



CITY OF CAMPBELL
Community Development Department

February 16, 2018

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **February 27, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Continued Public Hearing (from the Planning Commission meeting of November 14, 2017) to consider the application of Dan Paustian for an Administrative Planned Development Permit (PLN2016-221) to allow for the construction of a two-story single-family residence with proposed floor area ratio of 67% and a Parking Modification Permit to allow for a reduced number of parking spaces on property located at **250 Grant Street** in the P-D (Planned Development) Zoning District. Staff is recommending that this project be found Statutorily Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

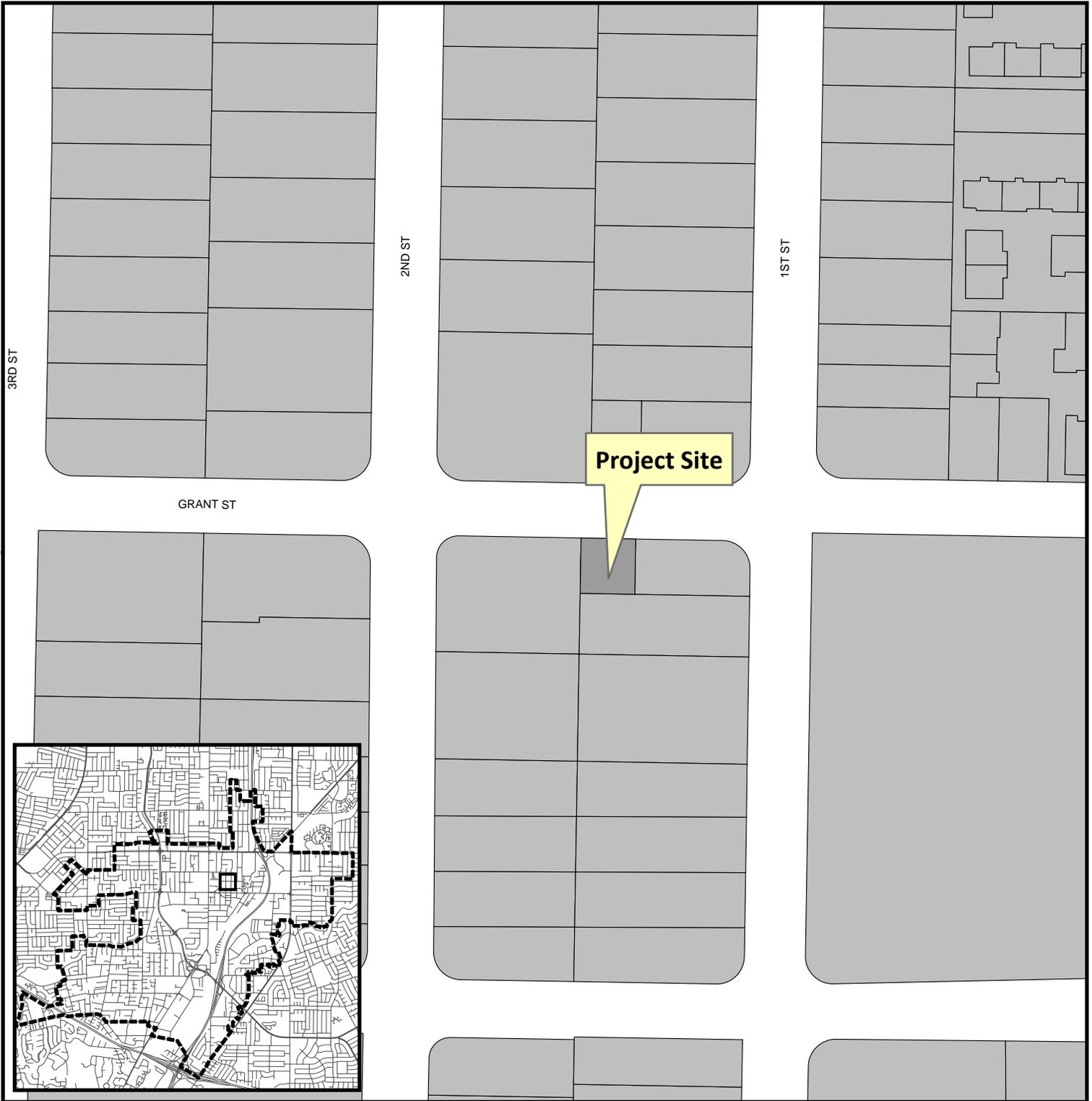
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

