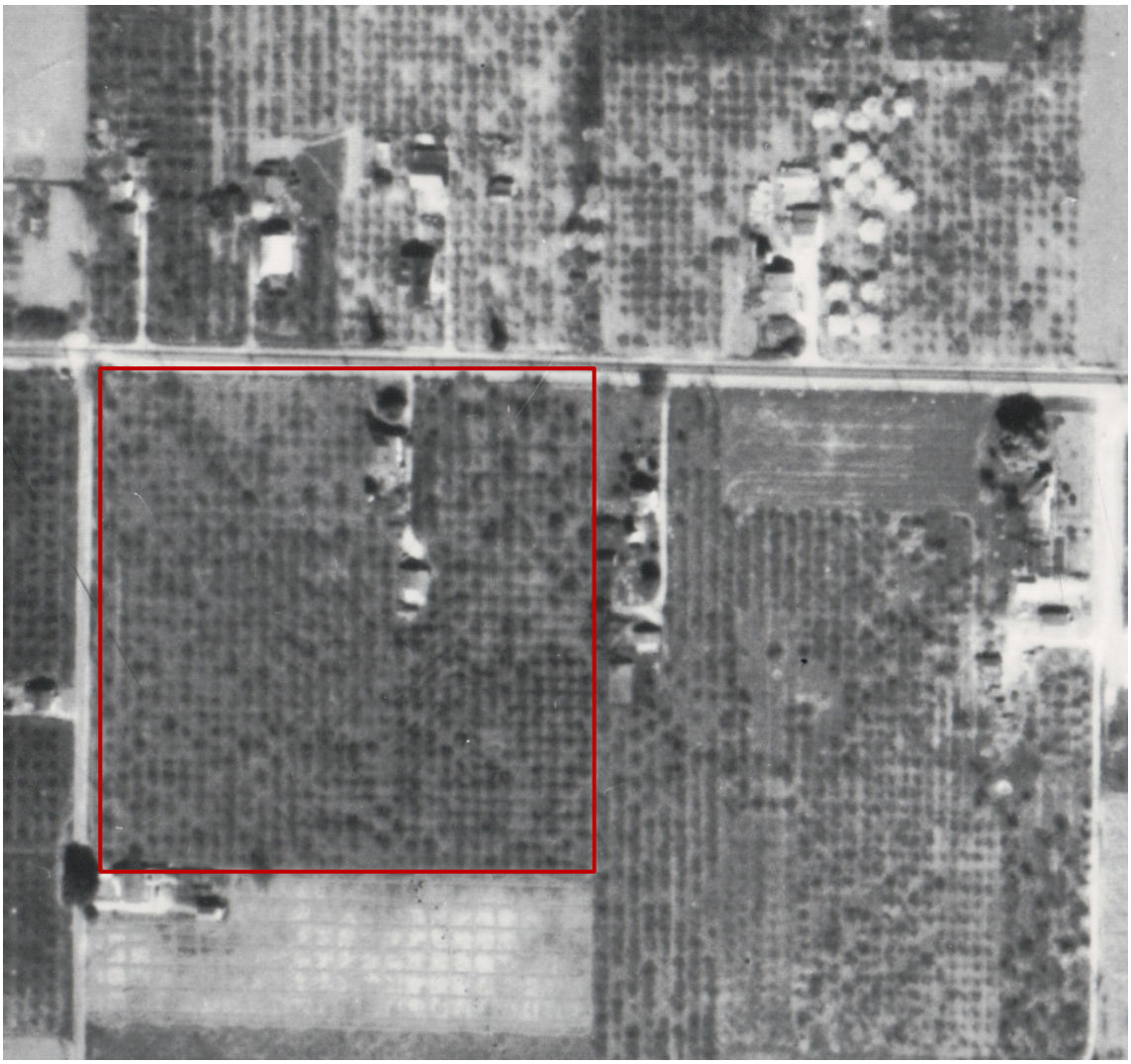


Figure 4. 1931 Fairchild Photography aerial photograph of San Jose, subject property and lot outlined in red. Source: California Room, Dr. Martin Luther King, Jr. Library, San Jose.

Figure 5. 1948 USGS aerial photograph of San Jose, subject property and lot outlined in red. Source: California Room, Dr. Martin Luther King, Jr. Library, San Jose.

