



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

March 14, 2014

**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, **March 25, 2014**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of David Perng for a Zoning Map Amendment (PLN2012-150) from R-M (Multiple-Family Residential) to P-D (Planned Development); Tentative Parcel Map (PLN2012-151) to divide one parcel into two parcels; a Planned Development Permit with a Parking Modification (PLN2012-152) to allow a new two-story single-family residence on the rear parcel; and a Tree Removal Permit (PLN2012-285) to remove one walnut tree on property located at **108 E. Latimer Avenue** in a R-M (Multiple-Family Residential) Zoning District. Staff is recommending that this project 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.

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.

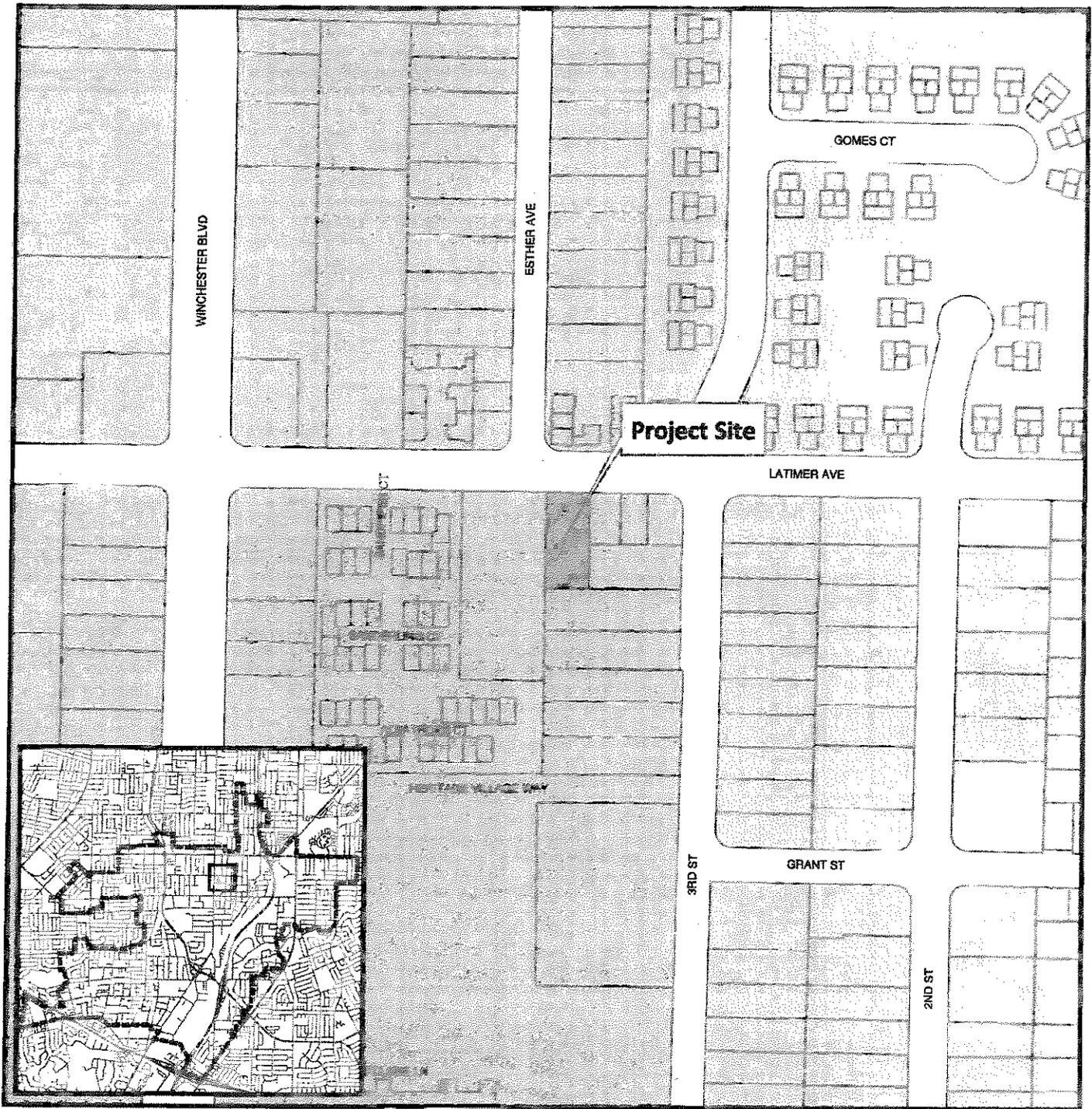
Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

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: **108 E. Latimer Avenue**

# Project Location Map

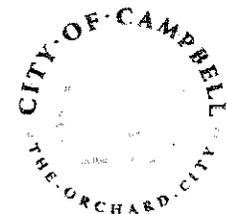
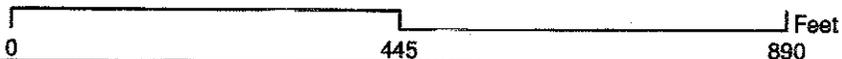


**Project Location:** 108 E. Latimer Avenue

**Application Type:** Zone Change, PD Permit, Parcel Map, Tree Removal Permit

**Planning File No.:** PLN2012-150-152

**Description:** Two-Lot Split to Construct Two-Story Residence on the Rear Lot



Community Development Department  
Planning Division

# MATSUO'S RESIDENCE 108 E. LATIMER AVE. CAMPBELL, CA. 95008

## SHEET INDEX

- A-1 TITLE SHEET AND SITE PLAN
- A-2 FLOOR PLANS
- A-3 ELEVATIONS
- A-4 ROOF PLAN & SECTIONS
- A-5 SURVEY MAP AND CONCEPTUAL GRADING & DRAINAGE PLAN.
- A-6 EXISTING MAIN RESIDENCE PLAN
- TW-1 TENANT PARCEL MAP