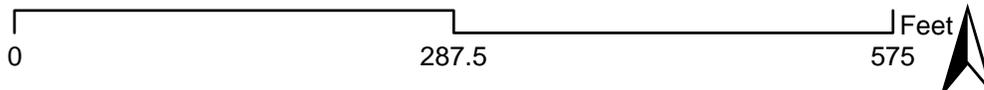
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **250 Grant Street**

Project Location Map



Project Location: 250 Grant Avenue
Application Type: Admin. P-D Permit
Planning File No.: PLN2016-221
Project Description : New Two-Story Single-Family Residence



Community Development Department
Planning Division

PROJECT SUMMARY

ASSESSORS PARCEL NUMBER: 279 - 41 - 053

SCOPE OF WORK: Construction of a new two-story single-family residence on a vacant lot

LOT SIZE:

3,712.5 Gross sq. ft. (Property to center line of street) Note: (50' + 25') X 49'-6"
 2,475.0 Net sq. ft.

HEIGHT and SETBACKS:

Proposed building height from finished grade 24' - 7"
 First story setback from the closest point 6'-10" to column in front, 12' to front wall, 5' on left and right side, 10' back, 4'-2" behind garage
 Second-story setback from the closest point 12' front, 5' on left, 9'-6' right, 4'-2" & 13' back

DEVELOPMENT DATA:	Square Feet		Percent of Site	
	Existing	Proposed	Existing	Proposed
Building coverage	-	1,031		41.7%
Landscape coverage (left of sidewalk, right of sidewalk and house, plus 1' strip at back of lot left, back and right side)	-	374		15.1%
Paving coverage – Front (driveway, porch and sidewalk)	-	256		10.3%
Pervious Paver coverage (left side and rear)	-	695		28.1%
Living Area (1 st & 2 nd Floor)	-	1,408		
Garage Area	-	250		
Total building sq. ft.		1,658	Floor Area Ratio	
Net lot size		2,475	67.0%	

ADJACENT LAND USES:

North Grant Street (and residence, chiropractic office)
 South Church Parking Lot
 East Residence Garage/Driveway
 West Residence Backyard

PARKING: 2 Total; 1 covered, one uncovered

NUMBER OF TREES: 1, Front Yard

Notes:

Fire Department: Prior to issuance of building permits, Applicant will: make application to, and receive from, the Building Department all applicable construction permits. All construction sites will comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification SI-7; A State of California licensed (C-16) Fire Protection Contractor will submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work; All Water Requirements per 2010 CFC Sec. 903.3.5 and Health and Safety Code 13114.7 will be addressed; Address numbers shall be provided and maintained. CFC Sec. 505.1.

Public Works: Prior to issuance of building permits, the following will be provided: An itemized response for Street Improvement, Grading and Drainage Plans will be provided; 5' Easement for sidewalk prepared by a registered civil engineer/land surveyor; Storm Drain Area Fees; compliance with Stormwater Pollution Prevention measures; Utility placement; Water Meters and Sewer Cleanout placement; Utility Coordination Plan; Pavement Restoration Plan; Street Improvement Agreements/Plans/Encroachment Permit/Fees/Deposits; Street Improvements Completed for Occupancy/Building Permit Final. Utility Encroachment Permit and Additional Street Improvements (if required)

PROJECT LOCATION: 250 Grant Ave, Campbell CA 95008 279 - 41 - 053
 (Address) (Assessor's Parcel Number)
GENERAL PROJECT DESCRIPTION: Construction of a new two-story single family residence

