



CITY OF CAMPBELL
Community Development Department

September 13, 2019

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, **September 24, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Peter Wynne for a Variance (PLN2019-147) to applicable development standards, including setbacks, open space, lot coverage, and floor area ratio, to facilitate a lot line adjustment intended to remedy non-compliant construction (i.e., buildings crossing property lines) through a reconfiguration of existing parcel boundaries on property located at **1690, 1710, 1712, and 1718 Whitwood Lane**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

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

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

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

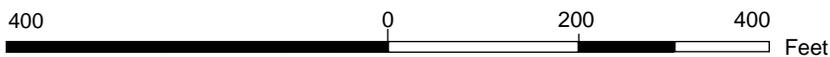
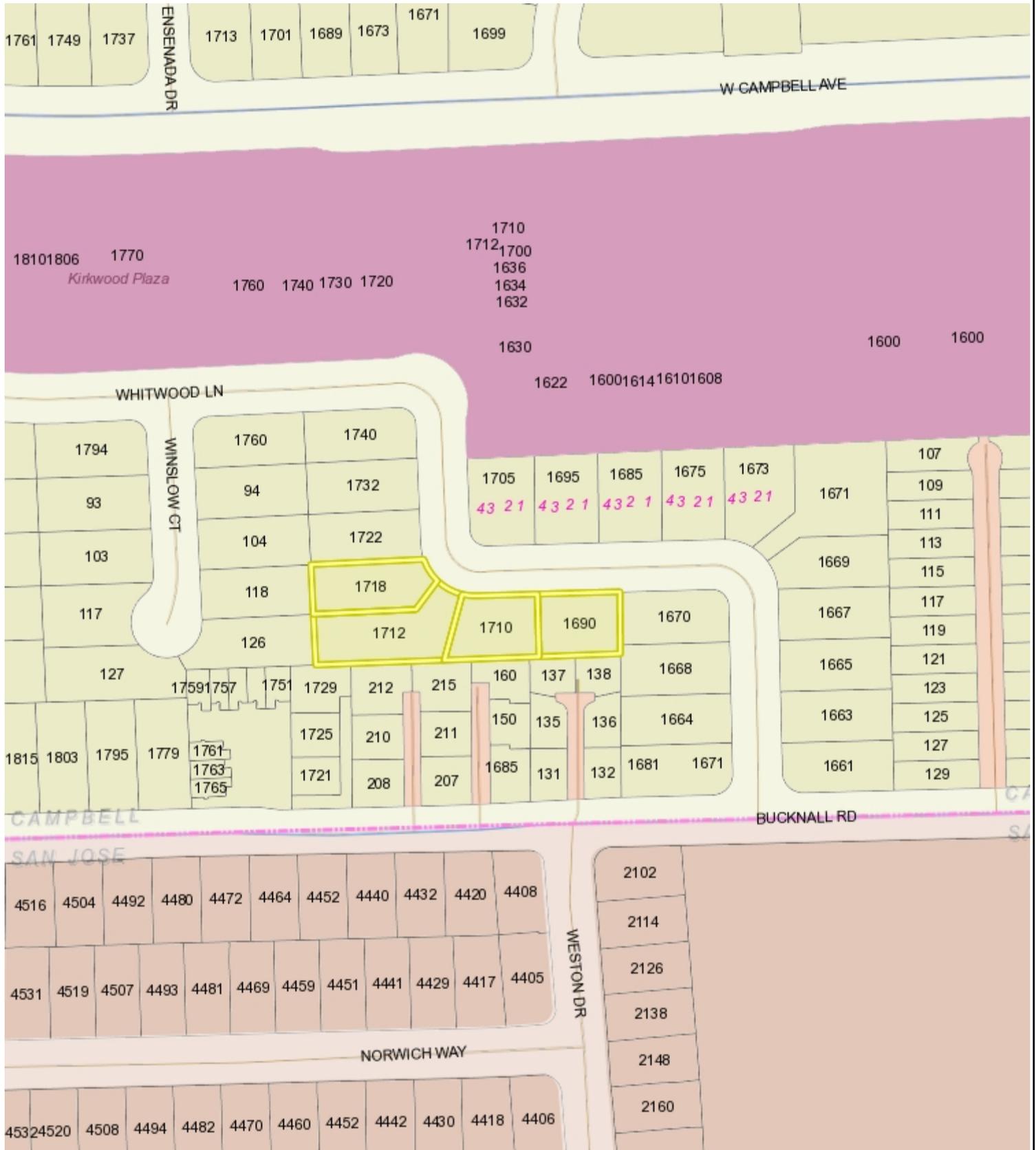
In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **1690, 1710, 1712, & 1718 Whitwood Lane**



