



CITY OF CAMPBELL
Community Development Department

March 13, 2015

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 24, 2015**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Michael Pham for a Site and Architectural Review Permit (PLN2015-11) to allow the construction of a one-story single-family residence on property located at **730 Kenneth Avenue** in the R-1-10 (Single Family Residential) Zoning District. Staff is recommending that this project be deemed Categorical 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'.

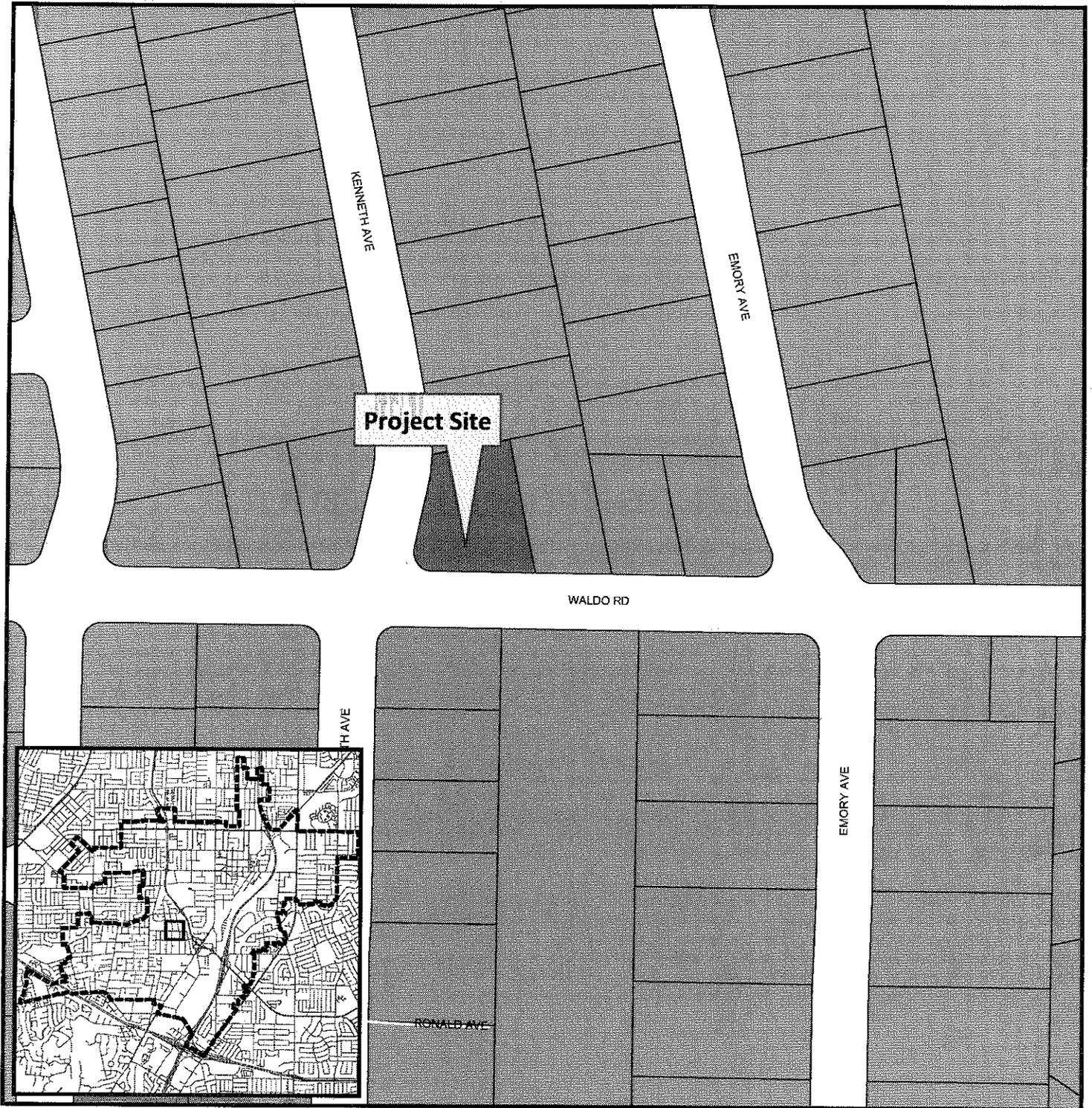
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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.