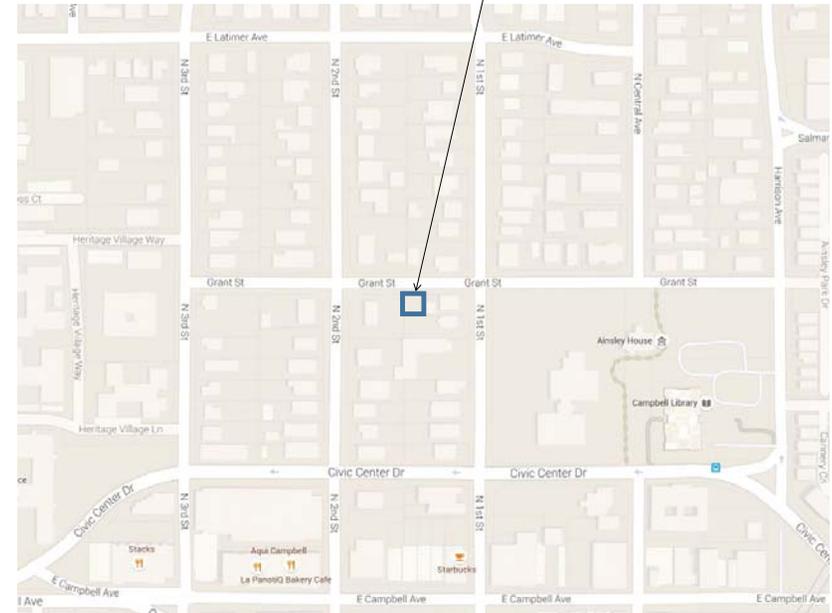
ZONING: PD - Planned Development **GENERAL PLAN:** South of Campbell Ave Plan (SOCA)

APPLICANT INFORMATION:

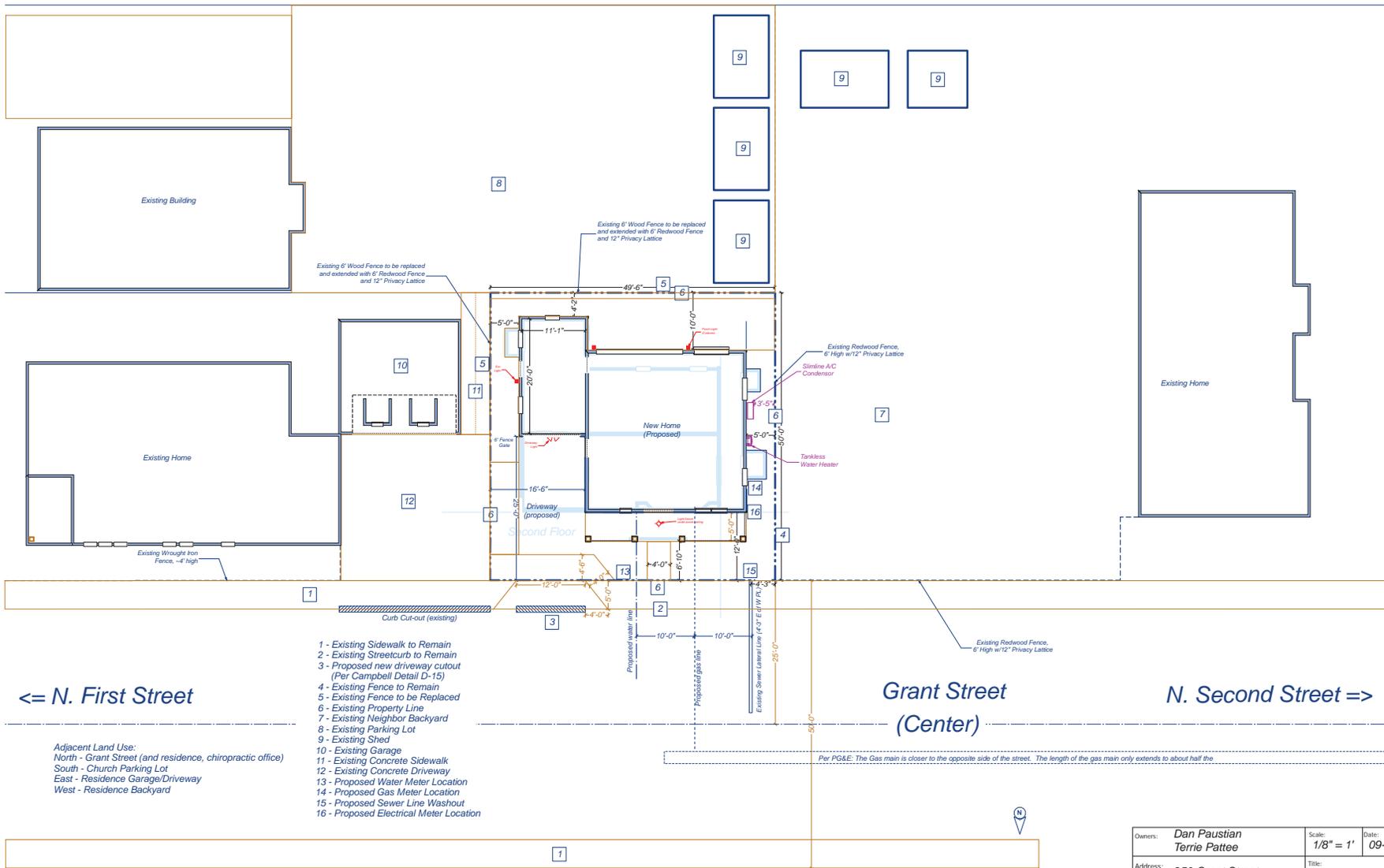
NAME: Dan Paustian / Terrie Pattee
 ADDRESS: 354 Stowell Avenue
 TELEPHONE: (408) 732-9898
 CITY/STATE: Sunnyvale / CA ZIP: 94085
 CELL: (408) 316-6793
 EMAIL: info@tdicap.com