Page 24 **of** 28 ***Resource Name or #** (Assigned by recorder) 1940 Hamilton Avenue, Campbell
***Recorded by:** Stacy Farr ***Date** 02/19/2020 Continuation ☒ Update ☐

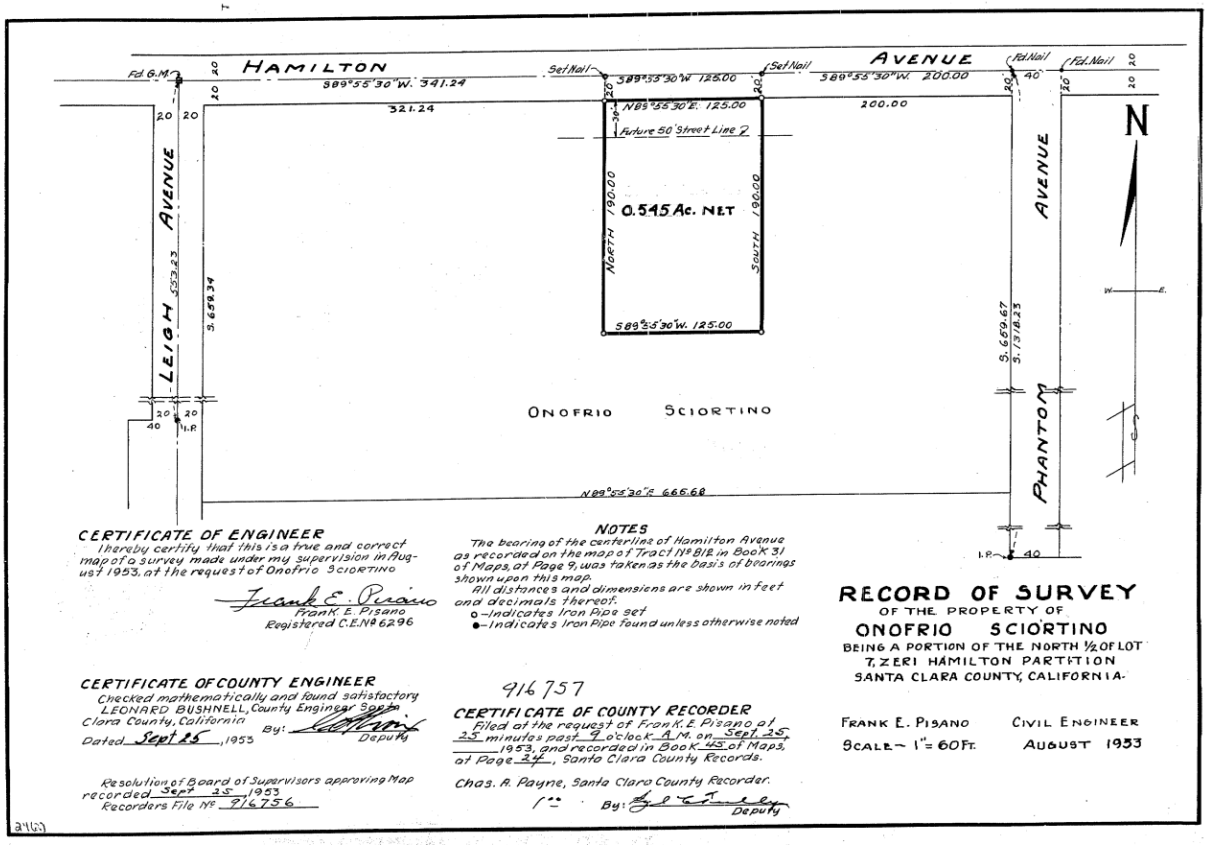


Figure 6. 1953 Santa Clara County Survey Map showing the property of Onofrio Sciortino. Source: Santa Clara County Surveyor Record Index.

