



CITY OF CAMPBELL
Community Development Department

July 16, 2021

NOTICE OF PUBLIC HEARING
THIS MEETING WILL BE CONDUCTED ON-LINE USING ZOOM

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, **July 27, 2021**, for a Public Hearing to consider the Applications (PLN-2021-85/86) of Peter Guiley for Site and Architectural Review Permits to allow approximately 60 square-foot additions to two existing fourplexes, accommodating new bathrooms, on properties located at **45 Fulton Street** and **1855 Whitwood Lane**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

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 electronically participate in this Zoom PC meeting at <https://campbellca-gov.zoom.us/j/87337632211?pwd=T3g3bzZ3aW9OcWxkK1BObkdET1VtUT09>. After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, July 23rd, 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. Plans and architectural drawings may be viewed by Friday, July 16th, on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

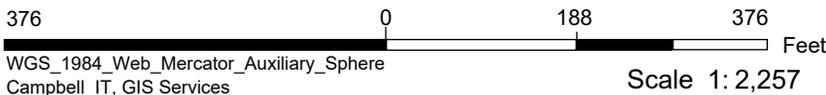
In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign 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 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
ROB EASTWOOD
SECRETARY

PLEASE NOTE: When calling on this Notice, refer to **45 Fulton St. & 1855 Whitwood Ln.**

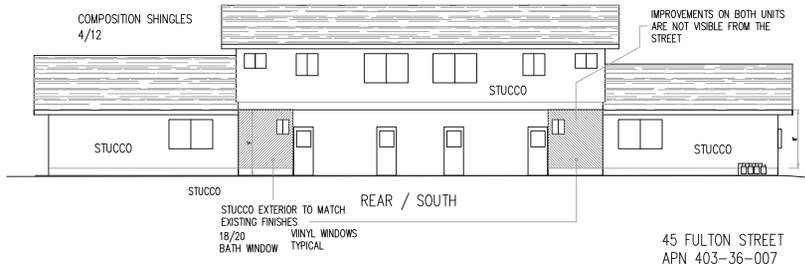


Location Map - 745 Fulton St & 1855 Whitwood Ln

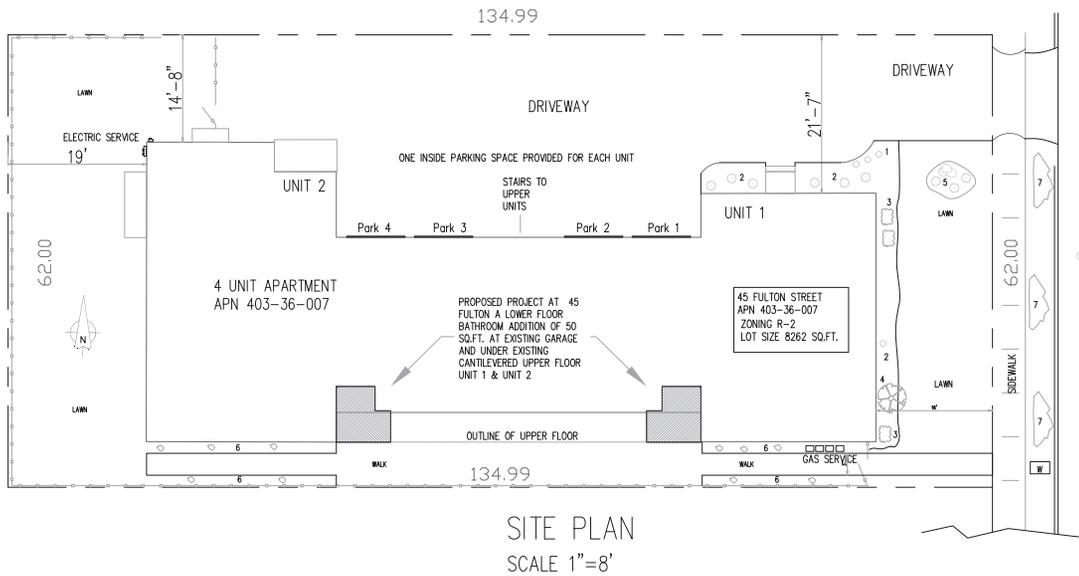


This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

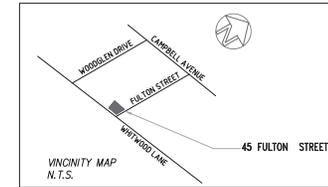
PLANS - 45 FULTON ST.



ELEVATION PLAN
SCALE 1/8" = 1'
See Sheet AF4



SITE PLAN
SCALE 1" = 8'



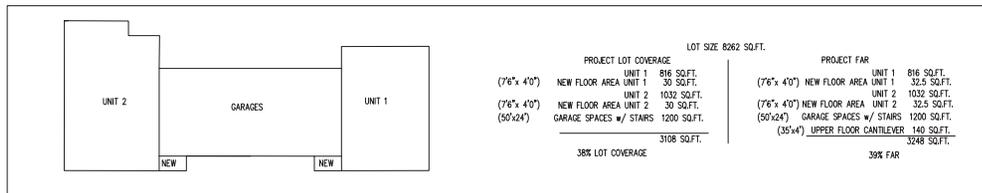
ALL LANDSCAPING IS SHOWN AS EXISTING
NO CHANGES ARE PROPOSED

- 1 Morning Light
Miscanthus sinensis
- 2 New Zealand Flax 'Sundowner'
Phormium 'Sundowner'
- 3 Boxwood
Buxus sempervirens
- 4 White Nerium Oleander Tree
Nerium oleander
- 5 Ornamental Flowers
- 6 Sacred Bamboo
Nandina domestica Thub.
- 7 Trailing Gray Leaf w/ Orange Flower
Ceanothus leucostea

BUILDING 3108 SQ.FT.
PAVED AREA 2279 SQ.FT.
IMPERVIOUS SURFACE 5387 SQ.FT.