## SCOPE OF WORK

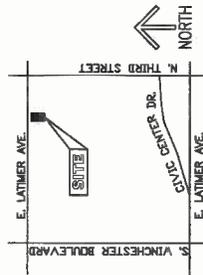
- BUILD NEW TWO-STORY HOUSE ON LOT #2
- \* ATTACHED TWO-CAR GARAGE

## PROJECT DATA

APN: 279-38-018  
 ADDRESS: 108 E. LATIMER AVE.  
 ZONE: R-4M  
 OCCUPANCY: R-3 & U-1  
 TYPE OF CONST.: V-B; WITH AUTO FIRE SPRINKLER SYSTEM  
 LOT SIZE: 9,133 S.F.  
 PROPOSED USE: SINGLE FAMILY RESIDENCE  
 BLDG. AREA:  
 EXISTING HOUSE #1 1,330+43(PORCH)+220(CARPORT) LOT SIZE: 4,716 S.F.  
 NEW HOUSE #2 2,699+83(PORCH)+623(OAR) 4,417 S.F.  
 LOT SIZE: 4,417 S.F.  
 SITE COVERAGE: (1-382+83+423)/4,417=62.7%  
 FLOOR AREA RATIO: (1-382+1,209)/4,417=66.7%  
 ADJACENT USES: COMMERCIAL BUILDING AT WEST RESIDENTIAL AT EAST AND SOUTH

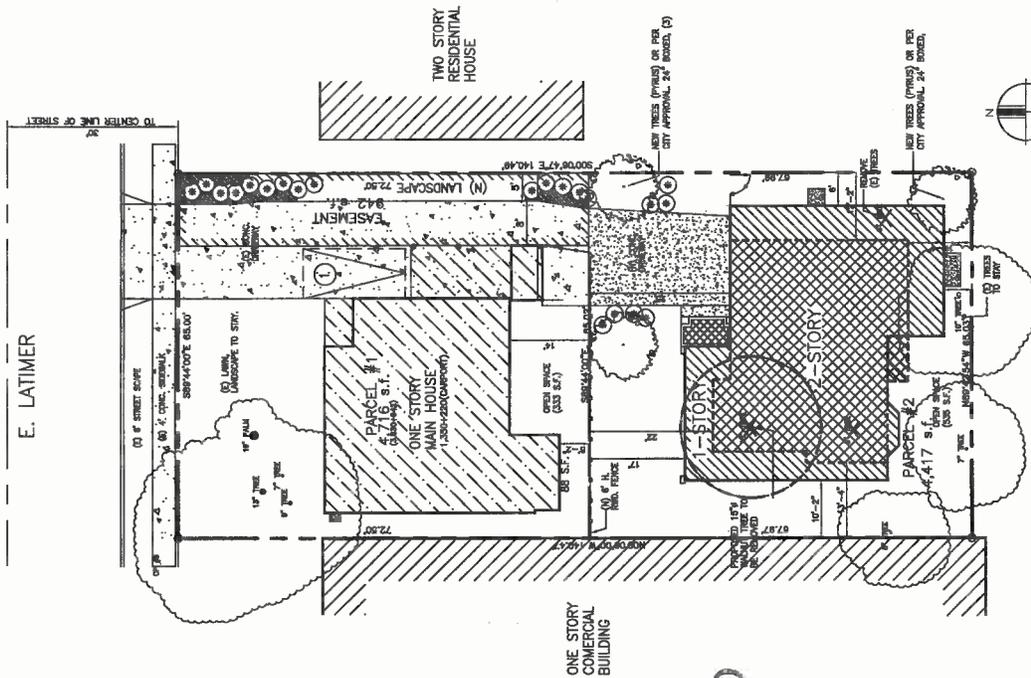
- \* NEW HOUSE WILL COMPLY WITH THE CALGREEN REQUIREMENTS.
- \* UNDERGROUND NEW UTILITY CONNECTIONS STRONG THE SITE OR WITHIN THE INTERIOR OF THE PROJECT SITE MUST BE PLACED UNDERGROUND.

## VICINITY MAP



RECEIVED  
 DEC 17 2013  
 CITY OF CAMPBELL  
 PLANNING DEPT.

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QUANT.	SIZE
○	PYRUS KAVAKAMII	EVERGREEN PEAR	3	24" DIA.
⊗	HEMEROCALLIS "LIVING MEMORY"	DAY LILY (LIGHT YELLOW)	32	1 GALLON
■	GAZANIA "HITSUMA WHITE/YELLOW MIX"	HYBRID GAZANIA	9000	FLATS



