



**CITY OF CAMPBELL**  
**Community Development Department**

January 31, 2020

**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 11, 2020**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Robson Homes for a Major Modification (PLN2019-328) to a previously-approved Planned Development Permit (PLN2018-178) to allow three accessory dwelling units (ADUs) within an approved six-lot single-family residential planned development, for properties located at **100-300 Haymarket Court**. 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, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or [ClerksOffice@campbellca.gov](mailto:ClerksOffice@campbellca.gov) at least on week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **100-300 Haymarket Court**



# Location Map - 100/200/300 Haymarket Ct



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 H A

ROBERT HIDEY ARCHITECTS

## HARRIET - PD MODIFICATION

CAMPBELL, CA

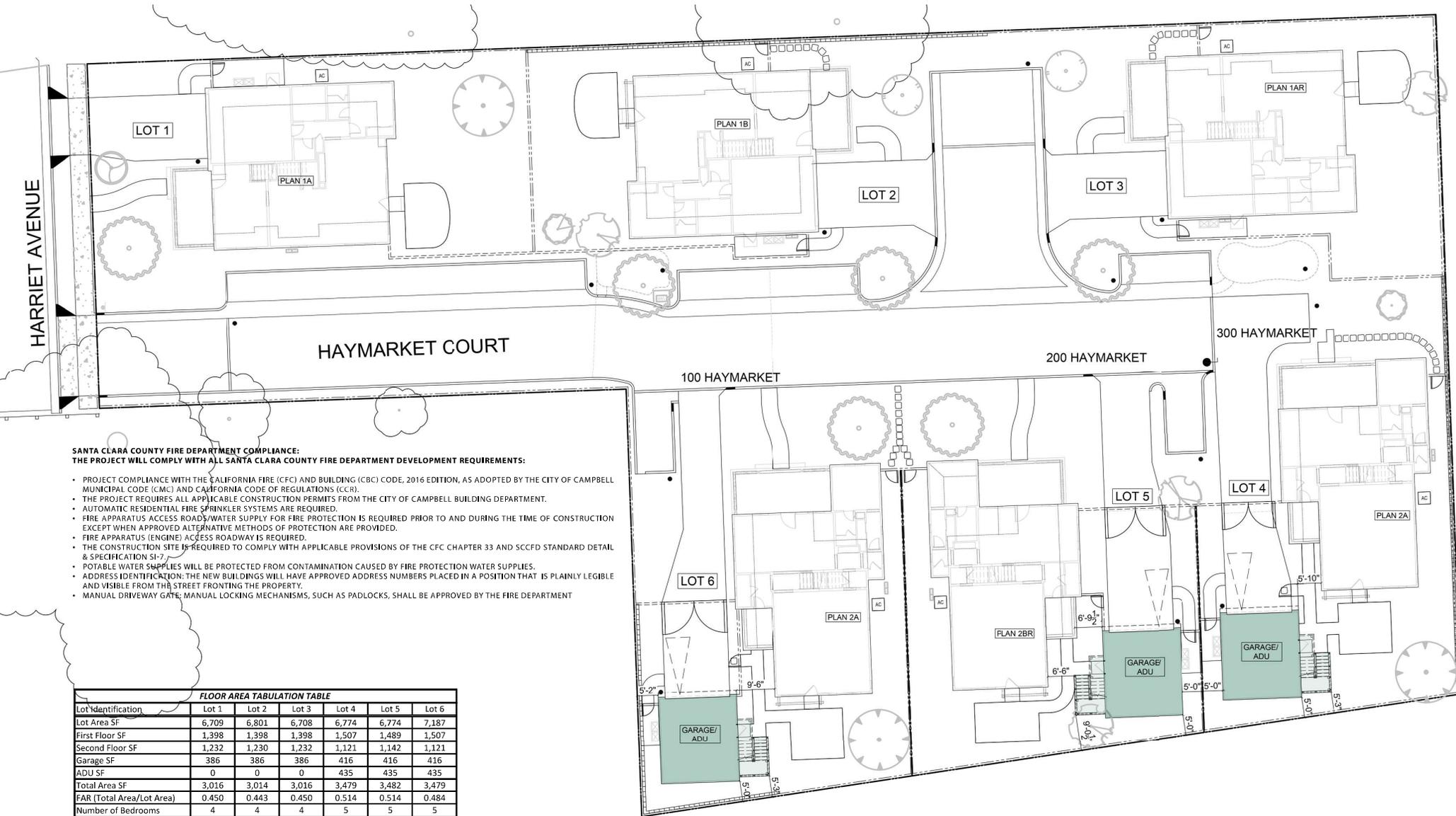
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A-1	COVER SHEET
A-2	SITE PLAN
A-3	PLAN 2 GARAGE/ADU - LOT 4 FLOOR PLAN
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ROBSON HOMES