PROPOSED PROJECT VILLAS AT CAMPBELL
AT LOWER UNITS LOCATED AT
45 FULTON AVENUE
UNDER EXISTING CANTILEVERED UPPER FLOOR AND
GARAGE SPACE AT LOWER FLOOR

CONSTRUCT AT 50 SQ.FT. BATHROOM
RELOCATE WATER HEATER
PARKING SPACE TO BE RETAINED 9' x 20'
NO CHANGE TO DRAINAGE PATTERNS
PARCELS ARE FLAT
WORK NOT VISIBLE FROM STREET
NO LANDSCAPING CHANGES



Floor Plan Layouts Per Kirkwood Village Plans
Dated November 1961
Field Measurements May Vary

- Af1 SITE PLAN
- Af2 EXISTING FLOOR PLAN
- Af3 FLOOR PLAN
- Af4 ELEVATION PLAN
- Af5 COLOR/PHOTO SHEET

Peter Gully
3500 FULTON STREET
ALBANY, CA 95005
petergully@icgglobal.net

PROJECT LOCATION
45 FULTON STREET
ALBANY, CA 95007

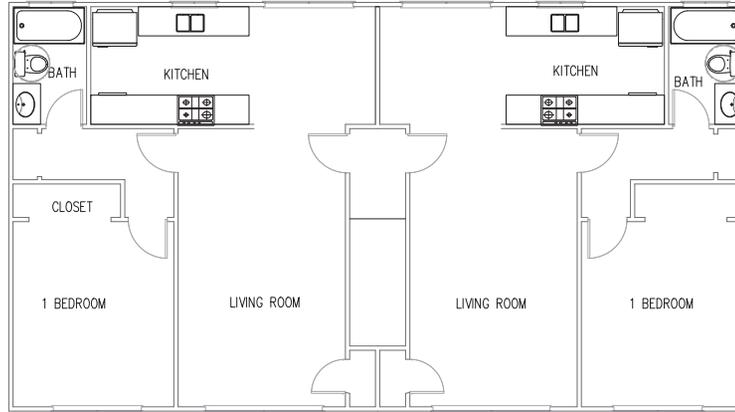
MARKUS FUEHL
3500 FULTON STREET
ALBANY, CA 95007
markusfuehl@gmail.com

4-20-21

Af1



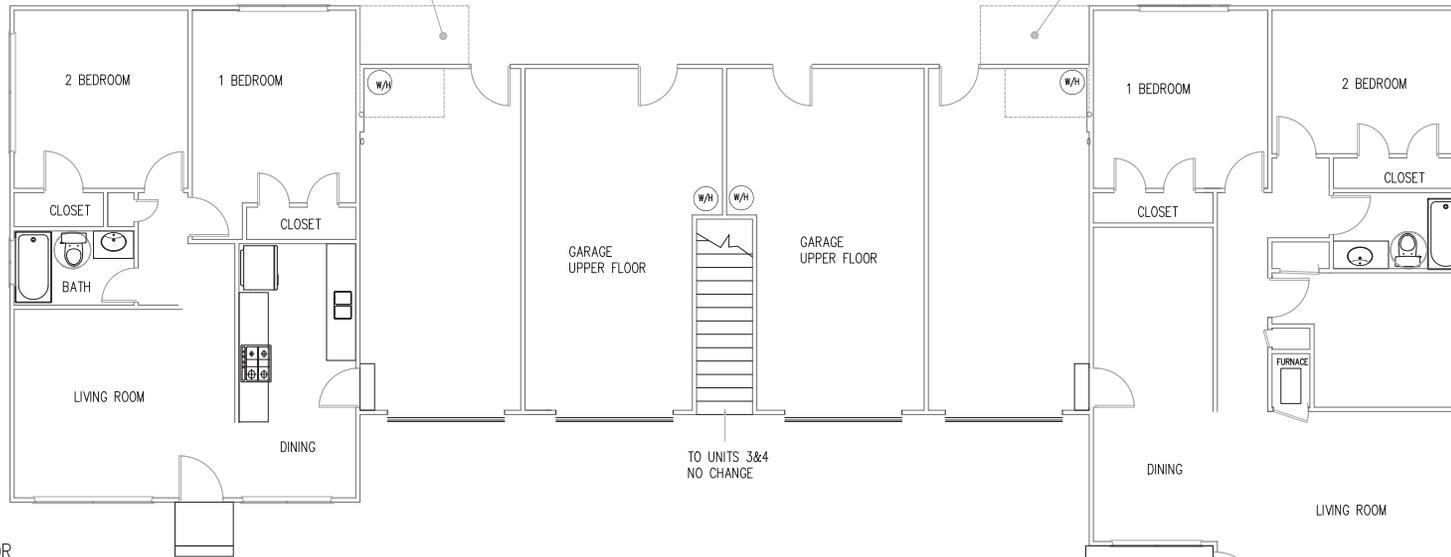
UPPER FLOOR
 SCALE 1/4" = 1'
 45 #3 FULTON STREET
 EXISTING 680 SQ.FT.
 NO CHANGES TO UPPER FLOOR



UPPER FLOOR
 SCALE 1/4" = 1'
 45 #4 FULTON STREET
 EXISTING 680 SQ.FT.
 NO CHANGES TO UPPER FLOOR

PROPOSED AREA
 OF WORK

PROPOSED AREA
 OF WORK



LOWER FLOOR
 SCALE 1/4" = 1'

45 #1 FULTON STREET
 EXISTING 816 SQ.FT.