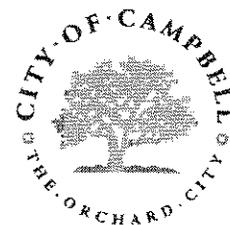
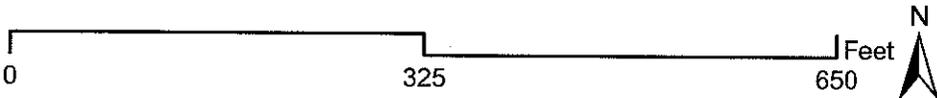
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to address: **730 Kenneth Avenue**

Project Location Map



Project Location: 730 Kenneth Ave.
Application Type: Site and Arch. Review Permit
Planning File No.: PLN2015-11
Description: New Single-Family Residence



Community Development Department
Planning Division

REVISIONS	BY	DATE
PLANNING		02-18-2023

CB BASSO Architecture
916.433.0609
408.674.9077

SITE PLAN - PROJECT DATA

PHAM RESIDENCE
730 KENNETH AVE
CAMPBELL, CA

DATE	02-18-2023
SUBMITTED	
NOTED	
DRAWN	
JOB NO.	
SHEET NO.	A1

PHAM RESIDENCE
730 KENNETH AVE.
CAMPBELL, CA 95008

OWNER:
MICHAEL PHAM
730 KENNETH AVE.
CAMPBELL, CA 95008
(408) 805-2210

PROJECT SCOPE: REPLACE NEW ONE STORY HOUSE TO REPLACE THE EXISTING ONE STORY RESIDENCE. EXISTING DETACHED GARAGE TO REMAIN AND BECOMES ATTACHED TO THE NEW HOUSE. HOUSE DESIGN AND STYLE TO COMPLY WITH SAN TOMAS AREA PLAN DESIGN GUIDELINES. NO TREES ARE PROPOSED FOR REMOVAL.

APN: 404-26-450
NET LOT AREA: 13,500 SQ. FT. 0.30 AC
ZONING: R1-10

SQUARE FOOTAGE SUMMARY		
	SQ. FT.	
PROPOSED NEW HOUSE	2,614 SQ. FT.	
EXISTING GARAGE (TO REMAIN)	864 SQ. FT.	
NEW FRONT PORCH	30 SQ. FT.	
EXISTING HOUSE (TO BE DEMOLISHED)	(966 SQ. FT.)	
EXISTING TOOL SHED (TO BE DEMOLISHED)	(120 SQ. FT.)	

	SQUARE FEET		PERCENT OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
LOT COVERAGE	1,950 SQ. FT.	3,508 SQ. FT.	14.5 %	26.2 %
FLOOR AREA RATIO	864 SQ. FT.	2,614 SQ. FT.	6.5 %	19.5 %
				45 %

IMPERVIOUS COVERAGE (ON WALDO & KENNETH): 3,496 SQ. FT. -----25.8 %
TOTAL OPEN SPACE: 1,810 SQ. FT. -----13.4 %
DRIVEWAYS AND SIDEWALKS: 1,888 SQ. FT. -----14.0 %
LOT COVERAGE: 3,508 SQ. FT. -----26.2 %