Vicinity Map

APN: 279-41-053



Owners: Dan Paustian Terrie Pattee	Scale: n/a	Date: 01/31/2018	Rev: D
Address: 250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title: Vicinity Map & Project Summary File: Project Summary.pdf		Sheet: 1 of 7



<= N. First Street

Grant Street
(Center)

N. Second Street =>

Adjacent Land Use:
 North - Grant Street (and residence, chiropractic office)
 South - Church Parking Lot
 East - Residence Garage/Driveway
 West - Residence Backyard

- 1 - Existing Sidewalk to Remain
- 2 - Existing Streetcurb to Remain
- 3 - Proposed new driveway cutout (Per Campbell Detail D-15)
- 4 - Existing Fence to Remain
- 5 - Existing Fence to be Replaced
- 6 - Existing Property Line
- 7 - Existing Neighbor Backyard
- 8 - Existing Parking Lot
- 9 - Existing Shed
- 10 - Existing Garage
- 11 - Existing Concrete Sidewalk
- 12 - Existing Concrete Driveway
- 13 - Proposed Water Meter Location
- 14 - Proposed Gas Meter Location
- 15 - Proposed Sewer Line Washout
- 16 - Proposed Electrical Meter Location

Per PG&E: The Gas main is closer to the opposite side of the street. The length of the gas main only extends to about half the

Owners:	Dan Paustian Terrie Pattee	Scale:	1/8" = 1'	Date:	09-29-2017	Rev.:	C
Address:	250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title:	Plot Plan	File:	B - Plot Plan.pdf	Sheet:	2 of 7