PROJECT NUMBER: 18005 01/14/20

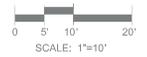
HARRIET AVENUE



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

FLOOR AREA TABULATION TABLE						
Lot/Identification	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
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Number of Bedrooms	4	4	4	5	5	5

**SITE PLAN**  
**HARRIET**  
 CAMPBELL, CA



**ROBSON HOMES**

**R H A**  
 ROBERT HIDEY ARCHITECTS

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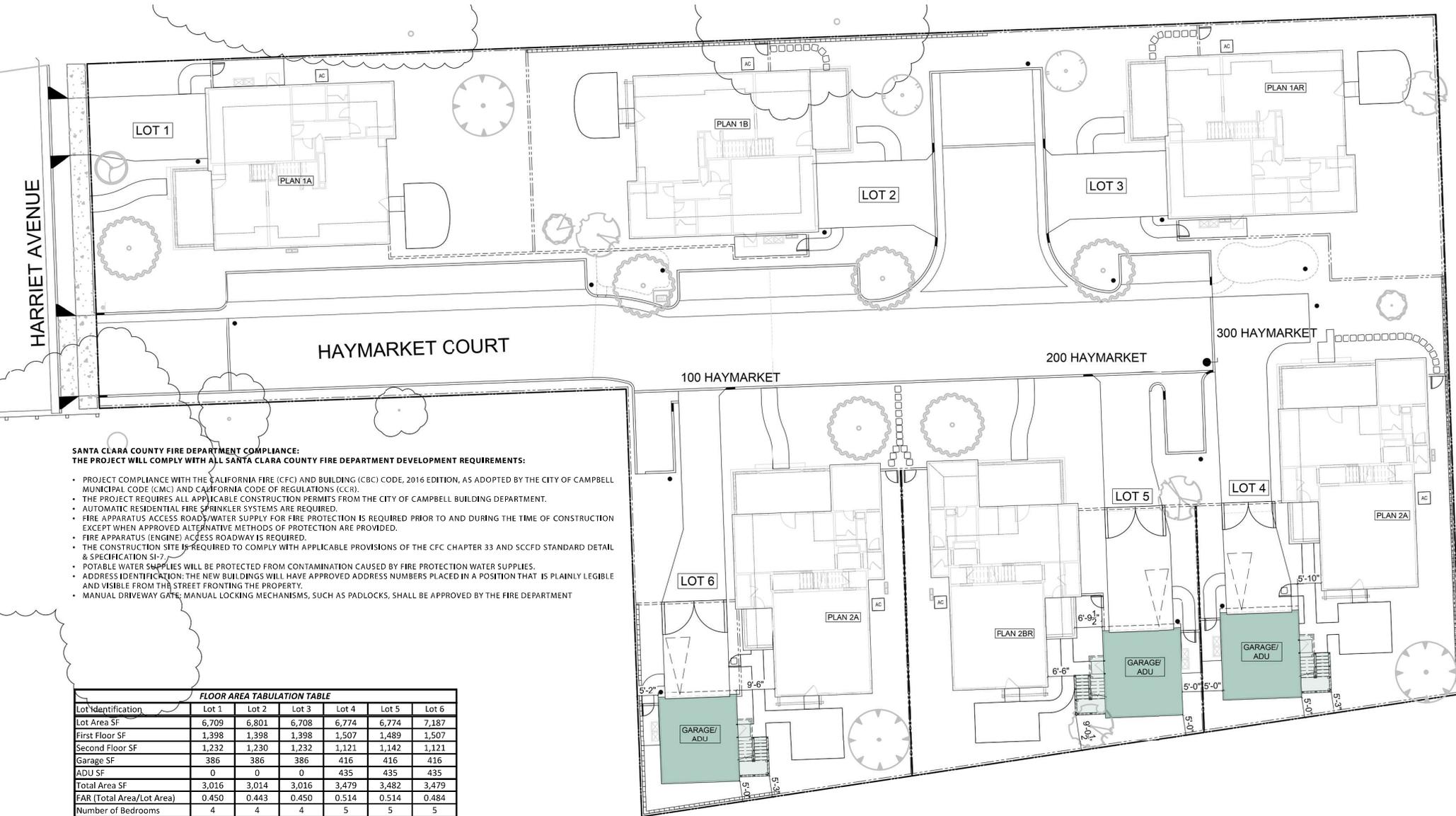
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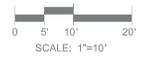
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ROBSON HOMES