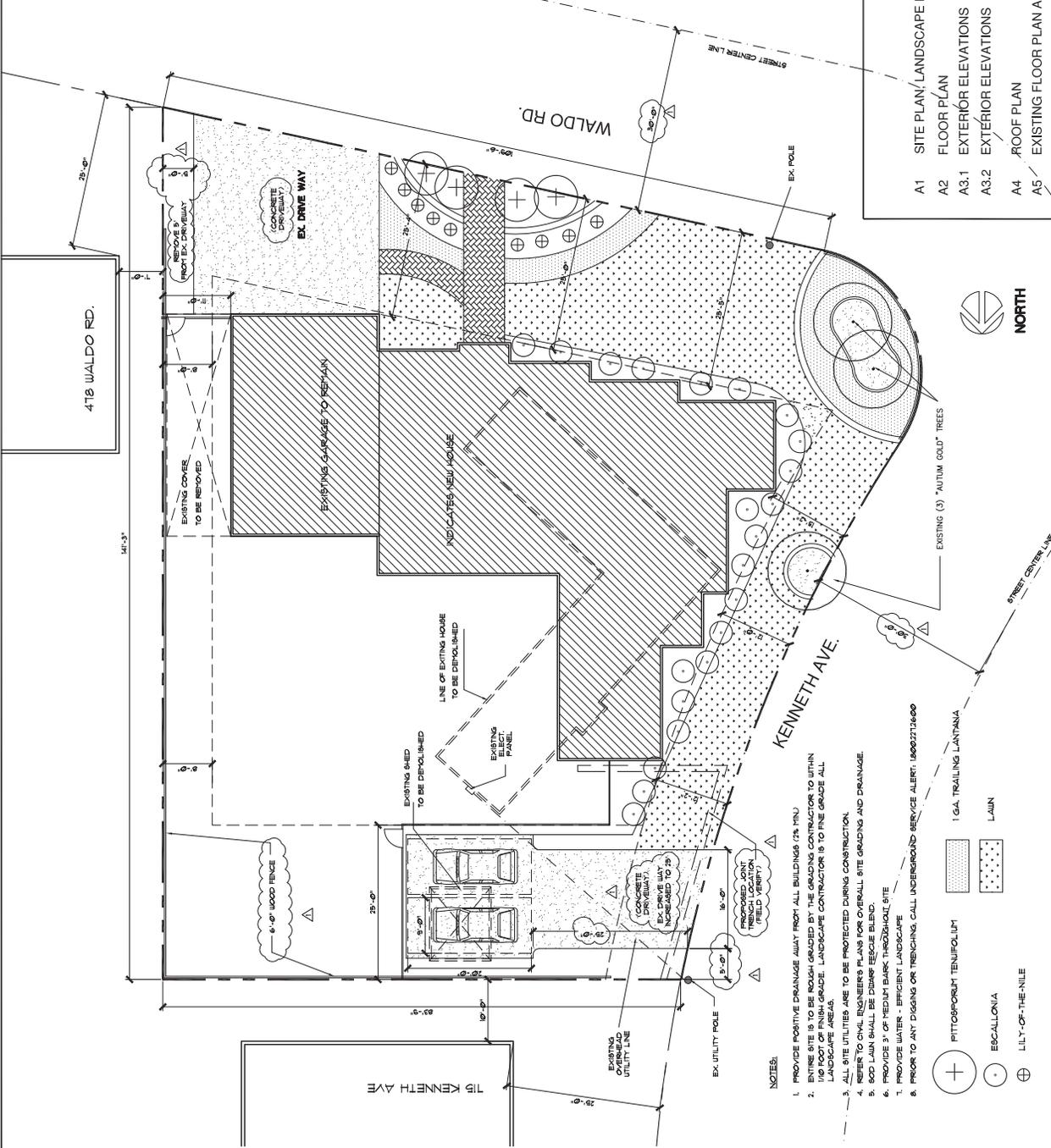
DEVELOPMENT DATA

100%



- PROJECT SUMMARY**
- A1 SITE PLAN / LANDSCAPE PLAN, PROJECT DATA
 - A2 FLOOR PLAN
 - A3.1 EXTERIOR ELEVATIONS
 - A3.2 EXTERIOR ELEVATIONS
 - A4 ROOF PLAN
 - A5 EXISTING FLOOR PLAN AND ELEVATIONS