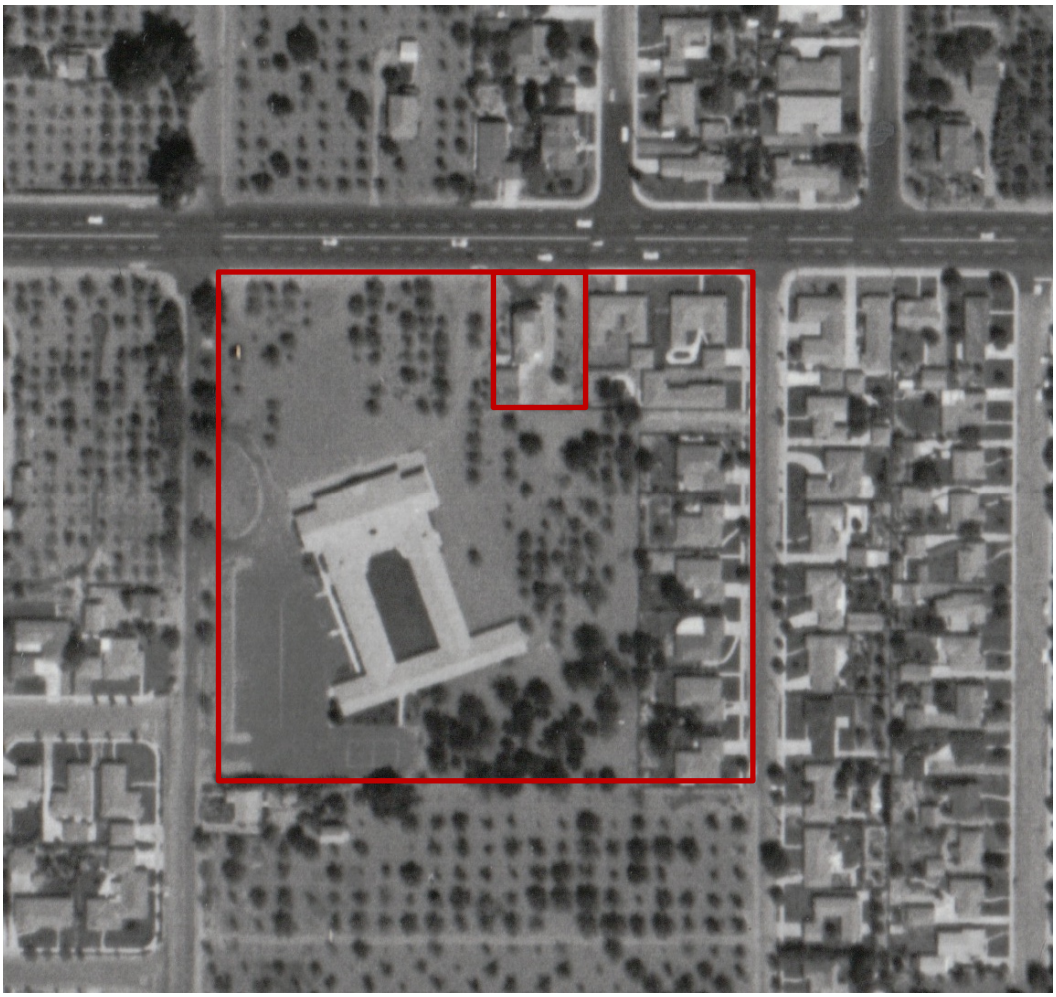


Figure 7. 1960 USGS aerial photograph of San Jose, subject property and lot outlined in red, as well as former boundaries of the historic 9.75 acre lot outlined in red. Source: California Room, Dr. Martin Luther King, Jr. Library, San Jose.

Figure 8. 1968 USGS aerial photograph of San Jose, subject property and lot outlined in red. Source: California Room, Dr. Martin Luther King, Jr. Library, San Jose.

Figure 9. 1981 USGS aerial photograph of San Jose, subject property and lot outlined in red. Source: California Room, Dr. Martin Luther King, Jr. Library, San Jose.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

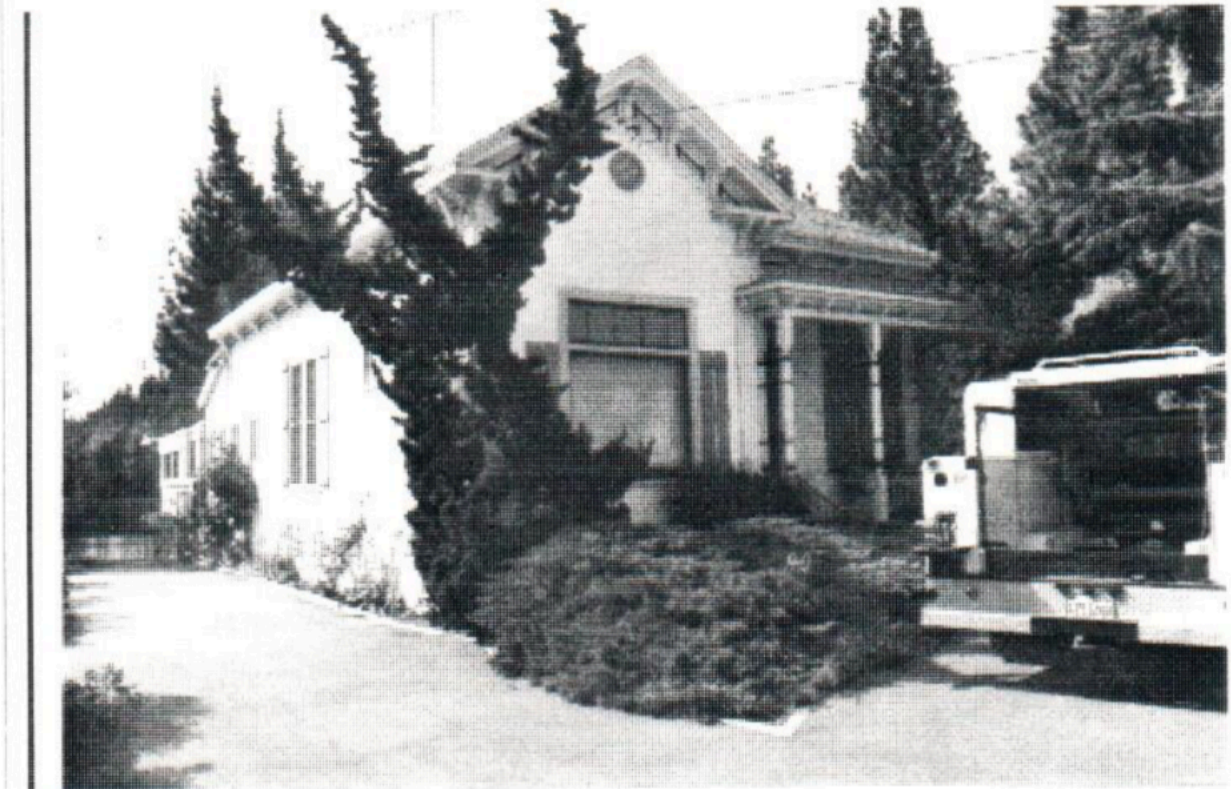


Figure 10. 1999 photograph of 1940 Hamilton included in the DPR form prepared by Leslie A. G. Dill. Source: Campbell Historical Society.