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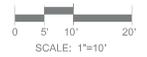
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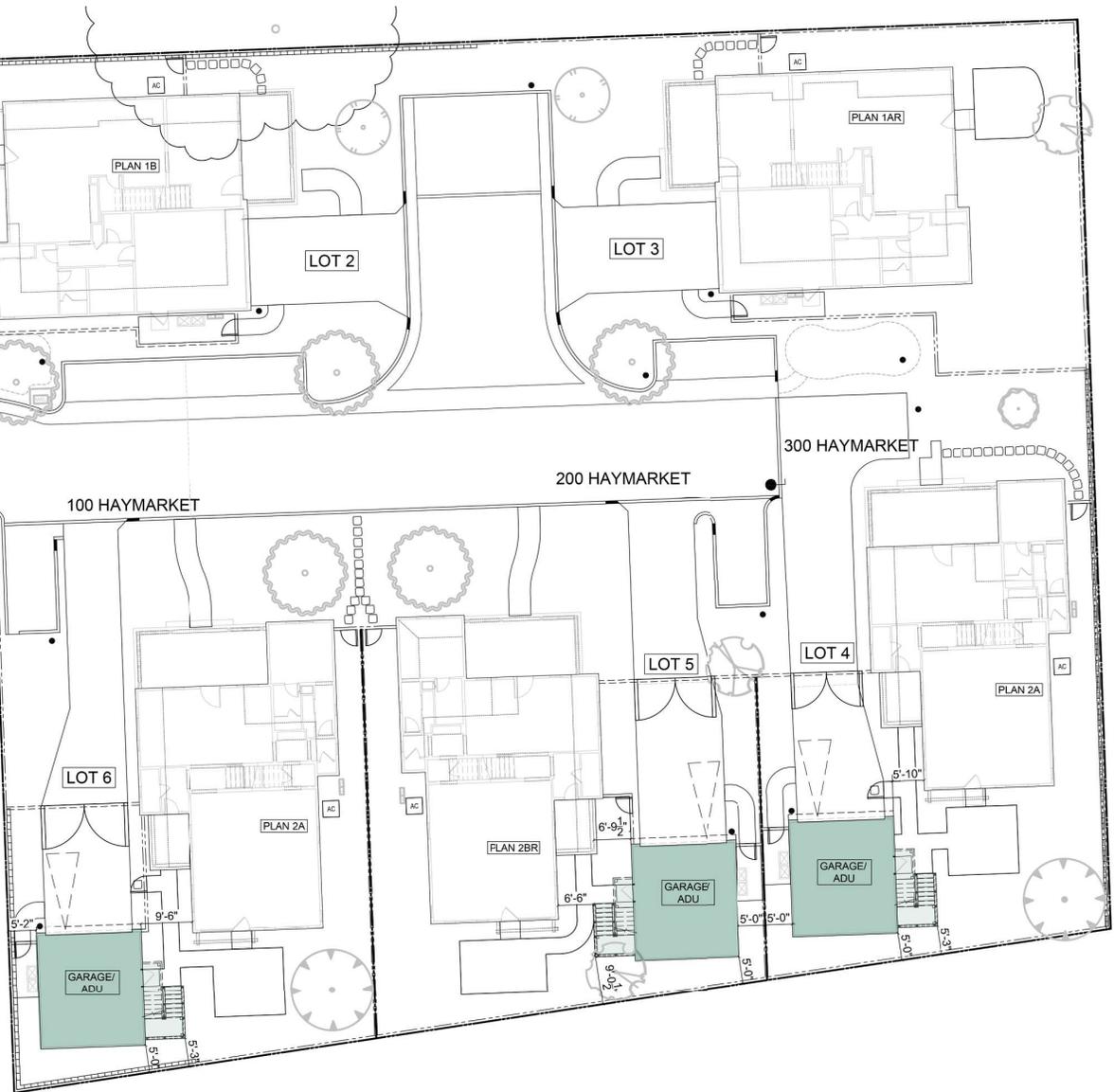
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PROJECT : 18005  
 01/14/20  
**A-2**