45 FULTON

45 #2 FULTON STREET
 EXISTING 1032 SQ.FT.

LOWER FLOOR
 SCALE 1/4" = 1'

Peter Gully
 1200 Dry Valley Ridge
 Westborough, MA 01581
 petergully@abcglobal.net
 DRAFTING

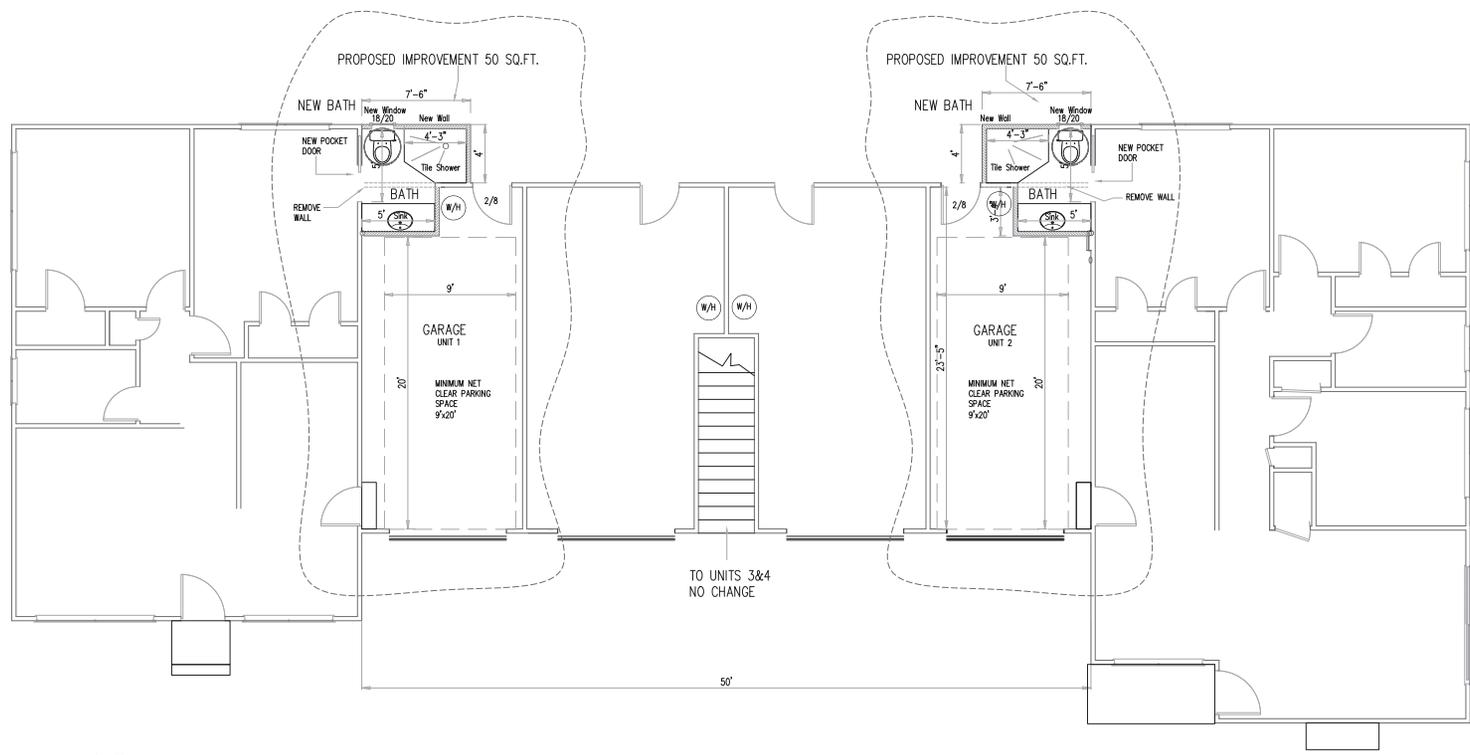
PROJECT LOCATION
 45 FULTON STREET
 APN 403-38-007

MARUS FLIER
 310 OGDON WAY
 WESTBOROUGH, MA 01581
 marusflier@gmail.com
 OWNER

4-20-21

Af2

Floor Plan Layouts Per Kirkwood Village Plans
 Dated November 1961
 Field Measurements May Vary



45 #1
 FULTON STREET
 EXISTING 816 SQ.FT.
 ADDITION 50 SQ.FT.
 TOTAL 866 SQ.FT.

45 #2
 FULTON STREET
 EXISTING 1032 SQ.FT.
 ADDITION 50 SQ.FT.
 TOTAL 1082 SQ.FT.