M. SANDOVAL ARCHITECTS, INC.

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MEMORANDUM

DATE: 3/17/20

TO: Daniel Fama, Senior Planner
City of Campbell
Community Development Department

PROJECT NUMBER: MSA-2003-01-C

FROM: Mark Sandoval, AIA

REGARDING: 1940 Hamilton Avenue – Review of Applicant's Historic Evaluation

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PROJECT DOCUMENTS

Documents provided include both the PRIMARY RECORD (DPR 523A) in addition to CONTINUATION SHEETS (DPR523L) forms consisting of 11 pages in total; BUILDING, STRUCTURE, AND OBJECT RECORD (DPRB) along WITH CONTINUATION SHEET(DPR523L) forms consisting of 28 pages in total, updated 9/2013. All documents prepared by STACY FARR, HISTORIC RESOURCE CONSULTANT, 3823 Clark Street, Oakland CA 94609. No drawings were included as part of this review.

PROJECT DESCRIPTION

The property located at 1940 Hamilton Road is situated on the south side of Hamilton Avenue between Leigh and Phantom Avenues in the city of Campbell. An older wood-framed building originally designed in the Folk Victorian style, along with a detached three-car garage structure, occupies the site. Both structures are clad in a stucco finish. It is theorized at this time that the stucco finish may have been applied over the dwelling's original wood sheathing.

The footprint of the main structure is generally rectangular in shape and appears to have been constructed sometime in 1889 as a dwelling, but now has been converted for commercial use. It is unclear when the garage structure or the addition placed at the rear of the building was constructed, but neither is original to the property.

The primary north façade is asymmetrically arranged, with the building's entrance placed beneath a sheltered porch that spans the right side of the façade. The building is capped with a peaked roof which terminates at a smaller rectangular flat roof above, with an intersecting front gable roof facing the street. The porch has wooden floorboards and ornamental wood details,

which include turned posts, scrollwork, brackets, and wood handrails with band-sawn decorative flat balusters. The porch is capped by a low-pitched hip roof under the frieze of the main roof. At the rear of the building, an addition has been constructed with an elevated wood deck with handicap lift. Wooden stairs with wooden railings provide access to the rear entrance from the parking lot. The footprint of the addition is asymmetrical, with its longer axis extending the entire length of the rear façade, from which a small room extends perpendicularly from the left. The addition is capped by a low-pitched shed roof with an intersecting gable below the frieze of the original structure's roof.

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Most of the original windows have been replaced by either vinyl or painted wood-clad windows. The windows and fenestration openings found within the rear addition of the structure are not original.

The main building located on this property faces onto a front yard with grass and shrubbery. It is accessed from the street sidewalk by a contemporary walkway. A low picket fence delineates the front yard near the property line and extends toward the west, terminating at a redwood fence approximately 6 feet tall that runs along the west property line. To the east, the structure faces a paved parking lot that extends around toward the rear of building, where a detached three-car garage structure runs perpendicular to the southern property line. The structure is capped by two gable roofs that run east to west. This structure looks out past the rear paved area toward a low picket-fenced garden area beyond. Behind the garage structure is a narrow side yard which runs parallel to south property.

Evaluation of Historic Resources Framework

There are three separate levels of designation of historic resources: Local (City of Campbell Structure of Merit), State (California Register), and Federal (National Register of Historic Places). Each designation level detailed below may differ in its criteria for the overall importance and significance of a historic resource. The methodology applied to determine a historic resource's eligibility closely parallels the criteria developed by the National Park Service by which every property is nominated to the National Register and is to be judged. This same evaluation criterion is also designed to help guide state and local governments, federal agencies, and others in evaluating potential entries in the National Register.

The California Environmental Quality Act (CEQA)

Under the Public Resources Code Section 21084.1, "A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment." It further states under Section 5023.1, " [projects] are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of evidence demonstrates that the resource is not historically

or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historic Resources, not included in a local requester of historic resources, or deemed significant pursuant to criteria set forth in subsection (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section."

THE THREE LEVELS OF DESIGNATION FOR A HISTORIC RESOURCE

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City of Campbell Structure of Merit is a historic resource that has been designated by resolution of the City Council, as possessing outstanding aesthetic, architectural, cultural, or engineering historic value. Structures of merit do not include landmarks or historic districts.

Landmark is a historic resource that has been designated as a landmark by ordinance of the City Council as having exceptional historic significance in Campbell's history, architecture, engineering, and culture.