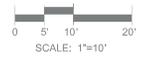
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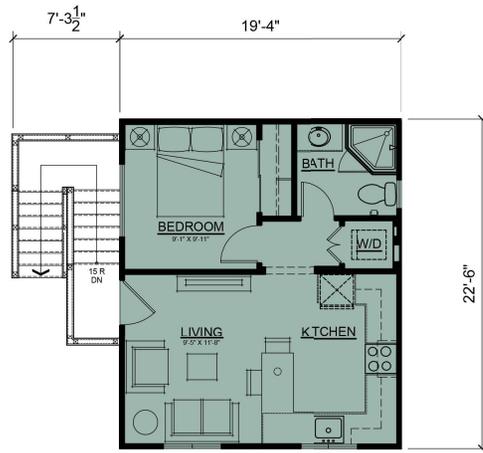
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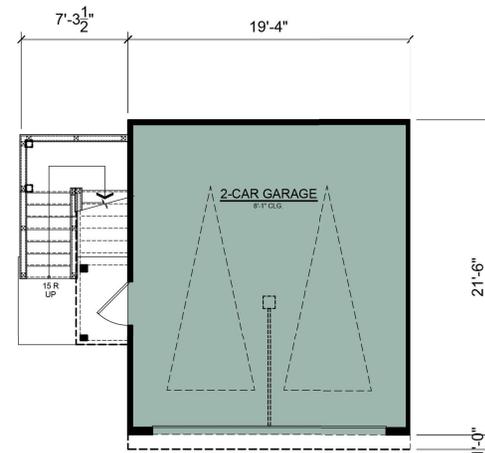
PROJECT : 18005

01/14/20

A-2



SECOND FLOOR



FIRST FLOOR

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

**HARRIET**

CAMPBELL, CA

ROBSON HOMES

ROBERT HIDEY ARCHITECTS  
 1001 WHEELER DRIVE, SUITE 100, RAYNE, CALIFORNIA 94583-1000  
 925.766.8800 FAX: 925.766.1000  
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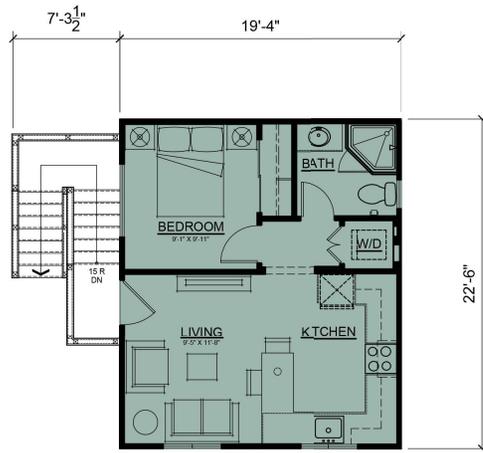
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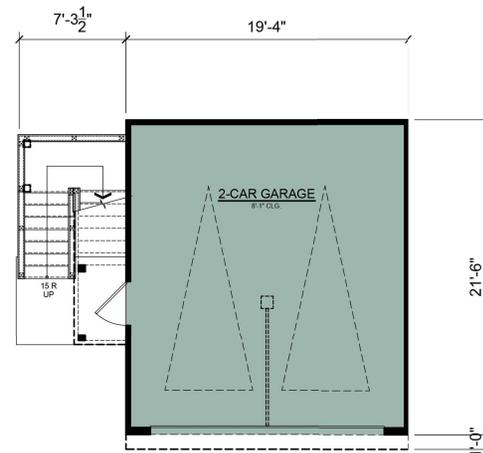
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01/14/20

A-3



SECOND FLOOR



FIRST FLOOR

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 GARAGE - 416 SF  
 ADU - 435 SF

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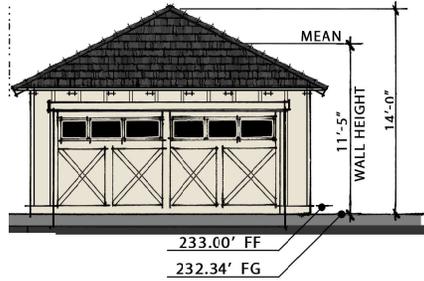
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PROJECT : 18005