LOWER FLOOR
 SCALE 1/4" = 1'

45 FULTON

PROJECT LOCATION
 45 FULTON STREET
 APN 403-38-007

MARIS DIER
 310 GARUDA WAY
 RANCHO VALLEY, CA 94028
 marisdier@gmail.com

OWNER

4-20-21

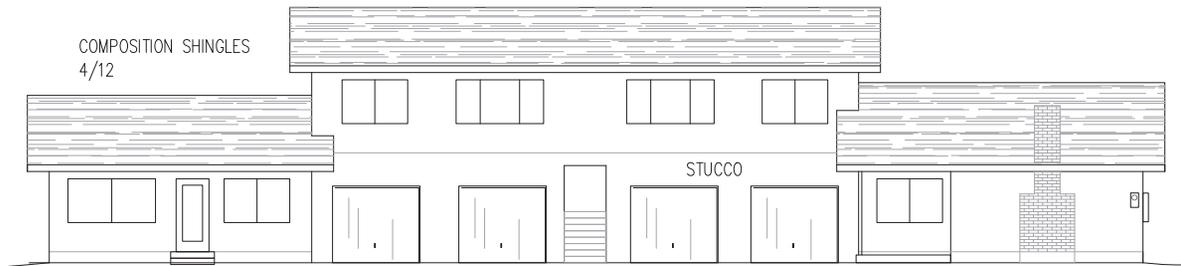
Af3

Floor Plan Layouts Per Kirkwood Village Plans
 Dated November 1961
 Field Measurements May Vary

(E) HORIZONTAL WOOD SIDING



LEFT / EAST

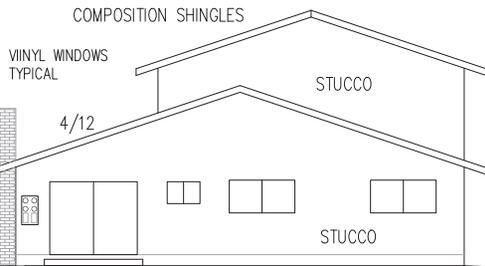


FRONT / NORTH

ELEVATION PLAN
SCALE 3/16" = 1'

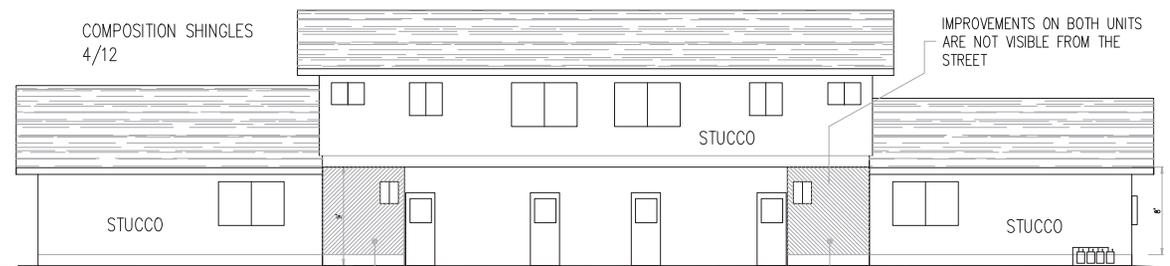
45 FULTON STREET
APN 403-36-007

VINYL WINDOWS
TYPICAL



RIGHT / WEST

ELEVATION PLAN
SCALE 3/16" = 1'



REAR / SOUTH

45 FULTON STREET
APN 403-36-007

STUCCO EXTERIOR TO MATCH
EXISTING FINISHES
18/20 VINYL WINDOWS
BATH WINDOW TYPICAL

PROJECT LOCATION
45 FULTON STREET
APN 403-36-007

PROJECT LOCATION
45 FULTON STREET
APN 403-36-007

MARKS ELEN
310 GABARUA WAY
PORTOLA VALLEY, CA 94028
marks@marksandelen.com

4-20-21

Af4



LEFT SIDE



FRONT----- 45 FULTON



RIGHT SIDE

NEW WORK IN THESE LOCATIONS AT LOWER FLOOR

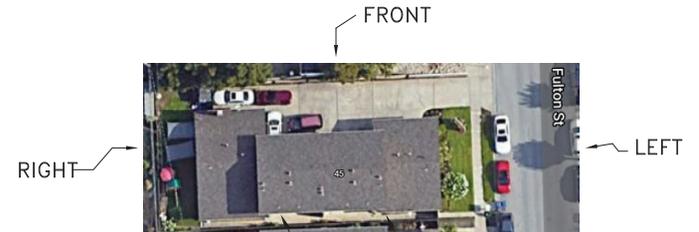


REAR

BUILDING COLORS
NO CHANGE

KELLEY-MOORE
Alhambra Cream
HLS4286

OWENS CORNING
COMPOSITION SHINGLES
SIERRA GRAY



NEW WORK IN THIS LOCATION AT LOWER FLOOR NOT VISIBLE FROM THE STREET

PLAN VIEW
45 FULTON

Peter Gulley
Valley Ridge - 656-3062
petergulley@psgbc.com
DRAFTING

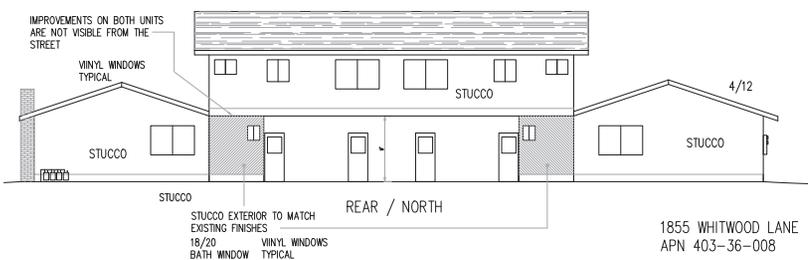
PROJECT LOCATION
45 FULTON STREET
APN 403-38-007