V - Existing Chiropractic Office - V

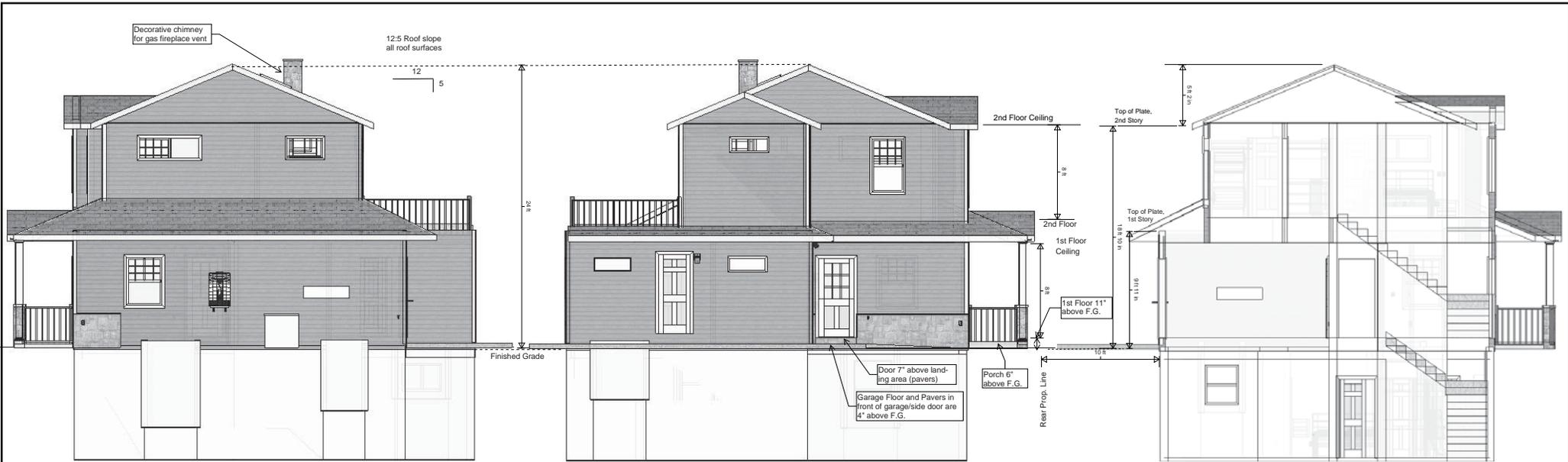
V - Existing Homes - V



View Facing South from Grant Street



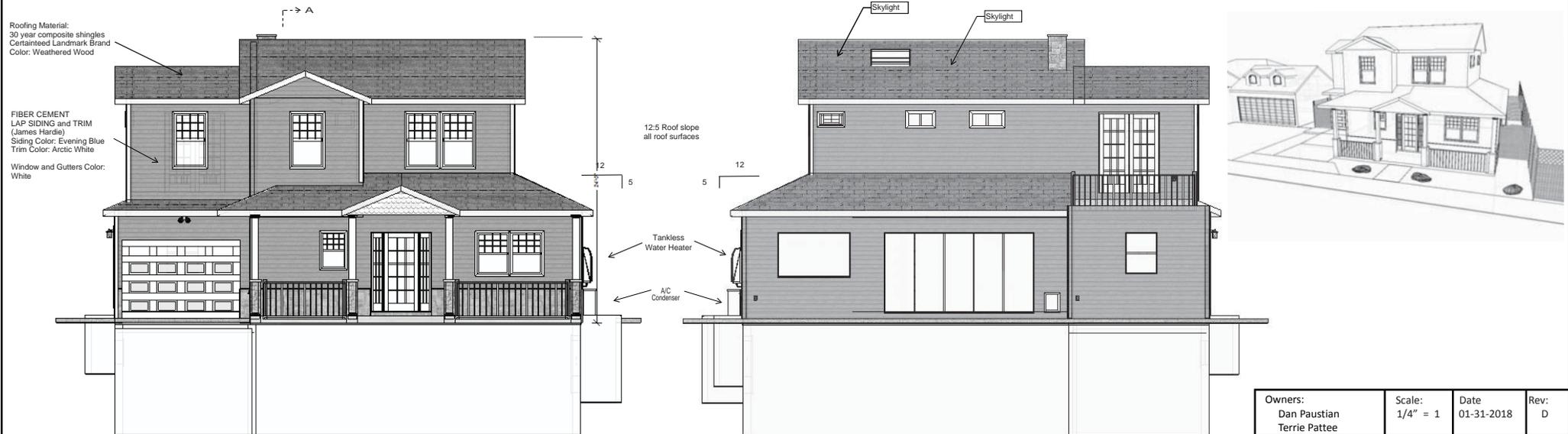
Owners: Dan Paustian Terrie Pattee	Scale: 1/8" = 1'	Date 01-31-2018	Rev: D
Address: 250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title: Streetscape File: G - Streetscape.pdf	Sheet 3 of 7	