01/14/20

A-3

COLORS TO MATCH PREVIOUSLY APPROVED PER LOT

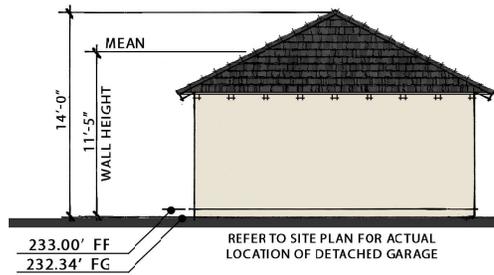


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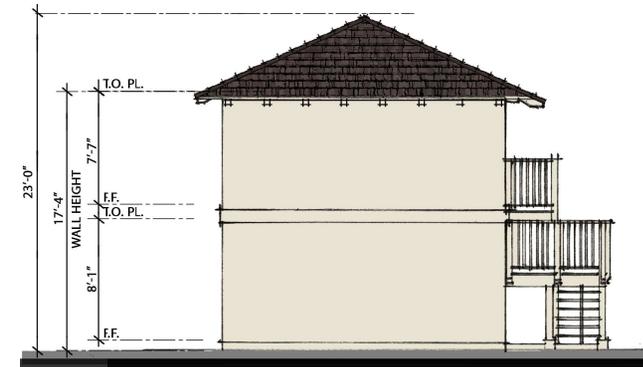
PROPOSED

FRONT ELEVATION



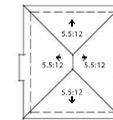
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REFER TO SITE PLAN FOR ACTUAL LOCATION OF DETACHED GARAGE

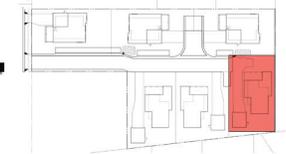


PROPOSED

REAR ELEVATION



ROOF PLAN



KEY MAP



ELEVATIONS  
PLAN 2A GARAGE/ADU - LOT 4

**HARRIET**

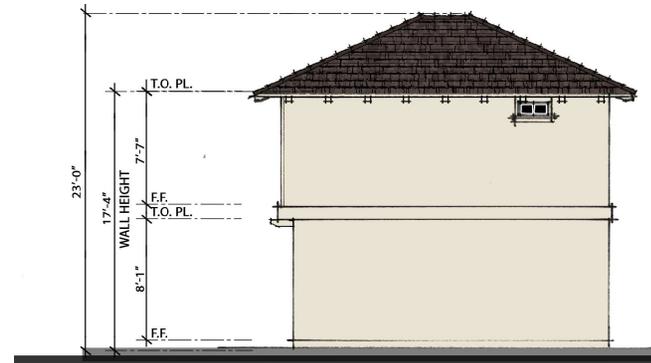
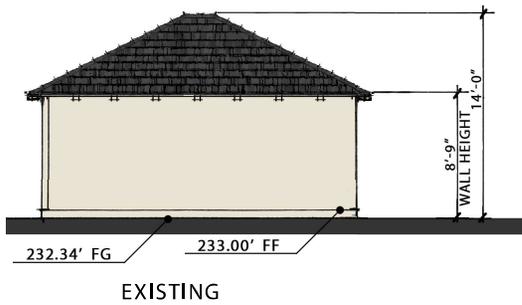
CAMPBELL, CA