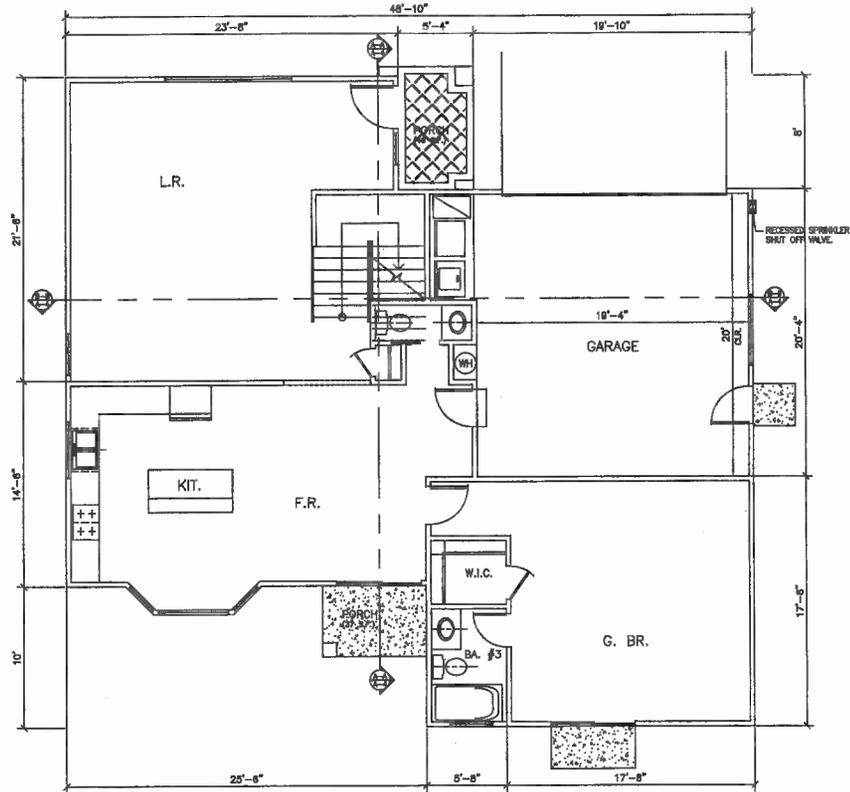
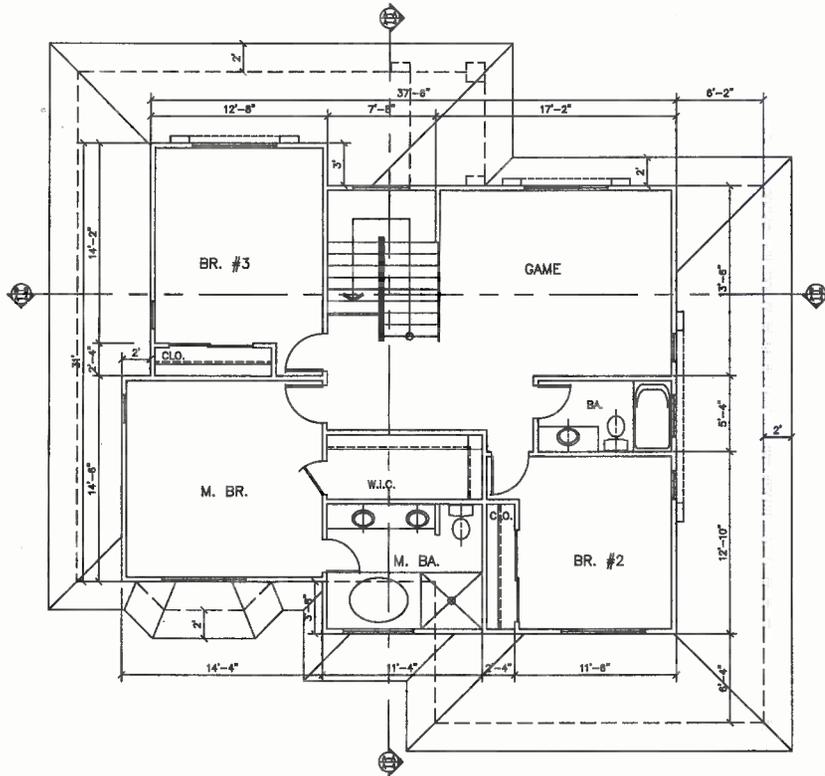
SITE (LANDSCAPE) PLAN S: 1"=10'

- \* LANDSCAPING PLAN IS CONSISTENT W/ THE CAMPBELL WATER EFFICIENT LANDSCAPING GUIDELINES
- \* PROVIDE APPROVED ADDRESS NUMBER AT VISIBLE PLACE FROM STREET.

PROFESSIONAL DESIGN  
 12288 BARDLEY DRIVE CUPERTINO, CA 95044  
 TEL: (408) 998-7988 FAX: (408) 998-7909

TITLE SHEET AND SITE PLAN

MATSUO'S RESIDENCE  
 108 E. LATIMER AVE.  
 CAMPBELL, CA. 95008



REVISIONS	DATE	BY
PLANNING	12-18-12	DP
PLANNING	07-23-13	DP

**PROFESSIONAL DESIGN**  
 12288 BANDLEY DRIVE CUPERTINO, CA 95014  
 TEL: (408) 996-7988, FAX: (408) 996-7909

FLOOR PLAN

MATSUO'S RESIDENCE  
 108 E. LATIMER AVE.  
 CAMPBELL, CA. 95008

Date	05/03/13
Scale	AS SHOWN
Drawn	DP
Job	PD118
Sheet	A-2

#110

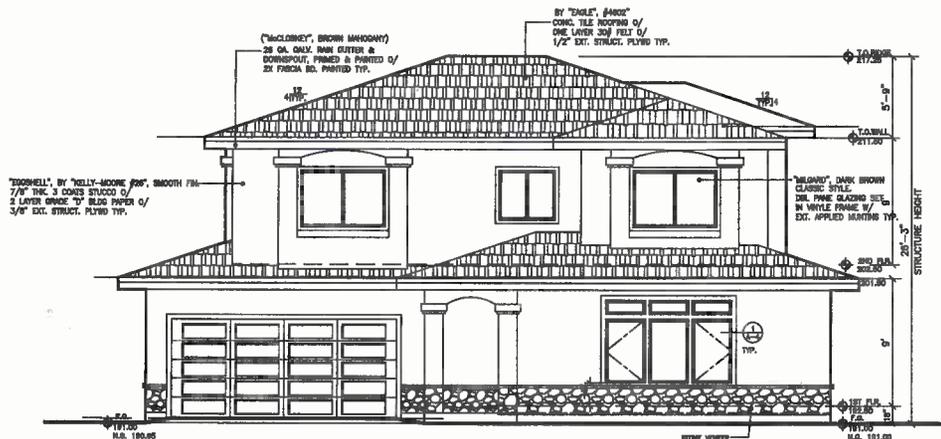
#108

#90



STREETSCAPE ELEVATION

S: 1/8"=1'-0"