The California Register (CRHR) is the authoritative guide to the State's historical and archeological resources. It also includes all locally designated properties and all properties listed in the National Register.

The National Register of Historic Places (NRHP) is a list of buildings and sites of local, state, or national importance. This program is administered by the National Park Service through the California Office of Historic Preservation.

EVALUATION OF SIGNIFICANCE: STRUCTURE OF MERIT AND LANDMARK

Designation Criteria for a Structure of Merit: For a resource to be eligible as a Structure of Merit it must be reviewed for conformance with the following criteria:

a. The proposed resource is associated with events that have made an important contribution to the broad patterns of our history or cultural heritage;

b. The proposed resource is associated with the lives of persons important to our history;

c. The proposed resource yields, or has the potential to yield, information important to our prehistory or history;

d. The proposed resource embodies the distinctive characteristics of a type, architectural style, period, or method of construction;

e. The proposed resource represents the work of a notable architect, designer, engineer, or builder; or

f. The proposed resource possesses significant artistic value or materially benefits the historic character of the neighborhood, community, or city.

Designation Criteria for a Landmark: For a resource to be eligible as a Landmark a resource must be reviewed for conformance with the following criteria:

a. The proposed resource represents a unique, rare, or extraordinary example of an architectural design, detail or historic type;

b. The proposed resource identifies with a person or persons who significantly contributed to the history, culture, or development of the city, the state or nation; or

c. The proposed resource represents the site of a significant event.

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THE CALIFORNIA REGISTER (CRHR)

The California Register was created by the State Legislature in 1992 and is intended to serve as an authoritative listing of significant historical and archeological resources in California. Additionally, the eligibility criteria for the California Register (codified in PRC § 5024.1 and further amplified in 14 CCR § 4852) are intended to serve as the definitive criteria for assessing the significance of historical resources for purposes of the California Environmental Quality Act (CEQA). In order to be eligible for a listing in the California Register a property must be significant at the local, state, or national level, under one or more of the following four criteria:

Criterion 1 (Event): The resource is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

Criterion 2 (Person): The resource is associated with the lives of persons important to local, California, or national history; or

Criterion 3 (Design): The resource embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or

Criterion 4 (Information): The resource has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

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NATIONAL REGISTER (NRHP)

A historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history

INTEGRITY

In addition to the above requirements historic properties must also retain integrity. Integrity is defined as the ability of a property to convey its significance. To be listed in the either the California Register (CRHR) or the National Register of Historic Places (NRHP), a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criterion recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

Seven Aspects of Integrity

- Location
- Design
- Setting

- Materials
- Workmanship
- Feeling
- Association

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SUMMARY OF FINDINGS

The applicant's historic consultant has provided much evidence to demonstrate that the property located at 1940 Hamilton Avenue does not meet the threshold of any the four criteria required for listing in either the California Register (CRHR) or the National Register of Historic Places (NRHP). These criteria are summarized below.

(CRHR) Criterion 1 and (NRHP) Criterion A (Event): As pointed out in the property's historic evaluation, the subject property does not appear to be directly connected with any significant historical pattern or event that contributed to the development of the local community or to an important moment in our either state or national history. In addition, the subject property has been completely transformed by urban expansion, removing all traces of its historic horticultural past. The sole residence that remains cannot adequately convey the era of the horticultural development of the Campbell or its past history, which is necessary to be found eligible for either register listing under this criterion.

(CRHR) Criterion 2 and (NRHP) Criterion B (Person): The various persons connected with this property, from the first owners Zeri and Jane Hamilton (1851–1882), who may have been somewhat influential in the early development of the immediate area around the subject property, do not seem to have developed the property beyond using it for agricultural purposes. The next series of owners and occupants, William F. and Agnes Groves, who actually constructed the house on the subject property (reportedly sometime around 1889), Charles C., Alice E., and Albert T. Cragin (1899–1913), Harry M. and Susie Richmond (1925–1939), Orofirio and Carmelo Sciortino and Vicenza Oliviere (1939–2013), all appear through the archival research presented not to have made significant contributions to the development of either Campbell or the broader region, which is needed to be found eligible for either listing under this criterion.

(CRHR) Criterion 3 and (NRHP) Criterion C (Design/Construction): The building located at 1940 Hamilton Avenue, which appears to have been built around 1889, meets both the 50 years of age threshold and does appear to have retained some of its distinctive Folk Victorian architectural style characteristics, but because of the many remodeling alterations and room additions performed over the years to this structure (originally constructed as a residential dwelling but now used for commercial purposes), it has lost its overall integrity and historic value. Coupling this fact with the property's urban

setting, it no longer conveys its original era of development, architectural character or significance, which is all necessary to be found eligible under the above criterion.

(CRHR) Criterion 4 and (NRHP) Criterion D (Information Potential): Although the applicant's consultant did not provide evidence regarding this criterion, evaluation of this kind generally does not include such research. Such research is usually reserved for cultural landscapes of potential archeological importance and significance. Without evidence to the contrary, it is highly doubtful that this property alone could meet the eligibility threshold required under the above criterion.