MARVIS FUEHL
310 GARDEN WAY #408
MERCANTILE@GMAIL.COM
OWNER

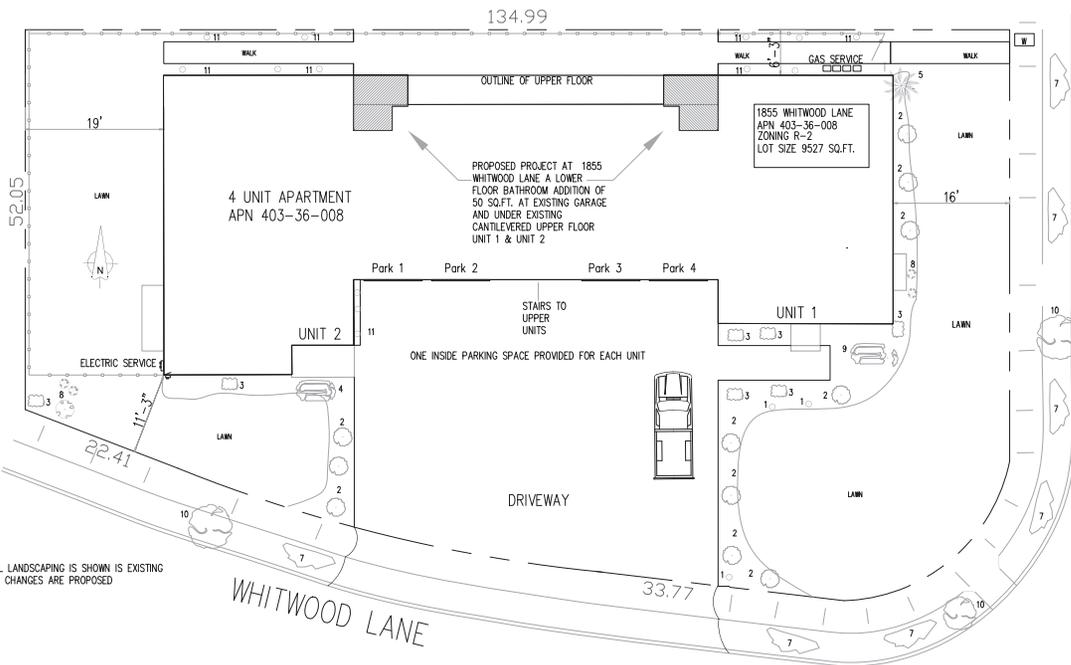
4-20-21

Af5

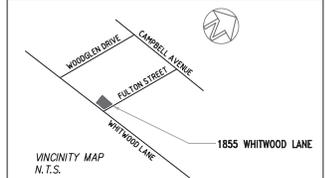
PLANS - 1855 WHITWOOD LN.



ELEVATION PLAN
SCALE 1/8" = 1'
See Sheet Aw4



SITE PLAN
SCALE 1"=8'



PROPOSED PROJECT VILLAS AT CAMPBELL
AT LOWER UNITS LOCATED AT
1855 WHITWOOD LANE
UNDER EXISTING CANTILEVERED UPPER FLOOR AND
GARAGE SPACE AT LOWER FLOOR

CONSTRUCT AT 50 SQ.FT. BATHROOM
RELOCATE WATER HEATER
PARKING SPACE TO BE RETAINED 9' x 20'
NO CHANGE TO DRAINAGE PATTERNS
PARCELS ARE FLAT
WORK NOT VISIBLE FROM STREET
NO LANDSCAPING CHANGES

- ALL LANDSCAPING IS SHOWN IS EXISTING
NO CHANGES ARE PROPOSED
- 1 Morning Light
Miscanthus sinensis
 - 2 New Zealand Flax 'Sunderner'
Phormium 'Sunderner'
 - 3 Boxwood
Buxus sempervirens
 - 4 Bougainvillea 'San Diego Red'
Bougainvillea Red (Vine Type)
 - 5 California Fan Palm
Washingtonia Filifera
 - 6 Spineless Yucca
Yucca elephantipes
 - 7 Catania Leucoloma
Trailing Gray Leaf w/ Orange Flower
 - 8 Spineless Yucca
Yucca elephantipes
 - 9 Tam Juniper
Juniperus sabinia 'tamariscifolia' (4. tamariscifolia)
 - 10 Chinese flame tree
Koeleruteria bipinnata
 - 11 Sacred Bamboo
Nandina domestica Thunb.

ALL LANDSCAPING IS SHOWN IS EXISTING
NO CHANGES ARE PROPOSED

PROJECT LOT COVERAGE		LOT SIZE 9527 SQ.FT.		PROJECT FAR	
UNIT 1	816 SQ.FT.	UNIT 1	816 SQ.FT.	UNIT 1	816 SQ.FT.
NEW FLOOR AREA UNIT 1	30 SQ.FT.	(7'6" x 4'0") NEW FLOOR AREA UNIT 1	32.5 SQ.FT.	(7'6" x 4'0") NEW FLOOR AREA UNIT 1	32.5 SQ.FT.
UNIT 2	1032 SQ.FT.	UNIT 2	1032 SQ.FT.	UNIT 2	1032 SQ.FT.
NEW FLOOR AREA UNIT 2	30 SQ.FT.	(7'6" x 4'0") NEW FLOOR AREA UNIT 2	32.5 SQ.FT.	(7'6" x 4'0") NEW FLOOR AREA UNIT 2	32.5 SQ.FT.
GARAGE SPACES w/ STAIRS	1200 SQ.FT.	(50'x24') GARAGE SPACES w/ STAIRS	1200 SQ.FT.	(50'x24') GARAGE SPACES w/ STAIRS	1200 SQ.FT.
	3108 SQ.FT.		3248 SQ.FT.		3248 SQ.FT.
32% LOT COVERAGE				34% FAR	

BUILDING	3108 SQ.FT.
PAVED AREA	2040 SQ.FT.
IMPERVIOUS SURFACE	5148 SQ.FT.