VICINITY MAP



NOTES:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (7% MIN)
2. SITE TO BE PROTECTED BY THE GRADING CONTRACTOR TO WITHIN 100 ESCAPE AREAS. LANDSCAPE CONTRACTOR IS TO FENCE ALL
3. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION
4. REFER TO CIVIL ENGINEERS PLANS FOR OVERALL SITE GRADING AND DRAINAGE
5. SOO LAWN SHALL BE DRAIN ESCAPE BLEND
6. PROVIDE 3" OF MEDIUM BARK THROUGHOUT SITE
7. PROVIDE WATER - EFFICIENT LANDSCAPE
8. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT. 1.800.271.3400

- ⊕ PITTOSPORUM TENIFOLIUM
- ⊙ ESCALLONIA
- ⊙ LILY-OF-THE-NILE
- ⊙ 1 GA. TRAILING LANTANA
- ⊙ LAWN

SITE PLAN / CONCEPTUAL LANDSCAPE PLAN

SHEETS INDEX

- A1 SITE PLAN / LANDSCAPE PLAN, PROJECT DATA
- A2 FLOOR PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A4 ROOF PLAN
- A5 EXISTING FLOOR PLAN AND ELEVATIONS

ALL EXISTING AND NEW UTILITIES SHALL BE PLACED UNDERGROUND WITHOUT EXCEPTION

REVISIONS	BY
PLANNING	AS
02-18-2025	



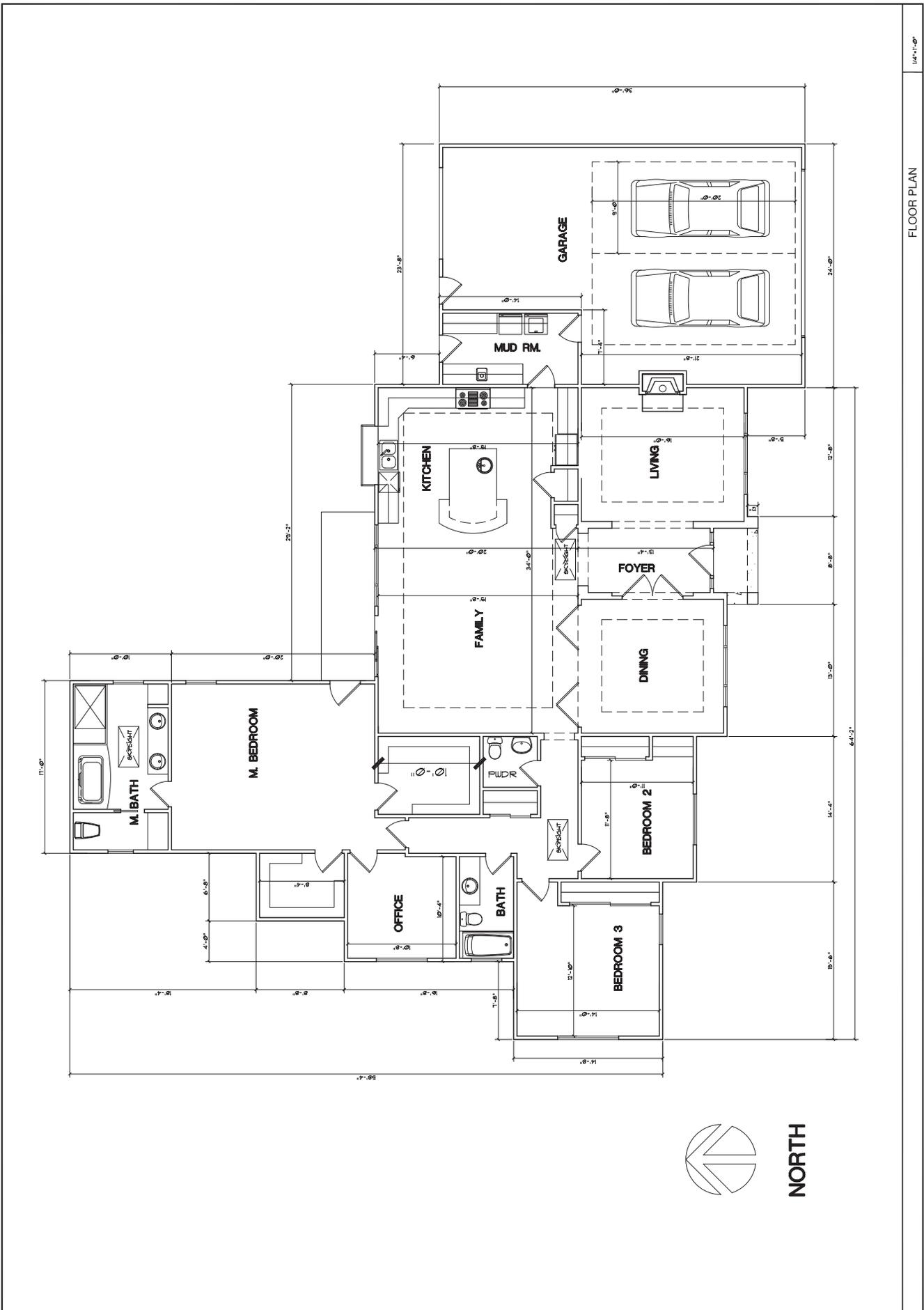
BASSAL
Architecture
 916.455.0603
 408.674.9077