COLORS TO MATCH PREVIOUSLY APPROVED PER LOT



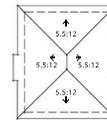
LEFT ELEVATION

PROPOSED

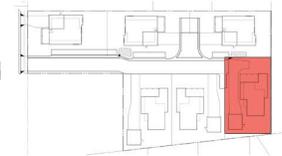


RIGHT ELEVATION

PROPOSED



ROOF PLAN



KEY MAP



ELEVATIONS  
PLAN 2A GARAGE/ADU - LOT 4

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ROBERT HIDEY ARCHITECTS  
1000 WASHINGTON DRIVE, SUITE 100, RAYNE, CANADA TEL: 508-854-1122  
400 FREDERICK STREET, SUITE 100, TORONTO, ON M5T 1R7 CANADA  
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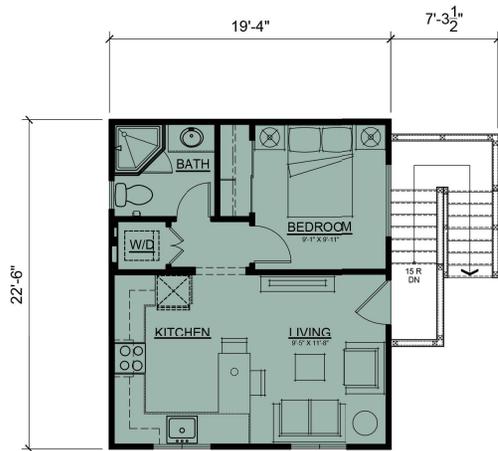
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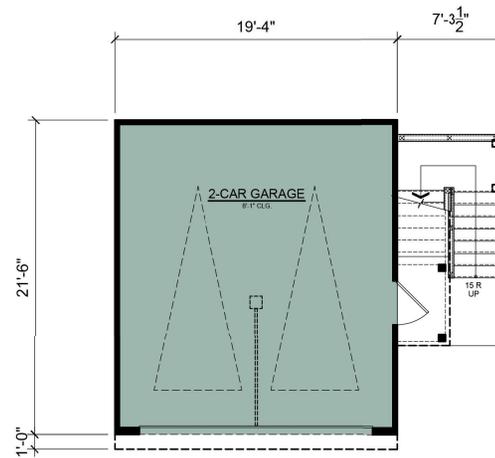
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01/14/20

A-5



SECOND FLOOR



FIRST FLOOR

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

**HARRIET**

CAMPBELL, CA



**R H A**

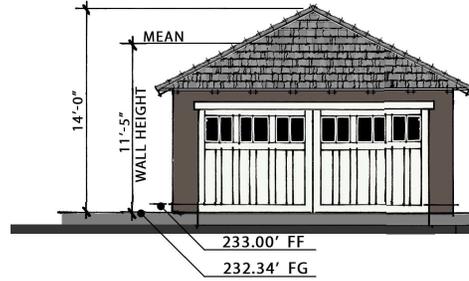
ROBERT HIDEY ARCHITECTS

PROJECT : 18005

01/14/20

**A-6**

COLORS TO MATCH PREVIOUSLY APPROVED PER LOT

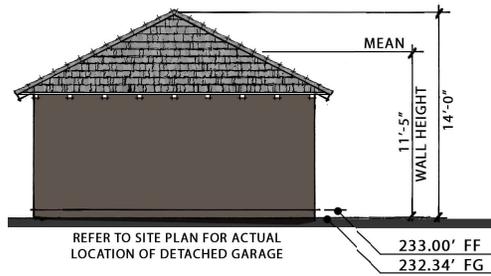


EXISTING



PROPOSED

FRONT ELEVATION

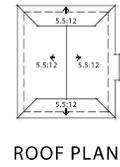


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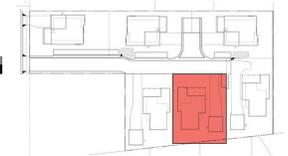


PROPOSED

REAR ELEVATION



ROOF PLAN



KEY MAP



ELEVATIONS  
PLAN 2BR GARAGE/ADU - LOT 5

**HARRIET**

CAMPBELL, CA

ROBSON HOMES

ROBERT HIDEY ARCHITECTS  
3030 FORT BELLEVILLE DRIVE, SUITE 200, BURLINGAME, CALIFORNIA 94010  
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**R H A**

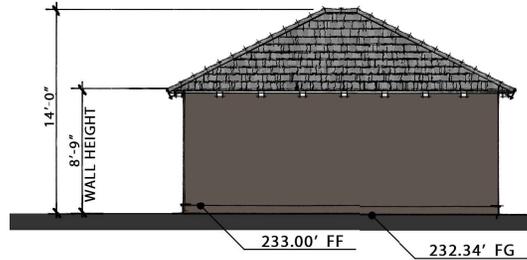
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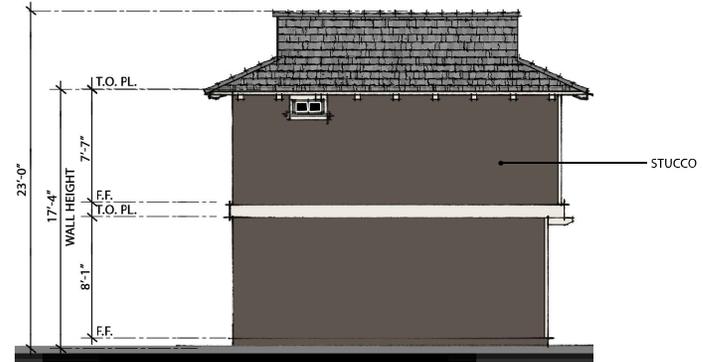
01/14/20