Right Elevation

Left Elevation

Cross Section A-A

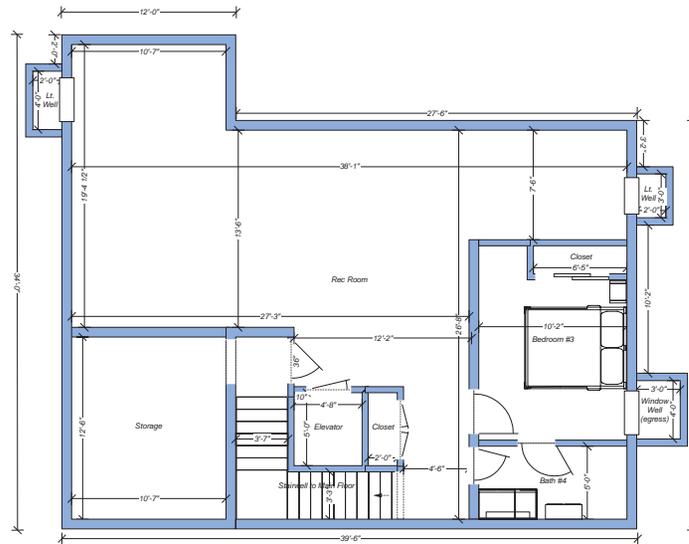


Front Elevation

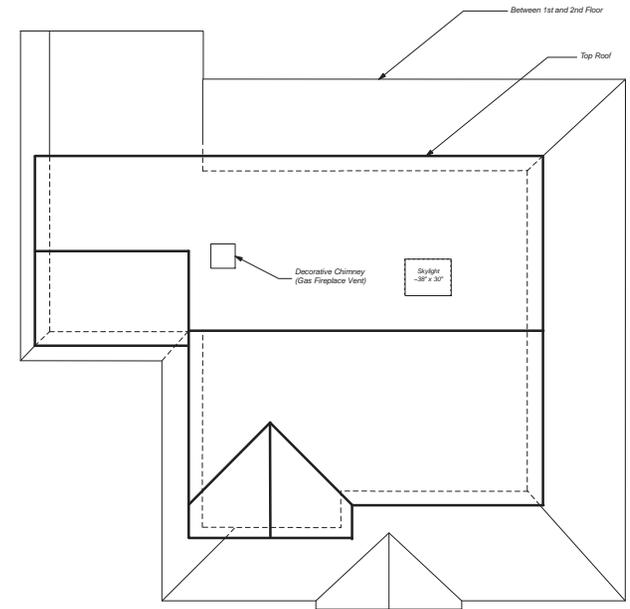
Rear Elevation



Owners: Dan Paustian Terrie Pattee	Scale: 1/4" = 1'	Date: 01-31-2018	Rev: D
Address: 250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title: Elevation Views		Sheet 4 of 7
File: C - Elevations.pdf			