FLOOR PLAN

PHAM RESIDENCE
 730 KENNETH AVE
 CAMPBELL, CA

DATE: 01-11-2024
 SCALE: 1/4" = 1'-0"
 DRAWN: CB
 SHEET NO.: 14-341

A2



FLOOR PLAN

THEY HEREBY RELEASE THE ARCHITECT FROM LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, IN CONNECTION WITH THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT.

REVISIONS	BY
PLANNING	02-18-2024



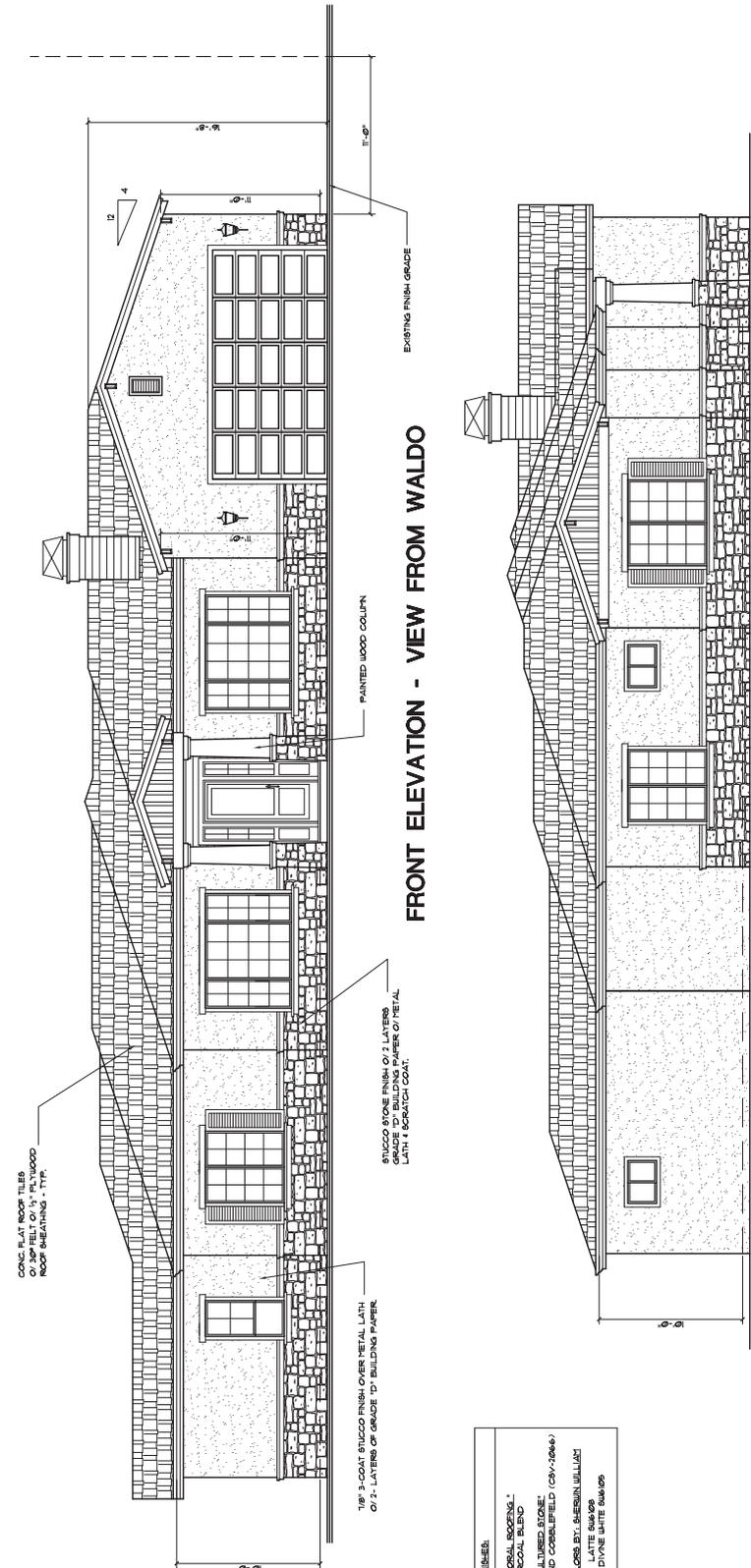
BASSAU
Architecture
 916.455.0669
 408.674.9077