Floor Plan Layouts Per Kirkwood Village Plans
Dated November 1961
Field Measurements May Vary

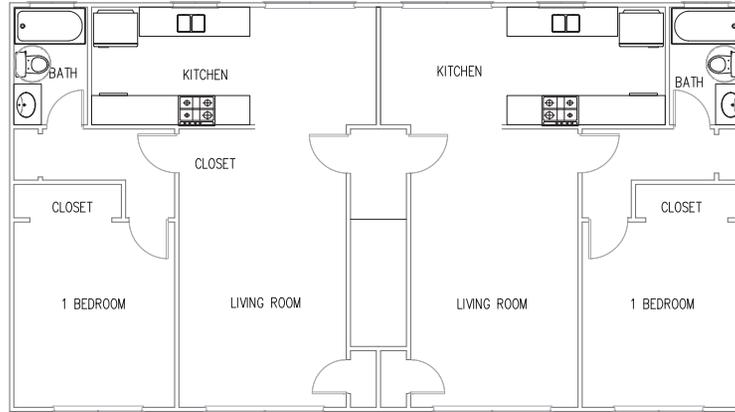
- Aw1 SITE PLAN
- Aw2 EXISTING FLOOR PLAN
- Aw3 FLOOR PLAN
- Aw4 ELEVATION PLAN
- Aw5 COLOR/PHOTO SHEET

PROJECT LOCATION
 1855 WHITWOOD LANE
 APN 403-36-008
 4-20-21
 DRAWING
 PREPARED BY
 PETER GULLY
 1205 GULLY RISE
 APTN. C- 95003
 851-566-3042
 petergully@icoglobal.net
 MARKUS FLECK
 310 CAROLINA WAY
 PAPERDALE VALLEY, CA 94028
 markusfleck@gmail.com
 OWNER

Aw1



UPPER FLOOR
SCALE 1/4" = 1'
45 #3 WHITWOOD LANE
EXISTING 680 SQ.FT.
NO CHANGES TO UPPER FLOOR

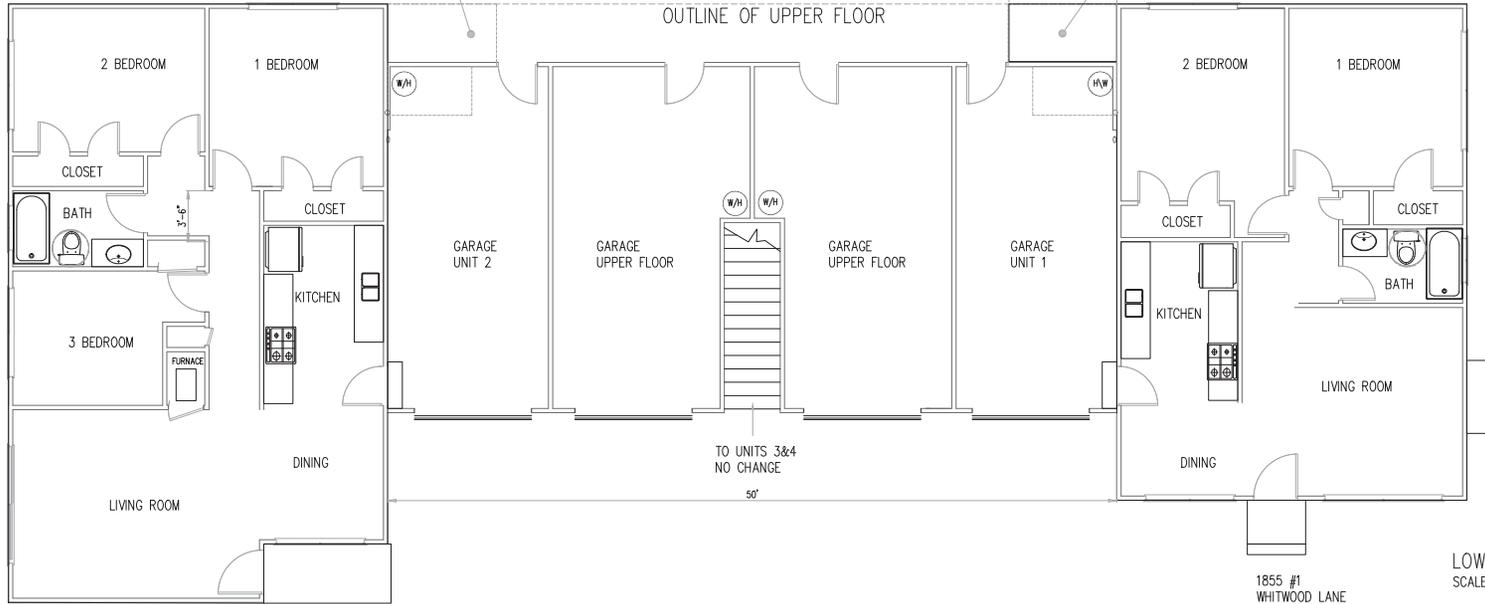


UPPER FLOOR
SCALE 1/4" = 1'
45 #4 WHITWOOD LANE
EXISTING 680 SQ.FT.
NO CHANGES TO UPPER FLOOR

PROPOSED AREA
OF WORK

PROPOSED AREA
OF WORK

OUTLINE OF UPPER FLOOR



LOWER FLOOR
SCALE 1/4" = 1'

LOWER FLOOR
SCALE 1/4" = 1'

1855 #2
WHITWOOD LANE
EXISTING 1032 SQ.FT.