NORTH ELEVATION

S: 1/4"=1'-0"



EAST ELEVATION

S: 1/4"=1'-0"



SOUTH ELEVATION

S: 1/4"=1'-0"



WEST ELEVATION

S: 1/4"=1'-0"

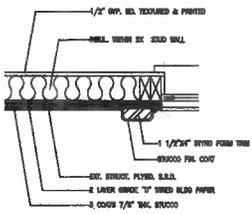
REVISIONS	BY
PLANNING	JP
10-15-12	
PLANNING	JP
09-25-12	

**PROFESSIONAL DESIGN**  
 12288 BAWLEY DRIVE #202 CUPERTINO, CA. 95014  
 TEL: (408) 996-7988 FAX: (408) 996-7800

ELEVATIONS

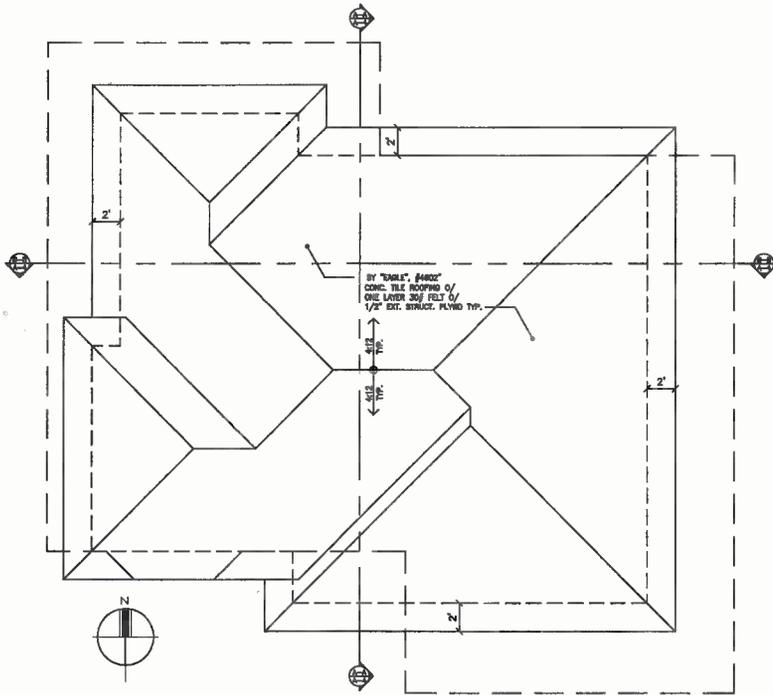
MATSUO'S RESIDENCE  
 108 E. LATIMER AVE.  
 CAMPBELL, CA. 95008

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Scale	AS SHOWN
Drawn	DP
Job	PD118
Sheet	A-3



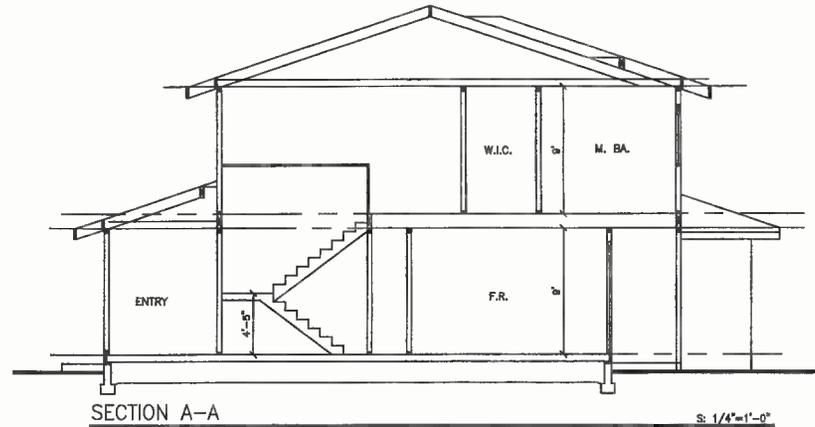
① EXT. TRIM DETAIL

SCALE: 1 1/2" = 1'-0"



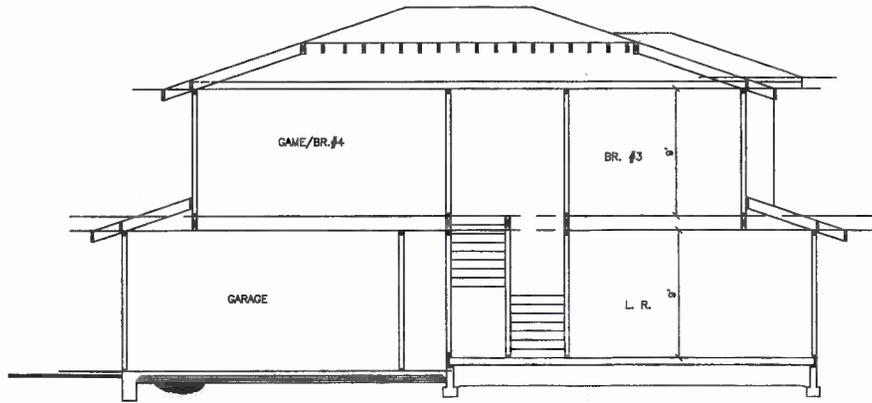
SECTION A-A

S: 1/4"=1'-0"