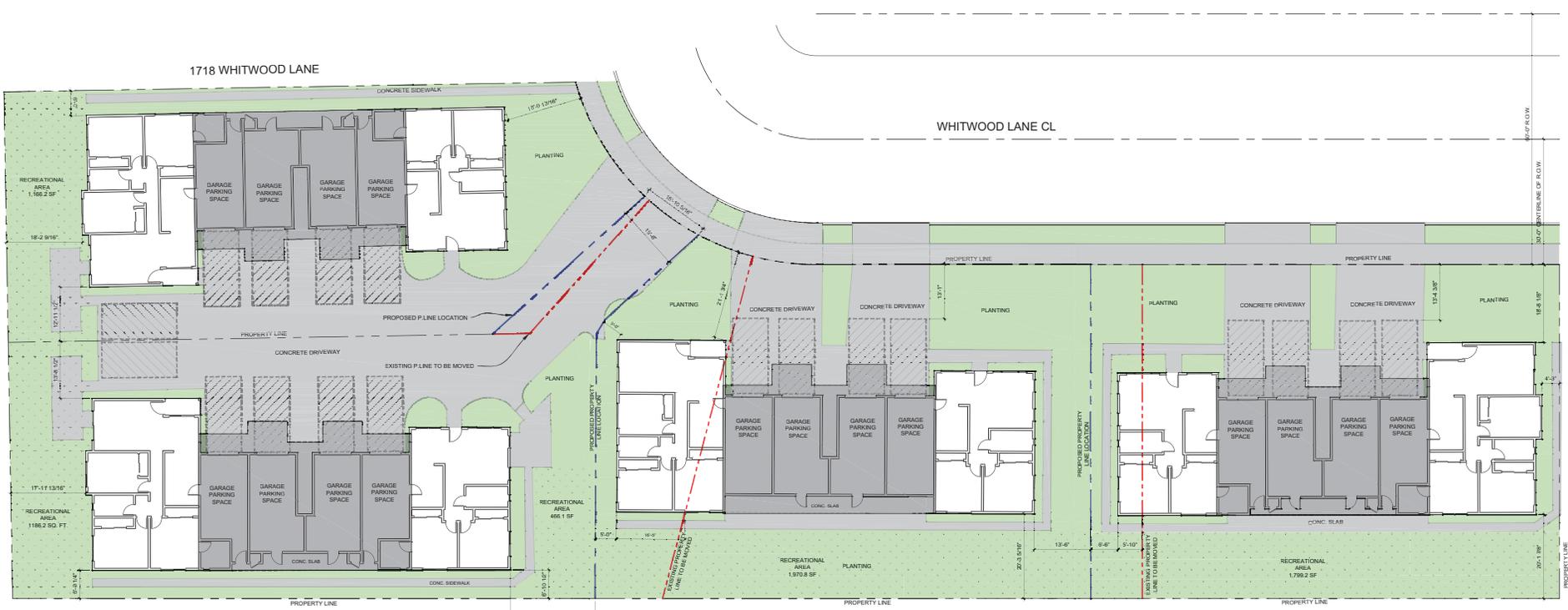
1690-1718 Whitwood Ln



WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1:2,400

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.



R-2 ZONING COMPLIANCE CALCULATIONS

PROPERTY DATA					
BUILDING	1ST FLOOR LIVING AREA	BUILDING GARAGE	2ND FLOOR LIVING AREA	COVERED DECKS AND PORCH	PROPOSED LOT AREA
1690	1,584.8 SF	1,192.9 SF	1,565.9 SF	128	8,993.7
1710	1,856.3 SF	1,206.3 SF	1,517.9 SF	128	9,452.7 SF
1712	1,584.8 SF	1,192.9 SF	1,565.9 SF	128	9,424.6 SF
1718	1,584.8 SF	1,192.9 SF	1,565.9 SF	128	8,317.0 SF