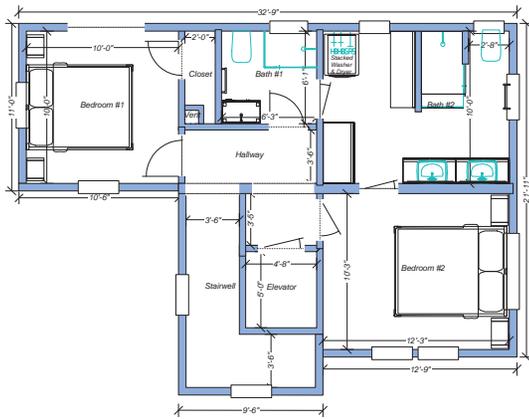


Basement Level

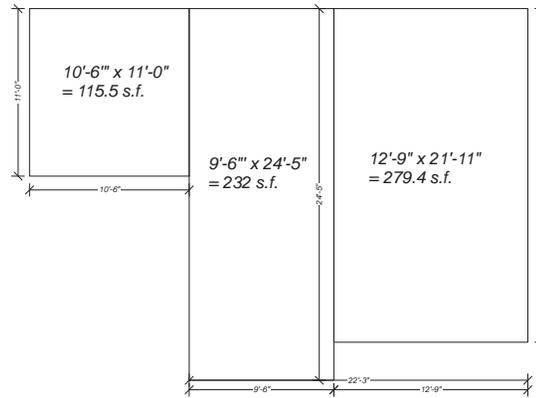


Roof Lines

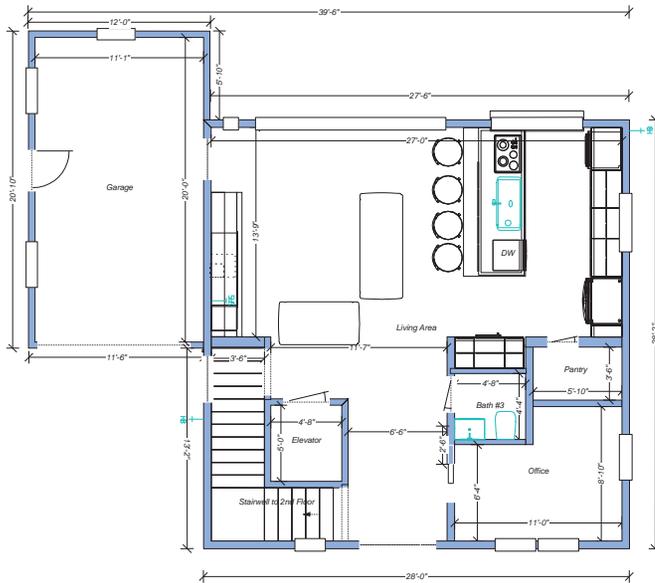
Owners: Dan Paustian Terrie Pattee	Scale: 1/4" = 1'	Date: 01-31-2018	Rev.: D
Address: 250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title: Basement & Roof Lines	Sheet: 5 of 7	
	File: D - Bsmt and Roof L.pdf		



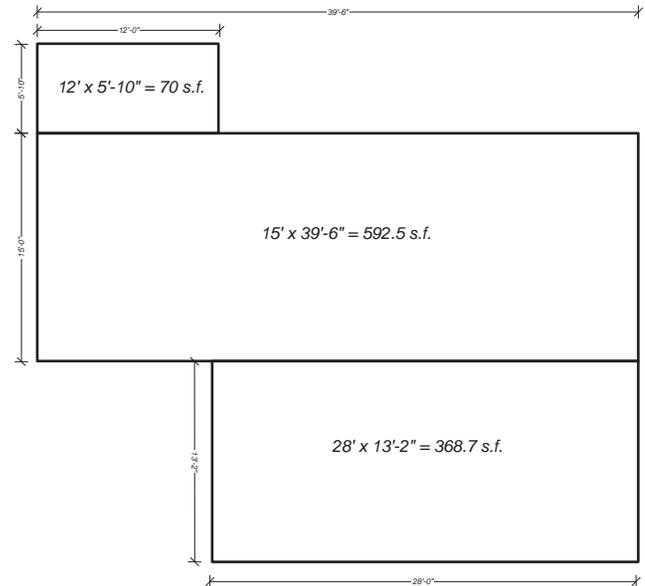
Second Floor



Second Floor:
 115.5 s.f. + 232 s.f. + 279.4
 = 626.9 s.f



First Floor



First Floor:
 70 s.f. + 592.5 s.f. + 368.7
 = 1,031.2 s.f.