SECTION A-A

S: 1/4"=1'-0"



SECTION B-B

S: 1/4"=1'-0"

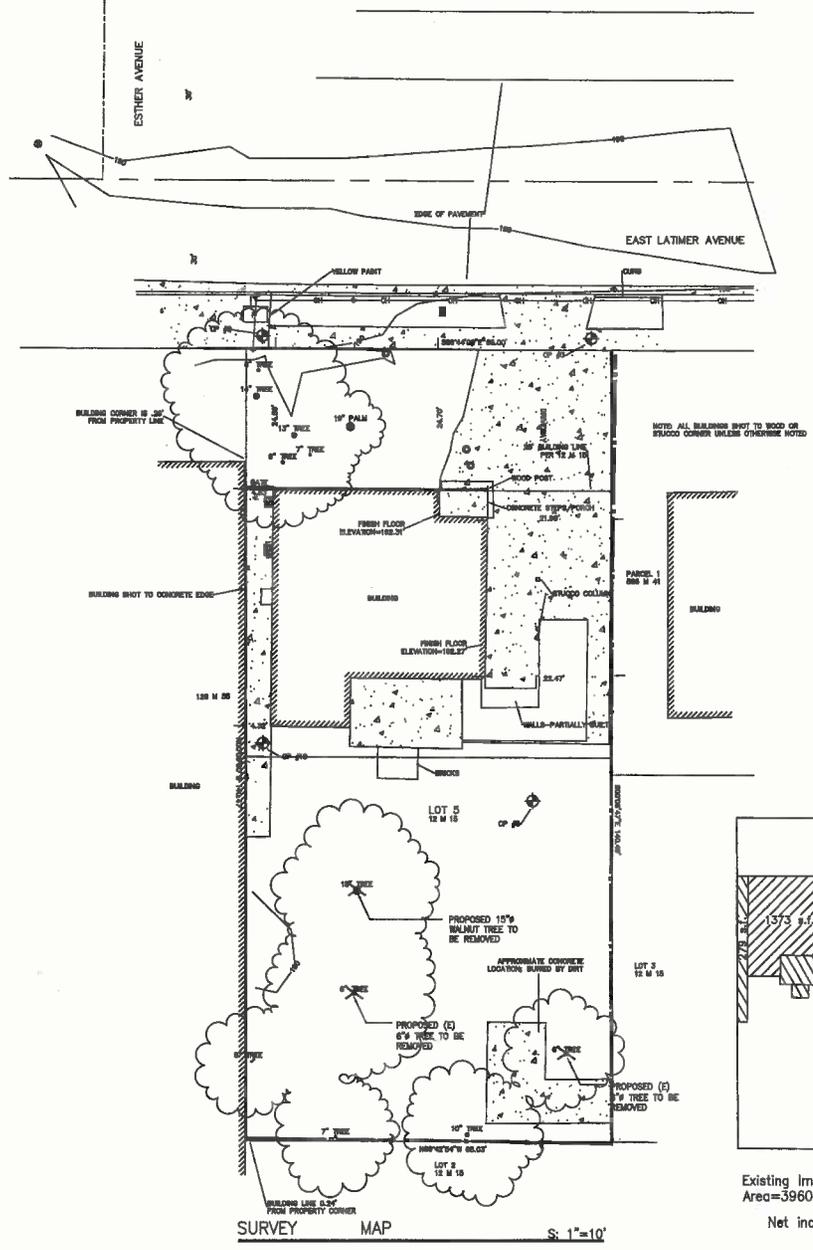
REVISIONS	BY
PLANNING	DP
12-12-12	DP
PLANNING	DP
09-03-13	DP

**PROFESSIONAL DESIGN**  
 12288 BANDLEY DRIVE, CUPERTINO, CA. 95014  
 TEL: (408) 996-7888, FAX: (408) 996-7800

ROOF PLAN AND SECTIONS

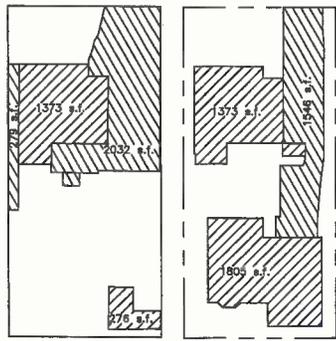
MATSUO'S RESIDENCE  
 108 E. LATIMER AVE.  
 CAMPBELL, CA. 95008