PROPOSED UNIT DENSITY						
BUILDING	2 BED UNITS	3 BED UNITS	TOTAL UNITS	F.L.O.W. AREA TO CL. WHITWOOD	TOTAL AREA TO CL. WHITWOOD	PROPOSED DENSITY D.U./ACRE
1690	3	1	4	8,993.7 SF	3,371.3 SF	28 AC= 14.1 DU/AC
1710	3	1	4	9,452.7 SF	2,544.4 SF	29 AC= 14.4 DU/AC
1712	3	1	4	9,424.6 SF	426.9 SF	29 AC= 17.7 DU/AC
1718	3	1	4	8,317.0 SF	618.0 SF	21 AC= 19.5 DU/AC

NOTE:
UNIT DENSITY INCLUDES AREA ALONG STREET FRONTAGE TO CENTERLINE OF STREET.

EXISTING & PROPOSED FLOOR AREA RATIO						
BUILDING	1ST FLOOR LIVING AREA	2ND FLOOR LIVING AREA	EXISTING LOT AREA	EXISTING F.A.R.	PROPOSED LOT AREA	PROPOSED F.A.R.
1690	3,177.7 SF	1,565.9 SF	8,000	59%	8,993.7 SF	52.7%
1710	3,044.6 SF	1,517.9 SF	8,366	59%	9,452.7 SF	47.9%
1712	3,177.7 SF	1,565.9 SF	11,325	42%	9,424.6 SF	50.3%
1718	3,177.7 SF	1,565.9 SF	8,493	56%	8,317.0 SF	57.0%

NOTE:
F.A.R. INCLUDES GARAGE AREA WITH 1ST FLOOR LIVING AREA

EXISTING & PROPOSED LOT COVERAGE						
BUILDING	PROPOSED FLOOR COVERAGE	EXISTING FLOOR COVERAGE	EXISTING LOT SIZE	EXISTING LOT COVERAGE	PROPOSED LOT SIZE	PROPOSED LOT COVERAGE
1690	3,564.1 SF	3,363.1 SF	8,000	42.0%	8,993.7 SF	39.6%
1710	3,534.4 SF	2,831.4 SF	8,366	33.8%	9,452.7 SF	37.3%
1712	3,564.1 SF	4,455.1 SF	11,325	39.3%	9,424.6 SF	37.5%
1718	3,564.1 SF	3,564.1 SF	8,493	41.9%	8,317.0 SF	42.9%

NOTE:
LOT COVERAGE INCLUDES FIRST FLOOR LIVING AREA, FIRST FLOOR GARAGE, AND COVERED BALCONY OVERHANGS
40% MAXIMUM LOT COVERAGE IN R-2

EXISTING & PROPOSED LANDSCAPE AREA						
BUILDING	EXISTING LANDSCAPE	EXISTING LOT SIZE	EXISTING L.S. RATIO	PROPOSED LANDSCAPE	PROPOSED LOT SIZE	PROPOSED L.S. RATIO
1690	3,216	8,000	40%	3,802.9 SF	8,993.7 SF	41.0%
1710	3,567	8,366	43%	4,136.1 SF	9,452.7 SF	43.7%
1712	3,703	11,325	32%	2,182.4 SF	9,424.6 SF	23.1%
1718	2,310	8,493	27%	2,335.7 SF	8,317.0 SF	28.0%

NOTE:
LANDSCAPE AREA IS TOTAL SITE AREA MINUS BUILDING FOOTPRINT AND PAVING
ALL LOTS COMPLY WITH 20% MINIMUM PLANTING AREA IN R-2

EXISTING & PROPOSED RECREATIONAL OPEN SPACE				
BUILDING	EXISTING REC. SQ. FT.	EXISTING LOT SIZE	PROPOSED REC. SQ. FT.	PROPOSED LOT SIZE
1690	1,167.2 SF	8,000	1,799.2 SF	8,993.7 SF
1710	1,694.8 SF	8,366	1,970.8 SF	9,452.7 SF
1712	1,849.8 SF	11,325	1,852.3 SF	9,424.6 SF
1718	1,167.2 SF	8,493	1,167.2 SF	8,317.0 SF

NOTE:
EACH LOT MUST PROVIDE AT LEAST 300 SF RECREATIONAL SPACE PER UNIT OUTSIDE THE REQUIRED FRONT SETBACK AND MUST EXCLUDE DRIVEWAYS AND PAVED WALKWAYS
1,200 SF REQUIRED PER LOT (AS SHOWN ON SITE PLAN) NO DIMENSION MAY BE LESS THAN 10'-0"