Total First and Second Floor: 1,658.1 s.f.



Owners: Dan Paustian Terrie Pattee	Scale: 1/4" = 1'	Date 01-31-2018	Rev: D
Address: 250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title: Building Cross-Section File: D - Floor Plan 1 & 2	Sheet 6 of 7	

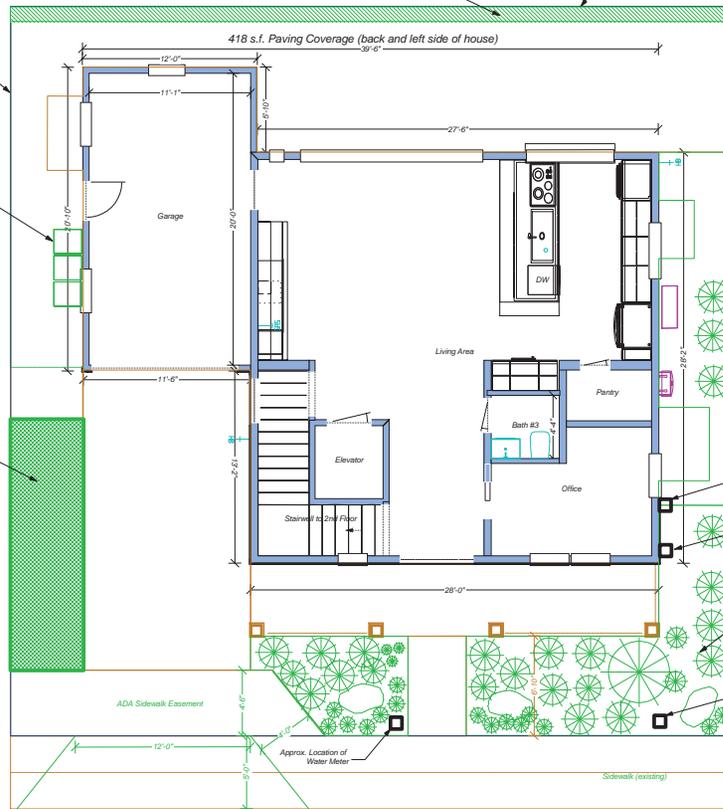
Existing 6' Wood Fence to be replaced and extended with 6' Redwood Fence and 12" Privacy Lattice

Existing 6' Wood Fence to be replaced and extended with 6' Redwood Fence and 12" Privacy Lattice

1 ft. gap w/gravel from property line to pavers for drainage

35 Gal. Trash Bins
20" w x 22" d x 38" h
(2 pieces)

5' Setback w/drought tolerant landscaping



Ground Level



Landscaping
68 s.f. Left of sidewalk
+ 265 s.f. Right of sidewalk and house
+ 50 s.f. 1 ft. strip at back of lot
= 374 s.f. Total Landscape Coverage

Permeable Paver Coverage
237 s.f. Driveway
+ 458 s.f. Left and rear of house
= 695 s.f. Total Front Paving Coverage

Pavement Coverage
89 s.f. ADA Sidewalk (driveway)
+ 140 s.f. Porch
+ 27 s.f. Front Side walk
= 256 s.f. Total Front Paving Coverage

Approx. Location of Gas Meter (T80 by PG&E)

Approx. Location of Electrical Meter (T80 by PG&E)

Landscaping to consist of a variety of drought tolerant grasses, plant and small trees, with drip irrigation

Approx. Location of Sewer Washout

ADA Sidewalk Easement

Approx. Location of Water Meter

Sidewalk (existing)

25' to Center of Grant St.

Owners:	Dan Paustian Terrie Pattee	Scale:	1/4" = 1'	Date:	09-29-2017	Rev.:	C
Address:	250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title:	Landscape Plan	File:	F - Landscape Plan.pdf	Sheet:	7 of 7