Date	05/03/13
Scale	AS SHOWN
Drawn	DP
Job	PD118
Sheet	A-4

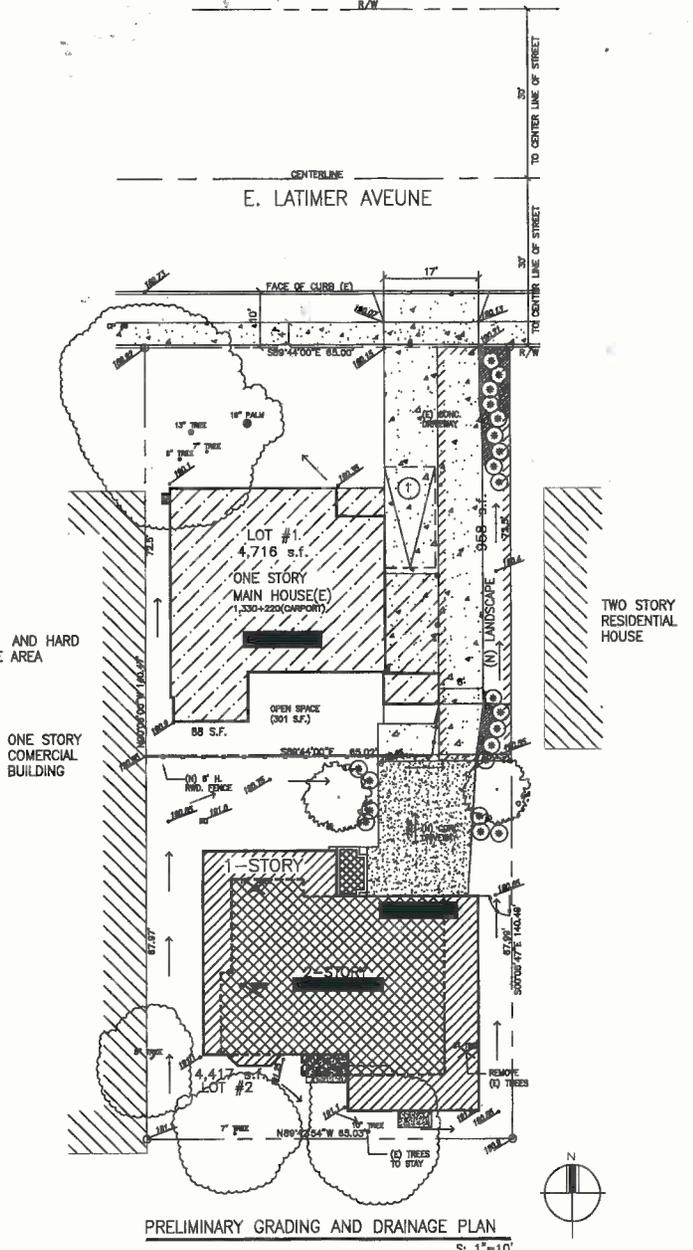


SURVEY MAP S: 1"=10'

NOTE: DIRECT ALL ROOF LEADERS AND HARD SURFACE DRAINAGE TO LANDSCAPE AREA



Existing Impervious Area=3960 sf  
 Proposed Impervious Area=4724 sf  
 Net increase Impervious Area=764 sf



PRELIMINARY GRADING AND DRAINAGE PLAN S: 1"=10'

REVISIONS	BY
PLANNING 10-10-12	DP
PLANNING 07-23-13	DP


**PROFESSIONAL DESIGN**  
 10288 BARDLEY DRIVE #202 CUPERTINO, CA. 95014  
 TEL: (408) 996-7898, FAX: (408) 996-7809

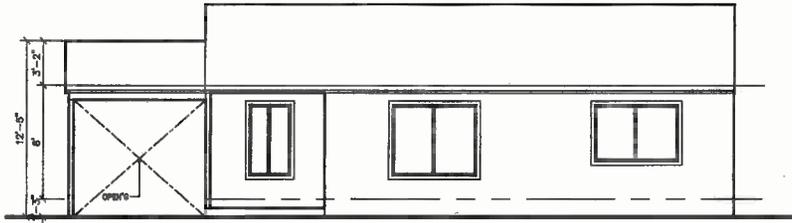
SURVEY MAP AND SITE PLAN

MATSUO'S RESIDENCE  
 108 E. LATIMER AVE.  
 CAMPBELL, CA. 95008

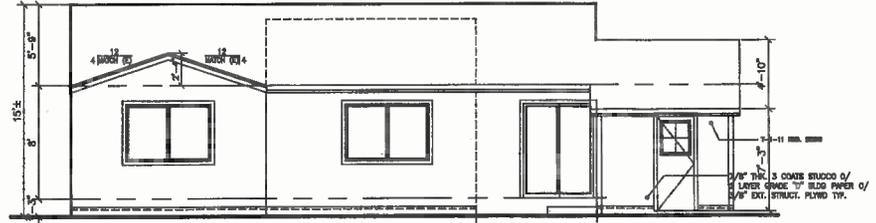
  

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Drawn	DP
Job	PD118
Sheet	A-5



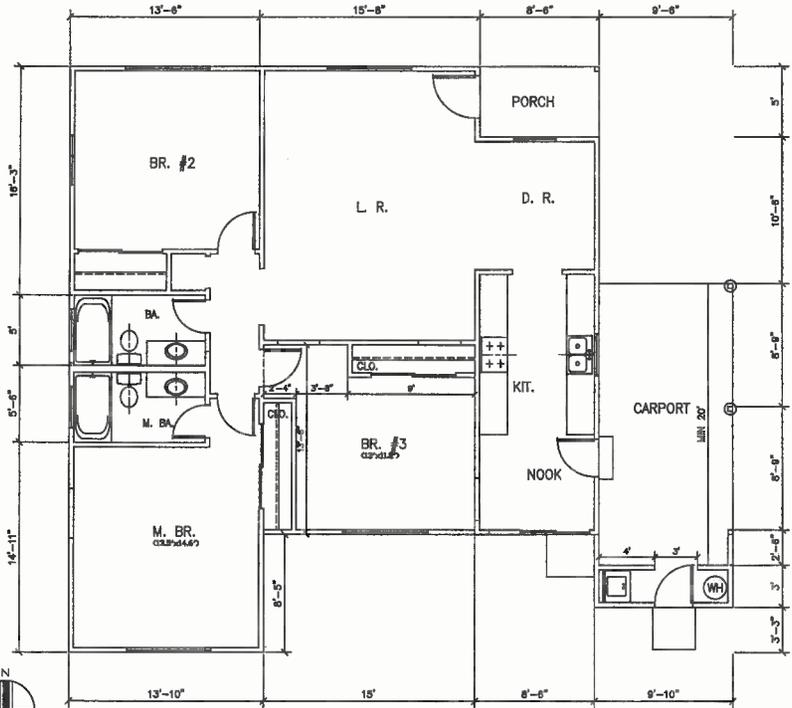
SOUTH ELEVATION

S: 1/4"=1'-0"