REQUIRED & PROPOSED PARKING						
BUILDING	COVERED PARKING (REQUIRED)	GUEST PARKING (REQUIRED)	TOTAL PARKING (REQUIRED)	COVERED PARKING (PROVIDED)	UNCOVERED PARKING (PROVIDED)	TOTAL PARKING (PROVIDED)
1690	10	2	12	4	4	8
1710	10	2	12	4	4	8
1712	10	2	12	4	5	9
1718	10	2	12	4	5	9

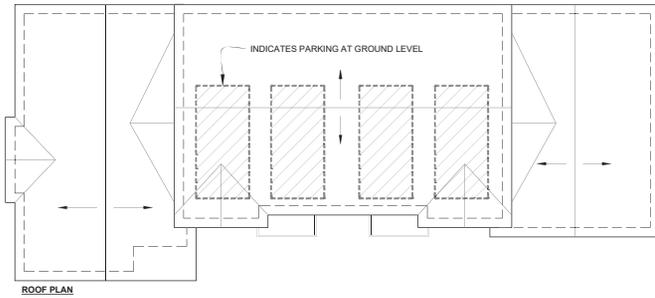
NOTE:
EXISTING AND PROPOSED PARKING COUNTS REMAIN THE SAME, NO CHANGE TO PROPOSED PARKING PROVIDED

SITE PLAN LEGEND:

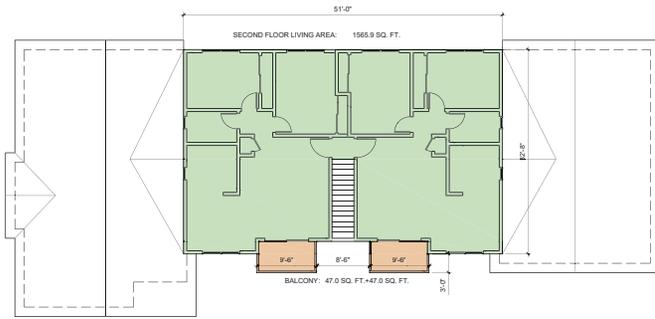
- EXISTING PROPERTY LINE TO REMAIN
- - - EXISTING PROPERTY LINE TO BE MOVED
- - - NEW PROPERTY LINE LOCATION
- ▨ UNCOVERED PARKING SPACE
- ▩ PAVING AREA
- ▬ PLANTING AREA
- RECREATION SPACE (10' MIN. DIMENSION)

- 01. 05.28.19 FOR REVIEW
- 02. 06.13.19 REVISIONS
- 03. 06.20.19 REVISIONS
- 04. 07.23.19 REVISIONS
- 05. 08.19.19 REVISIONS