1855 WHITWOOD

1855 #1
WHITWOOD LANE
EXISTING 816 SQ.FT.

Floor Plan Layouts Per Kirkwood Village Plans
Dated November 1961
Field Measurements May Vary

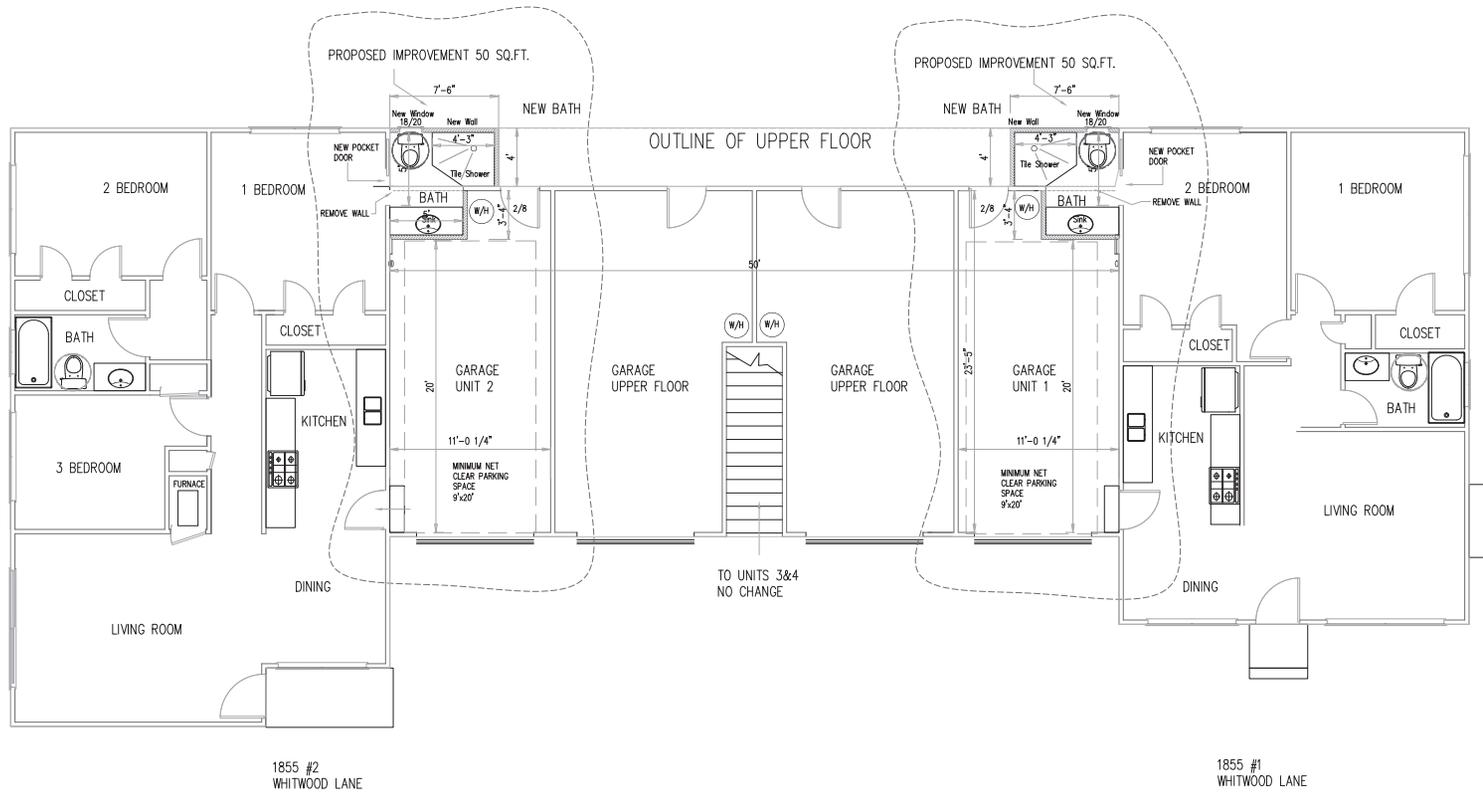
PROJECT LOCATION
1855 WHITWOOD LANE
APN 403-36-008

PROJECT LOCATION
1855 WHITWOOD LANE
APN 403-36-008

MARKUS FLEBL, INC.
310 GARDEN WAY, SUITE 4008
MCKEANVILLE, TEXAS 76758
OWNER

4-20-21

Aw2



1855 #2
WHITWOOD LANE

EXISTING 1032 SQ.FT.
ADDITION 50 SQ.FT.
TOTAL 1082 SQ.FT

1855 #1
WHITWOOD LANE

EXISTING 816 SQ.FT.
ADDITION 50 SQ.FT.
TOTAL 866 SQ.FT.