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Evaluation of Significance: City of Campbell Structure of Merit or Landmark: Since the property in question is not listed on the city's historic resource inventory nor appears eligible for either the California Register (CRHR) or the National Register of Historic Places (NRHP), for the sum of these reasons, it is not eligible under Criteria A–F to be listed as Structure of Merit or under Criteria A–C to be listed as a Landmark.

CONCLUSION

Based on the preponderance of evidence presented in the material provided by the applicant, it is difficult to support the notion that the property located at 1940 Hamilton Avenue could possibly meet any of the minimum threshold eligibility requirements needed to be listed on the California Register of Historic Resources or as a local historic resource by the city as either a Structure of Merit or a Landmark property.

RECEIVED

OCT 0 8 2019

CITY OF CAMPBELL
PLANNING DEPT.

Preliminary Application and source:
Daniel Fama, Sr. Planner 408-866-2193 Aug. 12, 2020 Courtesy Notice

Response from : Vincent and Cleo Cosentino, owner's and living in the adjacent duplex building at 1920/1922 Hamilton Ave.

SUBJECT:
Preliminary Application for a new 7950 sq. foot 2 story building at 1940 Hamilton Ave: (really a 3 story building with facility utilities on the roof level) and 21 ground level and 11 ***parklift*** spaces for a total of 32 auto parking spaces plus 5 to 8 motorcycle spaces and approximately 20,000+ sq. feet of driveway/parking and building approach ***hardscape....***

RESULT:
Preliminary Application requires removal of: Several mature 30 to 50+ year old trees and newer ***softscape***, existing 70+ year old home recently remolded (plus 2 garage buildings) large outdoor patio space all existing at 1940 Hamilton Ave.

CONDITION:
Proposed new double-wide driveway: appears to be within ***5 to 6 feet*** of the west walls of the ***two bedrooms*** of existing neighbor's home duplex structure at 1922 Hamilton.

Noise Impact: Autos, Delivery Trucks and Motorcycles will impact the ***sleeping quarters*** with vehicular traffic noise. ***Maybe 50+ trips per day.***

Resolve #1: Before any major construction starts, *erect an earthquake proof 7* or 8 foot cement block wall on the full (East) side of the property. In an effort to reduce the ***construction build period noise*** and the ***forever vehicular traffic*** on the double wide driveway on the planned East side of property next door to the 1922 property duplex building.

Resolve #2: **Change design plans,** so the double wide driveway is on the opposite (West) side of the 1940 Hamilton property next to the existing **open space** of the church property, ***this low cost method should not present a noise problem to either adjacent neighbor.....***

Questions and Concerns

1.) What happened to the preservation of historical landmarks?
Answer: Since the more recent remodel upgrade into a 1 use office and continuing exterior period trim woodwork and adding handicap lift and parking without diminishing the value and character of both the existing building and landscape environment all in accordance with City of Campbell planning department.

2.) What happened to the environmental value several mature trees?
Answer: A the time of remodel, the City of Campbell required **ONLY CERTAIN EXISTING TREES COULD BE REMOVED.**