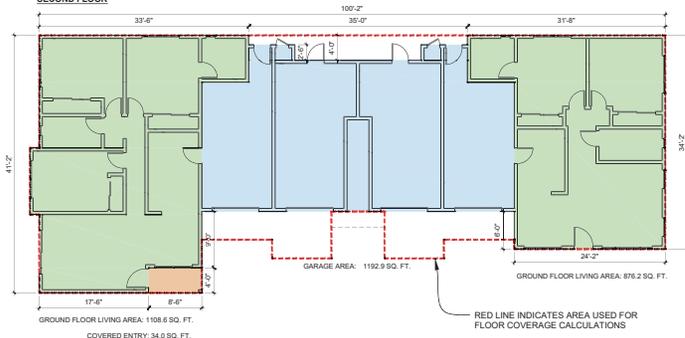
SITE PLAN



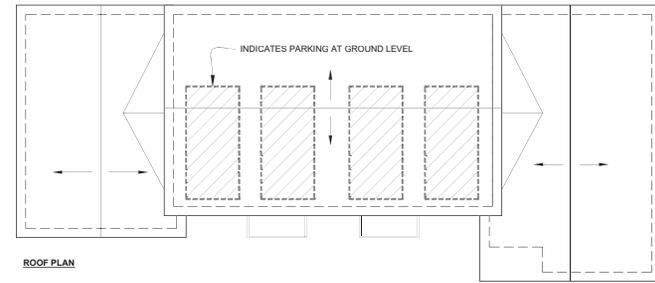
ROOF PLAN



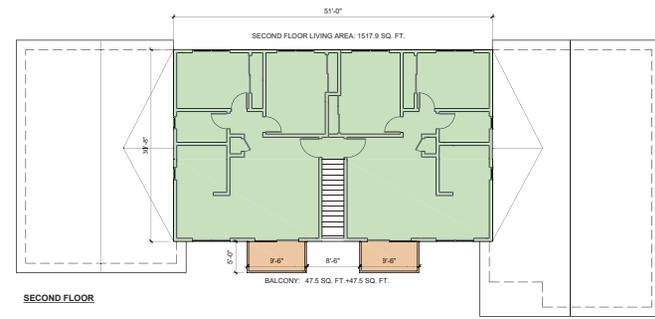
SECOND FLOOR



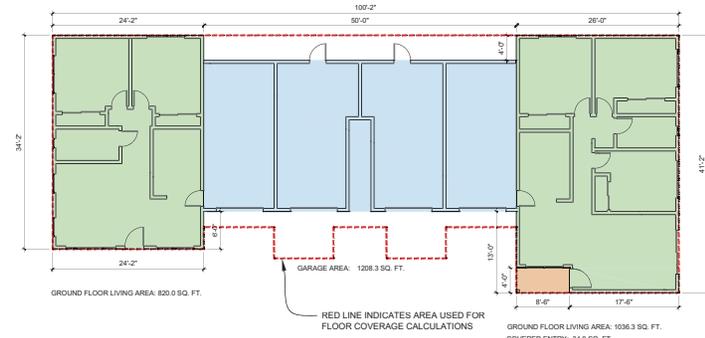
BUILDINGS 1690, 1712 (REVERSE PLAN), AND 1718