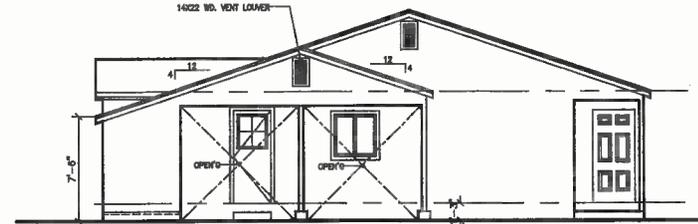
SOUTH ELEVATION

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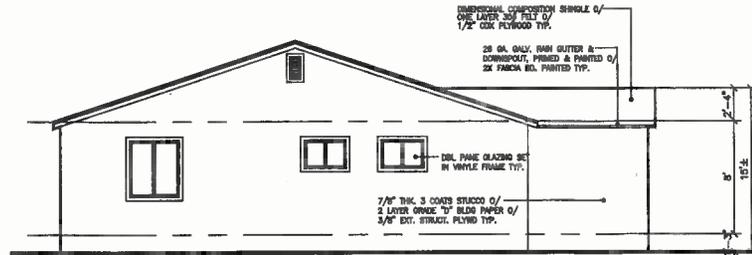
EXISTING MAIN HOUSE FLOOR PLAN

S: 1/4"=1'-0"



EAST ELEVATION

S: 1/4"=1'-0"



WEST ELEVATION

S: 1/4"=1'-0"

REVISIONS	BY
PLANNING	DP
PLANNING	DP
19-05-13	DP

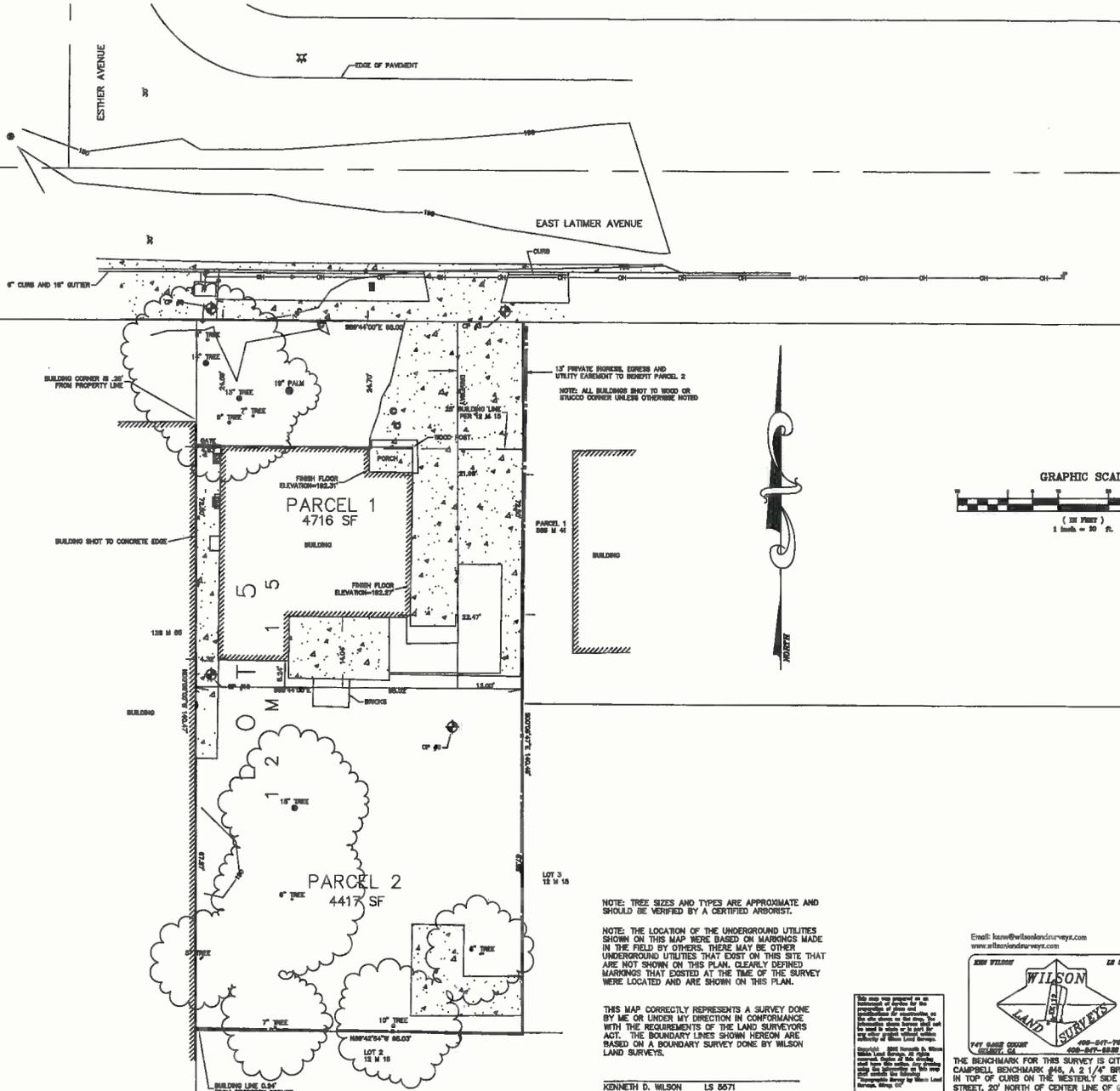
PROFESSIONAL DESIGN  
 12268 BANGLEY DRIVE #22 CUPERTINO, CA 95014  
 TEL: (408) 986-7888 FAX: (408) 986-7808