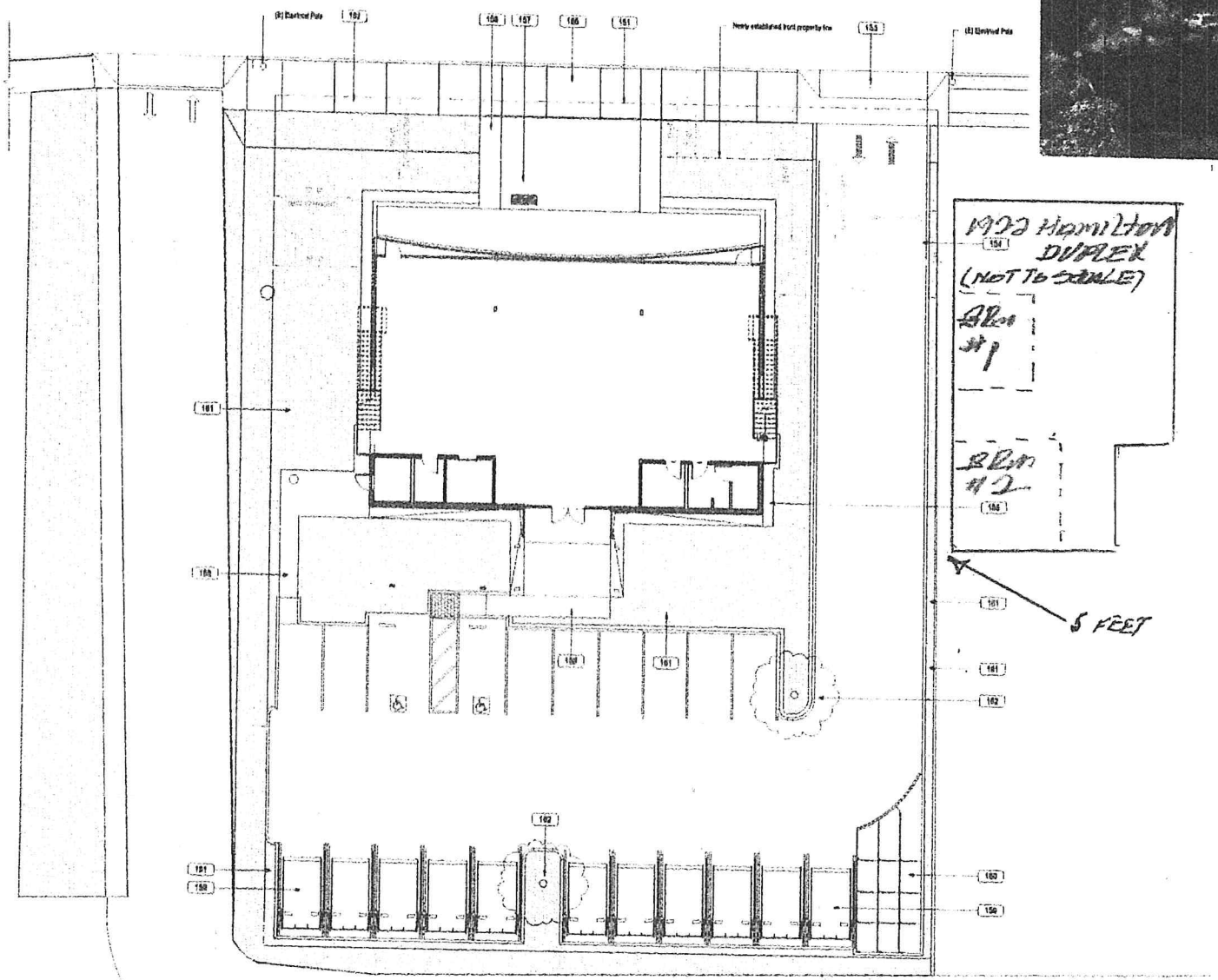
3.) Why so many square feet of "hardscape" (driveways and cement)?
Answer: With the thousands of square feet of hardscape, water drainage could be future problem to adjacent properties ie: foundation of building next-door at 1922 Hamilton.

4.) Why build now, with so much unused and vacant office space?
Answer: In these uncertain times with the virus and the effects on the economy, many office type buildings within three blocks are struggling with high vacancy. **Consider:** The concept of going to a destination office may never recover from the recent forced application of **virtual-office-work-from-home.** Thereby, the need for office building space may be reduced forever. Unattended office buildings turn into graffiti infested and homeless encampments ruining whole neighborhoods. Security systems and lighting are no deterrent to hoodlums and street homeless people these days due to lack of police and law enforcement.

5.) **Traffic Hazards**: Getting off and on to Hamilton Avenue can be a real challenge. With 50+ trips off and on to access Hamilton Ave. daily.
The following are the challenges and dangers:

- With a lane shrinkage from 3 to 2 lanes within 150 feet
- Bus loading zone within 75 feet
- Major intersection at Leigh and Hamilton within 150 feet
- Speed Zone 35 MPH when light is green, ***everyone is going much faster***

HAMILTON AVENUE



KEYNOTES (NEW SITE PLAN)

151	EXISTING PROPERTY LINE
152	EXISTING SETBACK LINE
153	RELOCATED DRIVEWAY, CURB CUT, AND POLE (UTY WIRES
154	NEW SETBACK LINE (INCLUDES DEDICATED AREA FOR IMAGE STREET PROVISION)
155	NEW SIDEWALK TO REPLACE EXISTING
156	NEW HARDSCAPE
157	NEW POLISHED MARBLE SOFTSCAPE WITH ADDRESS SIGN AND PLANTING
158	NEW SOFTSCAPE
159	NEW PARKLIFT OVER NEW PARKING
160	NEW MOTORCYCLE PARKING
161	NEW PLANTING
162	NEW TREE

1940 HAMILTON

PROJECT # 16.051	
REVIEW	10.10.16.07

SITE PLAN (NEW)
OPTION 1

A 1.21

MODULUS

SITE PLAN (NEW)