A-7

COLORS TO MATCH PREVIOUSLY APPROVED PER LOT



EXISTING



PROPOSED

LEFT ELEVATION



EXISTING

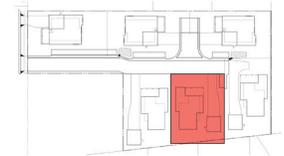


PROPOSED

RIGHT ELEVATION



ROOF PLAN



KEY MAP



ELEVATIONS  
PLAN 2BR GARAGE/ADU - LOT 5

**HARRIET**

CAMPBELL, CA

ROBSON HOMES

ROBERT HIDEY ARCHITECTS  
3030 WASHINGTON DRIVE, SUITE 200, PALM BEACH, CALIFORNIA 94966-1000  
415.366.8888 WWW.RHA-ARCHITECTS.COM  
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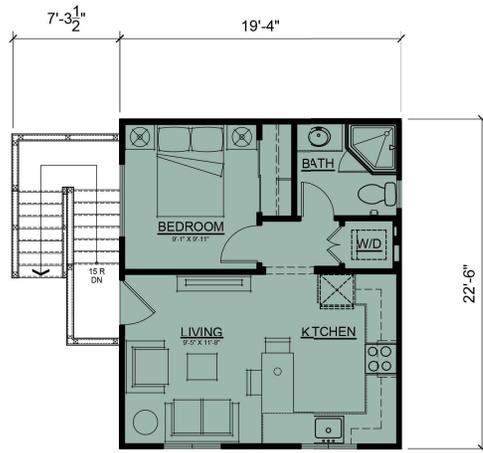
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ROBERT HIDEY ARCHITECTS

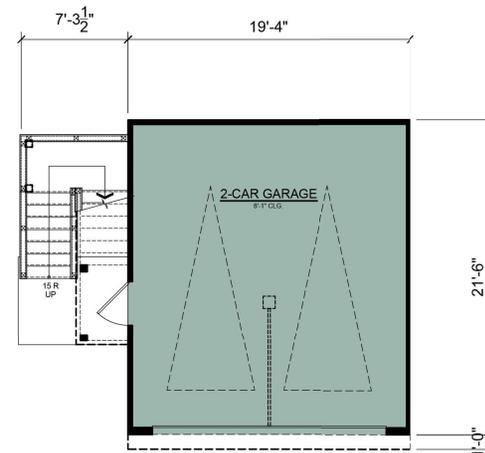
PROJECT : 18005

01/14/20

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SECOND FLOOR



FIRST FLOOR

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

**HARRIET**

CAMPBELL, CA

ROBSON HOMES

ROBERT HIDEY ARCHITECTS  
 3333 WILSON AVENUE, SUITE 200, BAYLE, CALIFORNIA 94502  
 925.766.8888 FAX: 925.766.8889  
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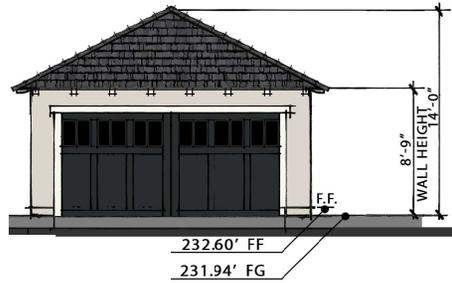
ROBERT HIDEY ARCHITECTS