EXISTING MAIN HOUSE  
 FLOOR PLAN AND ELEVATION

MATSUO'S RESIDENCE  
 108 E. LATIMER AVE.  
 CAMPBELL, CA. 95008

Date	05/03/13
Scale	AS SHOWN
Drawn	DP
Job	PD118
Sheet	

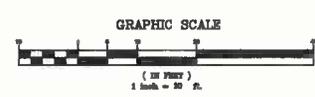




UTILITY MARKS

SYMBOL	DESCRIPTION
●	FOUND MONUMENT AS NOTED
○	SET 8/16" REBAR LS 5571 UNLESS OTHERWISE NOTED
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	JOINT POLE
⊕	UTILITY POLE
⊕	TELEPHONE POLE
⊕	OUTSIDE
—	BLUE PAINT— EVIDENCE OF UG WATER LINE
—	ELECTRIC METER
—	GAS METER
—	MONTHLY WELL
—	YELLOW PAINT— EVIDENCE OF UG GAS LINE
—	PHONE PEDestal
—	PHONE BOX
—	PHONE MANHOLE
—	ORANGE PAINT— EVIDENCE OF UG PHONE LINE
—	TRAFFIC SIGNAL CONTROL BOX
—	TRAFFIC SIGNAL
—	TV BOX
—	OVERHEAD LINE
—	ORANGE PAINT— EVIDENCE OF UG TV LINE
—	HANDICAP RAMP
—	STORM DRAIN MANHOLE
—	DROP INLET
—	PHONE MANHOLE
—	SEWER MANHOLE
—	SEWER CLEANOUT
—	PARKING METER
—	SIGN
—	CONTROL POINT
—	LAMP POST
—	ELECTRIC BOX
—	WALL
—	BOLLARD
—	WOOD FENCE
—	CONCRETE

LEGEND



TENTATIVE PARCEL MAP

DAVID PERNG

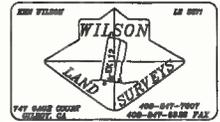


LEGAL DESCRIPTION: LOT 5 TRACT 379 12 M 15, CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

APR 30 2013  
DATE: APRIL 2013

THE map was prepared in accordance with the requirements of the Land Surveyors Act. The boundary lines shown hereon are based on a boundary survey done by Wilson Land Surveys.

Email: kdw@wilsonlandsurveys.com  
www.wilsonlandsurveys.com



THE BENCHMARK FOR THIS SURVEY IS CITY OF CAMPBELL BENCHMARK #46, A 2 1/4" BRASS DISK IN TOP OF CURB ON THE WESTERLY SIDE OF THIRD STREET, 20' NORTH OF CENTER LINE OF GRANT STREET, HAVING AN ELEVATION OF 192.896'.

RECEIVED

JUN 28 2012

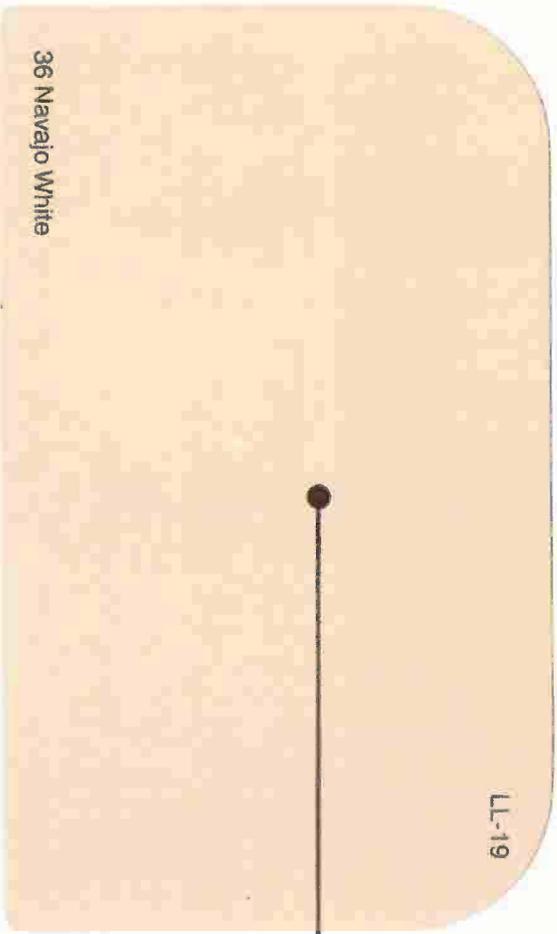
CITY OF CAMPBELL  
PLANNING DEPT  
**NEZATSUO'S RESIDENCE**

**108 E. LATIMER AVE.  
CAMPBELL, CA. 95008**



**ROOF**

4602 Concord Blend  
Charcoal/Tan Blend



**EXTERIOR  
STUCCO**