PAGE 3 OF 4

CITY OF CAMPBELL
Community Development Department

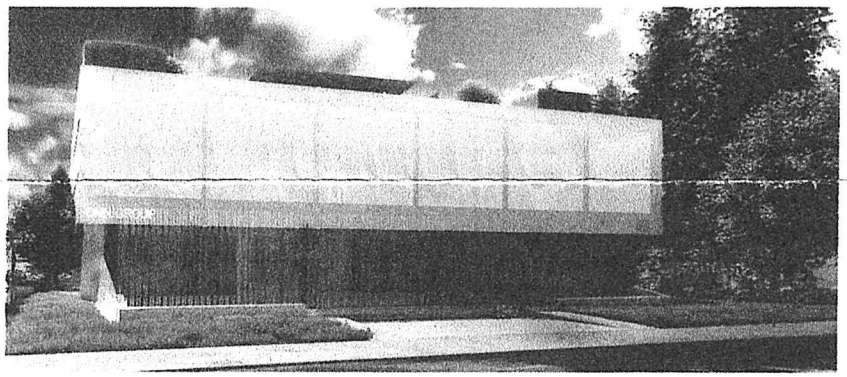
COURTESY NOTICE OF NEW PLANNING APPLICATION

August 12, 2020

Dear Campbell Resident,

The following provides a brief description of a proposed project in your neighborhood. As a courtesy notice, this letter is intended to provide members of the public an early opportunity to become engaged in the planning process. If you should have any questions about the project, the contact information of the Project Planner has been provided below. Alternatively, you may visit the Planning Division to view the project plans. Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

Project Address: 1940 Hamilton Ave.
Zoning/Area Plan: P-O | N/A
Neighborhood Association(s): Pruneyard-Dry Creek Neighborhood Association (adjacent)
File No.: PLN-2020-106
APN: 288-24-047
Applicant: Modulus
Property Owner: 1940 Hamilton LLC
Application Type: Preliminary Application
Project Description: Preliminary review of a new 7,985 square foot, two story office building.



Project Planner: Daniel Fama, Senior Planner
Email Contact: danielf@campbellca.gov
Phone Contact: (408) 866-2193
Note: This is a courtesy notice to all property owners within 300-feet of the project address. Applications may change after initial application submittal. For more information on this project and/or to view the project plans, please visit: mygovernmentonline.org/planning/.

City of Campbell -- Community Development Department
70 N. First Street, Campbell, CA 95008

MEMORANDUM

To: Members of the Planning Commission **Date:** October 13, 2020

From: Paul Kermoyan, Community Development Director

Subject: Report of the Community Development Director

I. CITY COUNCIL: The City Council met on Tuesday, **October 6, 2020**, and discussed the following items of interest to the Planning Commission:

A. **Parcel Map Approval – 680 & 700 E. McGlincy Ln:** Council adopted a resolution approving the Parcel Map, abandoning existing public easements and accepting the public serve easements as shown on the map for the property located at 680 & 700 E. McGlincy Ln.

B. **Objective Standards – Kick-Off Meeting**: Council received the report from the consultants (Raimi + Associates) and proved general direction to staff on the approach and schedule for preparing Objective Standards. At some point in the future the PC will be reviewing these standards and once finalized will forward its recommendation on to Council for final action.

II. MISCELLANEOUS

A. **SARC Zoom Meeting on October 13, 2020:** SARC will consider the following item(s):

1. Application of Daniel Warren for a Site and Architectural Review Permit (PLN-2020-61) to allow the construction of a new two-story single-family residence with a detached garage and a detached accessory dwelling unit on property located at **1351 Peggy Avenue**.

B. **Next Regular Planning Commission Zoom Meeting of October 27, 2020**: The Commission will consider the following item(s):

1. Application of Daniel Warren to allow construction of a new approximately 4,446 square-foot two-story single-family residence with an interior accessory dwelling unit on property located at **1351 Peggy Avenue.**

2. Application of Luka Dvornik for a Site and Architectural Review Permit and Tree Removal Permit (PLN-2020-33) to allow for the construction of a new 3,630 s.f. two-story single-family residence with a 420 s.f. attached garage and the removal of two pine trees on property located at **1327 Burrows Road**.

3. City-initiated **Zoning Code Amendment** (PLN2018-163) to adopt a new Chapter 21.45 and amending other sections of the Campbell Municipal Code pertaining to the permitting and regulation of temporary uses on private property.

C. **Use of Zoom for remote on-line PC Meetings until further notice**: This and all of your regular schedule of PC meetings will continue to be conducted via Zoom for the foreseeable future. This Planning Commission meeting will be conducted via telecommunication and is compliant with provisions of the Brown Act and Executive Order N-29-20 issued by the Governor. The following Commissioners of the Campbell Planning Commission are listed to permit them to appear electronically or telephonically at the Regular Planning Commission meeting on October 13, 2020: Chair Michael Krey, Vice-Chair Maggie Ostrowski, Commissioners Stuart Ching, Nick Colvill, Andrew Rivlin and Alan Zisser.

While members of the public will not be able to attend the meeting of the Campbell City Planning Commission physically, the meeting will be live-streamed on YouTube at (https://www.youtube.com/user/CityofCampbell). Interested persons may register to participate at https://us02web.zoom.us/j/86224486270?pwd=WSswUFF3ZG43UlZndHBER0JpM3E0Zz09.

After registering, you will receive a confirmation email containing information about joining the webinar itself on October 2, 2020, at 7:30 p.m. Additionally, the complete agenda packet will be posted by Friday, October 9, 2020 on the website at https://www.ci.campbell.ca.us/AgendaCenter/Planning-Commission-6, and will include all materials for this meeting. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing by email to planning@campbellca.gov . Questions may be addressed to the Community Development Department at (408) 866-2140.