PROJECT : 18005

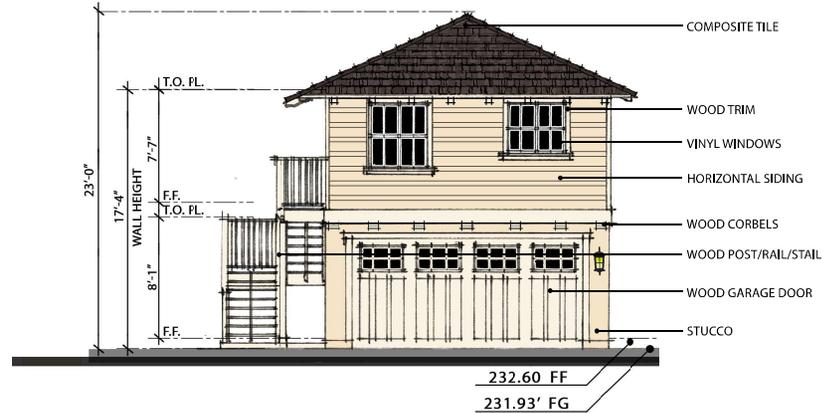
01/14/20

A-9

COLORS TO MATCH PREVIOUSLY APPROVED PER LOT

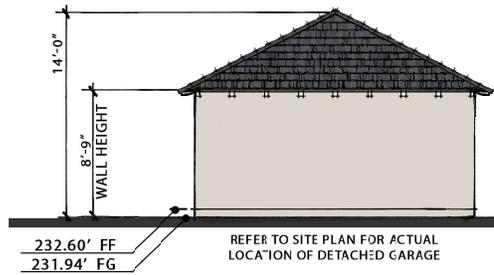


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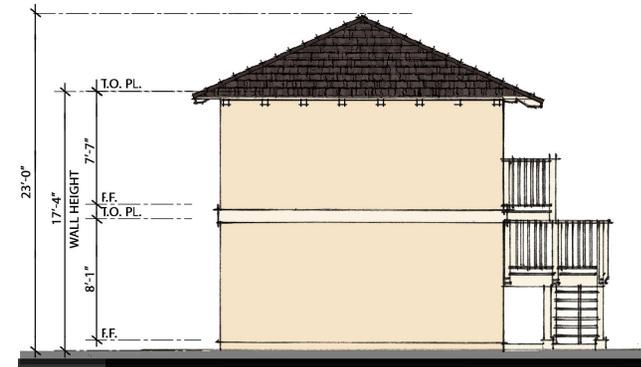


PROPOSED

FRONT ELEVATION

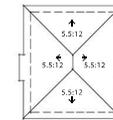


EXISTING



PROPOSED

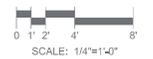
REAR ELEVATION



ROOF PLAN



KEY MAP

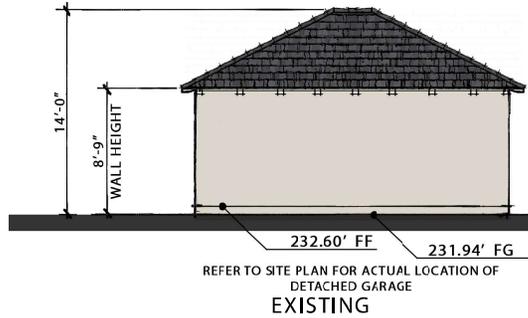


ELEVATIONS  
PLAN 2A GARAGE/ADU - LOT 6

**HARRIET**

CAMPBELL, CA

COLORS TO MATCH PREVIOUSLY APPROVED PER LOT



EXISTING

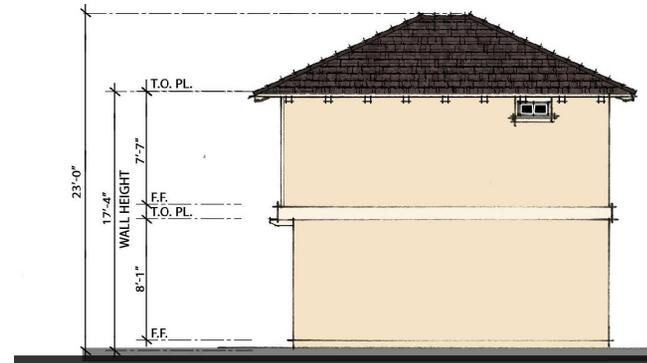


PROPOSED

LEFT ELEVATION

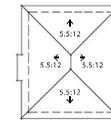


EXISTING



PROPOSED

RIGHT ELEVATION



ROOF PLAN



KEY MAP



ELEVATIONS  
PLAN 2A GARAGE/ADU - LOT 6

**HARRIET**

CAMPBELL, CA

ROBSON HOMES

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**R H A**

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01/14/20

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