LOWER FLOOR
SCALE 1/4" = 1'

1855 WHITWOOD

MARKUS FIERL
310 GABARDA WAY
PORTOLA VALLEY, CA 94028
markusfieri@gmail.com

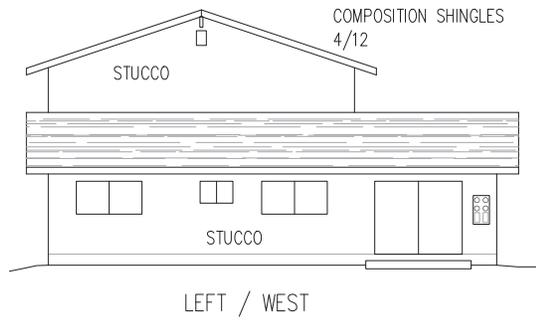
PROJECT LOCATION
1855 WHITWOOD LANE
APT. #25-30-008

Peter Culley/
1205 Day Valley Ridge
Aptn. Ca 95003 831-466-3062
peterculley@icloud.com

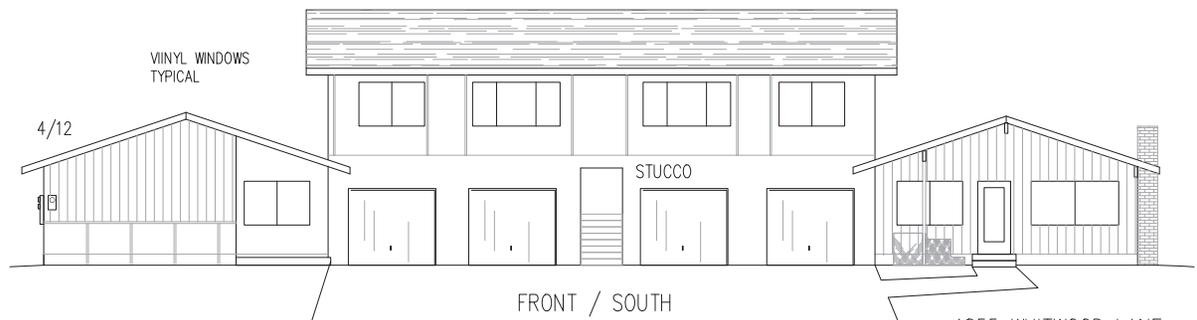
4-20-21

Aw3

Floor Plan Layouts Per Kirkwood Village Plans
Dated November 1961
Field Measurements May Vary



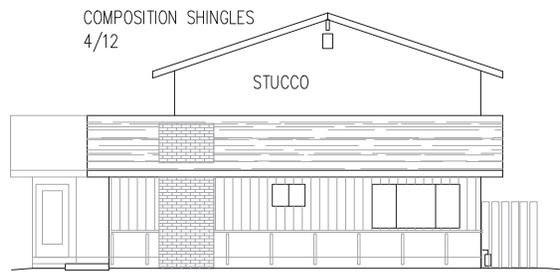
LEFT / WEST



ELEVATION PLAN
SCALE 3/16" = 1'

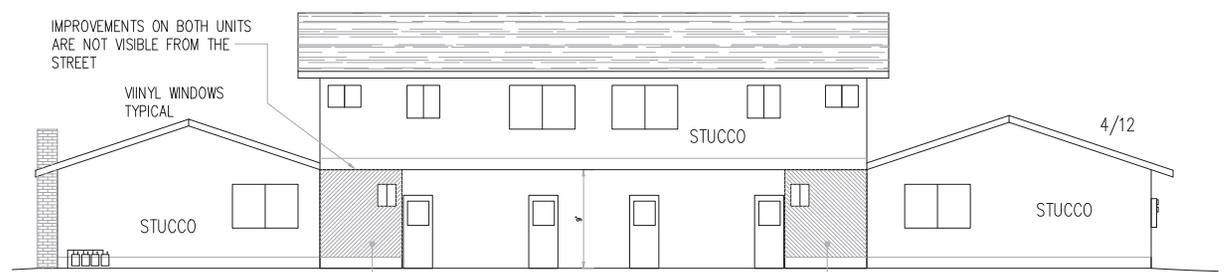
FRONT / SOUTH

1855 WHITWOOD LANE
APN 403-36-008



RIGHT / EAST

ELEVATION PLAN
SCALE 3/16" = 1'



STUCCO

REAR / NORTH

1855 WHITWOOD LANE
APN 403-36-008

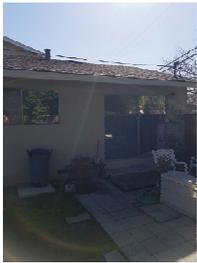
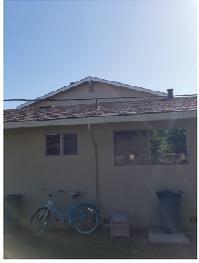
PROJECT LOCATION
1855 WHITWOOD LANE
APN 403-36-008

MARKUS FLIERL
310 GARDEN WAY, CA 94028
markusflerl@gmail.com

Peter Gulley Ridge
1206 Valley Ridge
Petaluma, CA 94952
petergulley@pacbell.net

DRAFTING

4-20-21



LEFT SIDE

FRONT ---1855 WHITWOOD

RIGHT SIDE

REAR

**BUILDING COLORS
NO CHANGE**

KELLEY-MOORE
Alhambra Cream
HLS4286

OWENS CORNING
COMPOSITION SHINGLES
SIERRA GRAY

NEW WORK IN THIS LOCATION AT
LOWER FLOOR NOT VISIBLE FROM
THE STREET



PLAN VIEW
1855 WHITWOOD

PROJECT LOCATION
1855 WHITWOOD LANE
APN 403-36-008

MARKUS ELEN
310 GARROA WAY
PORTOLA VALLEY, CA 94028
markuselen@gmail.com

OWNER

4-20-21