ROOF PLAN



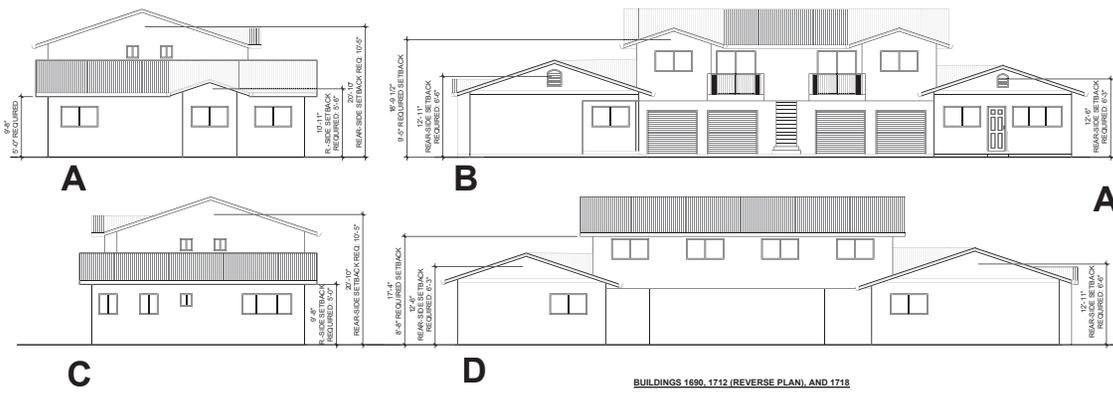
SECOND FLOOR



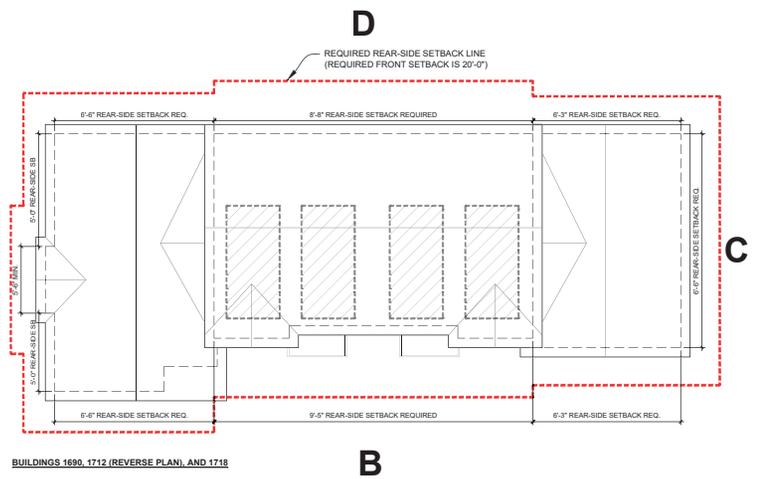
BUILDING 1710

1 FAR DIAGRAMS
A1.2 1/8" = 1'-0"

01	05.28.19	FOR REVIEW
02	06.13.19	REVISIONS
03	06.20.19	REVISIONS
04	07.23.19	REVISIONS



BUILDINGS 1690, 1712 (REVERSE PLAN), AND 1718

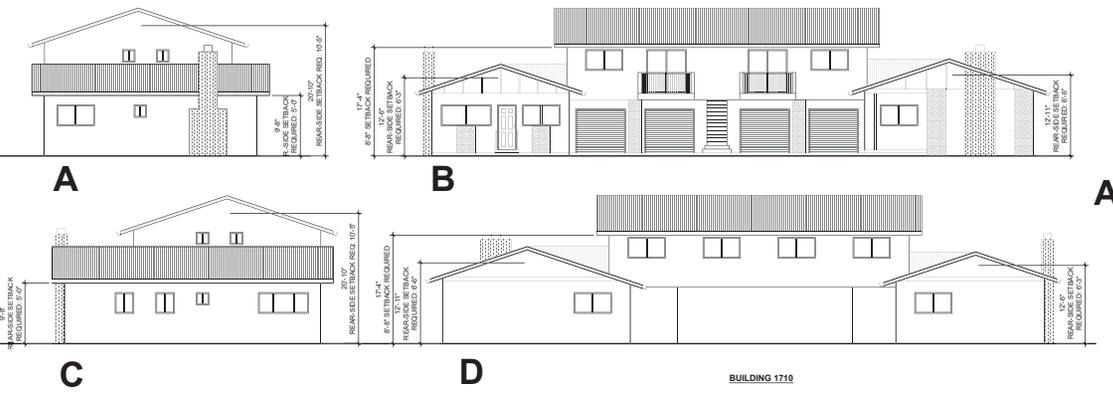


BUILDINGS 1690, 1712 (REVERSE PLAN), AND 1718

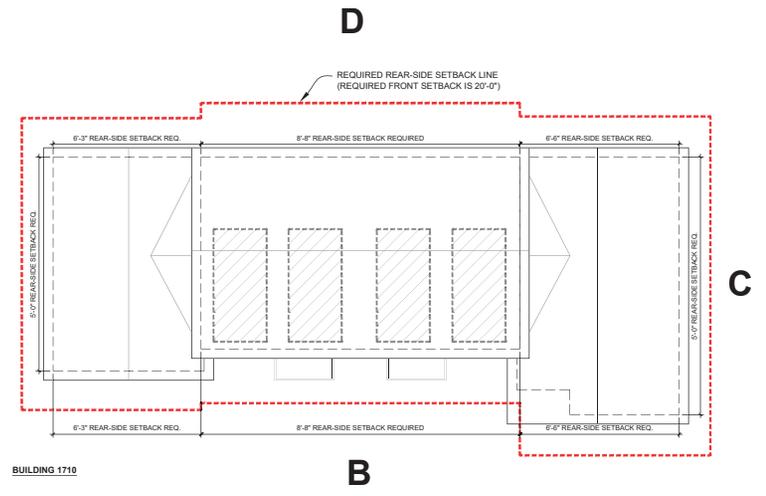
2 | SETBACK DIAGRAMS

BUILDING	EXISTING AND PROPOSED SETBACKS					
	EXISTING SIDE EAST	EXISTING SIDE WEST	EXISTING REAR	PROPOSED SIDE EAST	PROPOSED SIDE WEST	PROPOSED REAR
1690	4'-3"	0'-0"	20'-1"	4'-3" (INC)	6'-5"	20'-1" (INC)
1710	19'-9"	0'-0"	20'-3"	13'-6"	5'-0"	20'-3" (INC)
1712	25'-5"	17'-11"	6'-10"	25'-4"	17'-11" (INC)	6'-10" (INC)
1718	6'-0"	12'-11"	19'-4"	6'-0" (INC)	16'-6"	19'-4" (INC)

A1.3 1/8"=1'-0"



BUILDING 1710



BUILDING 1710

1 | SETBACK DIAGRAMS

A1.3 1/8"=1'-0"

- 01. 05.28.19 FOR REVIEW
- 02. 06.13.19 REVISIONS
- 03. 06.20.19 REVISIONS
- 04. 07.23.19 REVISIONS

SETBACK DIAGRAMS