EXTERIOR ELEVATIONS

PHAM RESIDENCE
 730 KENNETH AVE
 CAMPBELL, CA

DATE:	11-11-2024
SCALE:	NOTED
DRAWN:	CB
SHEET NO.:	14-241

A3.1



FRONT ELEVATION - VIEW FROM WALDO

LEFT SIDE ELVATION - VIEW FROM KENNETH

EXTERIOR FINISHES:
 ROOFING: METAL ROOFING
 COLOR: CHARCOAL BLEND
 STONE BY: SOLI BLENDED ARCADE
 DESERT BLEND CORNELLFIELD (CSM-10266)
 BUILDING COLORS BY: SHERWIN WILLIAMS
 MAIN COLOR: LATTE SW609
 TRIM COLOR: OFFICE WHITE SW605

REVISIONS	BY	DATE
PLANNING	CB	07-18-2024



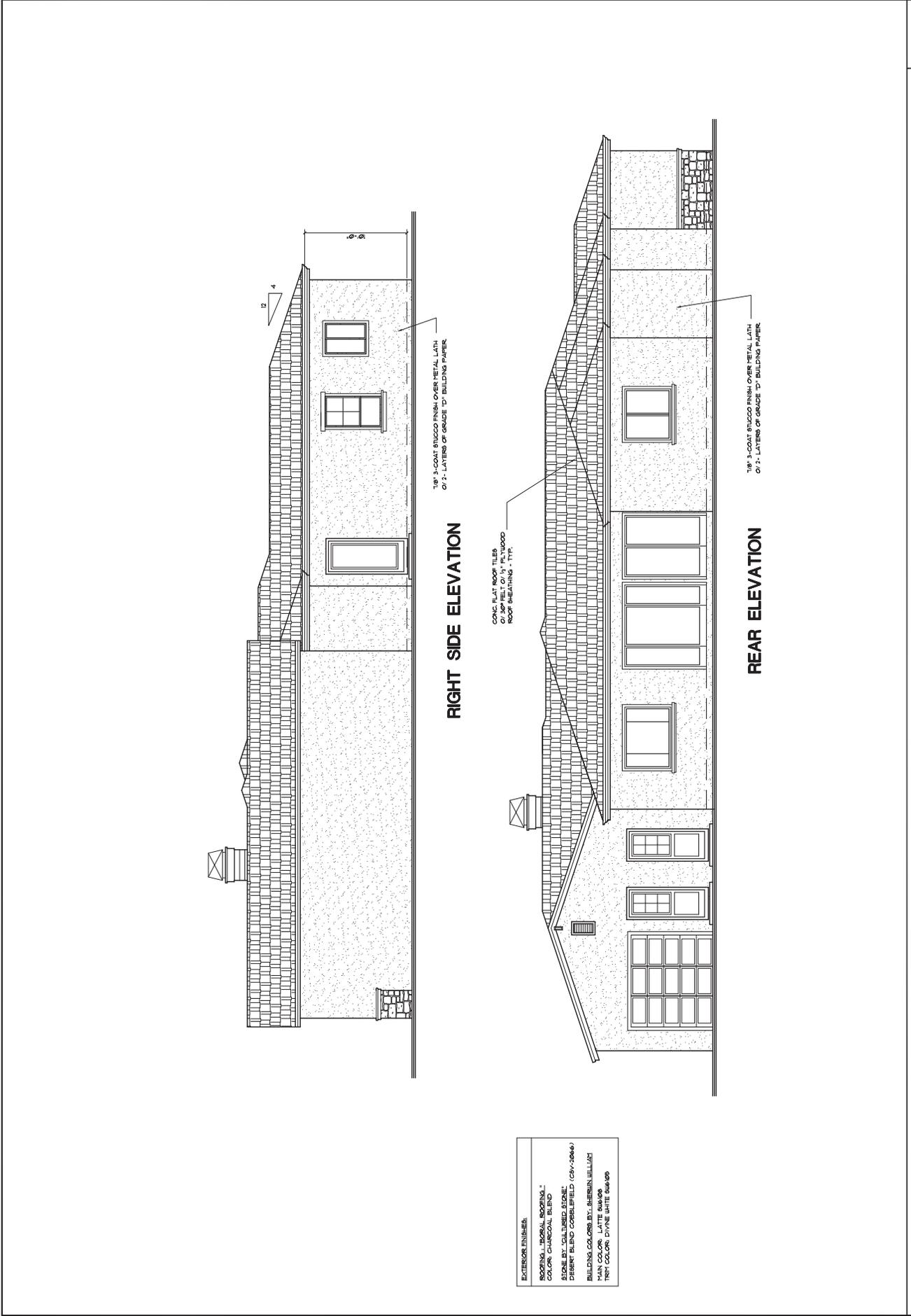
BASSAO
Architecture
 916.455.0609
 408.674.9077

EXTERIOR ELEVATIONS

PHAM RESIDENCE
 730 KENNETH AVE
 CAMPBELL, CA

DATE:	07-18-2024
SCALE:	NOTED
DRAWN:	CB
CHECKED:	
SHEET NO.:	14-241

A3.2



RIGHT SIDE ELEVATION

REAR ELEVATION

1 1/2" 3-COAT BRUGCO FINISH OVER METAL LATH
 OF 2" LAYERS OF GRADE 'D' BUILDING PAPER

1 1/2" 3-COAT BRUGCO FINISH OVER METAL LATH
 OF 2" LAYERS OF GRADE 'D' BUILDING PAPER

CONIC FLAT ROOF TILES
 OVER 1 1/2" BRUGCO
 ROOF SHEATHING 1 1/2"

EXTERIOR FINISHES:
ROOFING: "LIBORAL ROOFING" COLOR: CHARCOAL BLEND
STONE BY: "CULTURED STONE" DEBERT BLEND COPPERFIELD (CSW-2064)
BUILDING COLORS BY: SHERWIN WILLIAMS MAIN COLOR: LATTE SANDS TRIM COLOR: DIVINE WHITE SW669

REVISIONS	BY	DATE
PLANNING	CB	02-18-2024

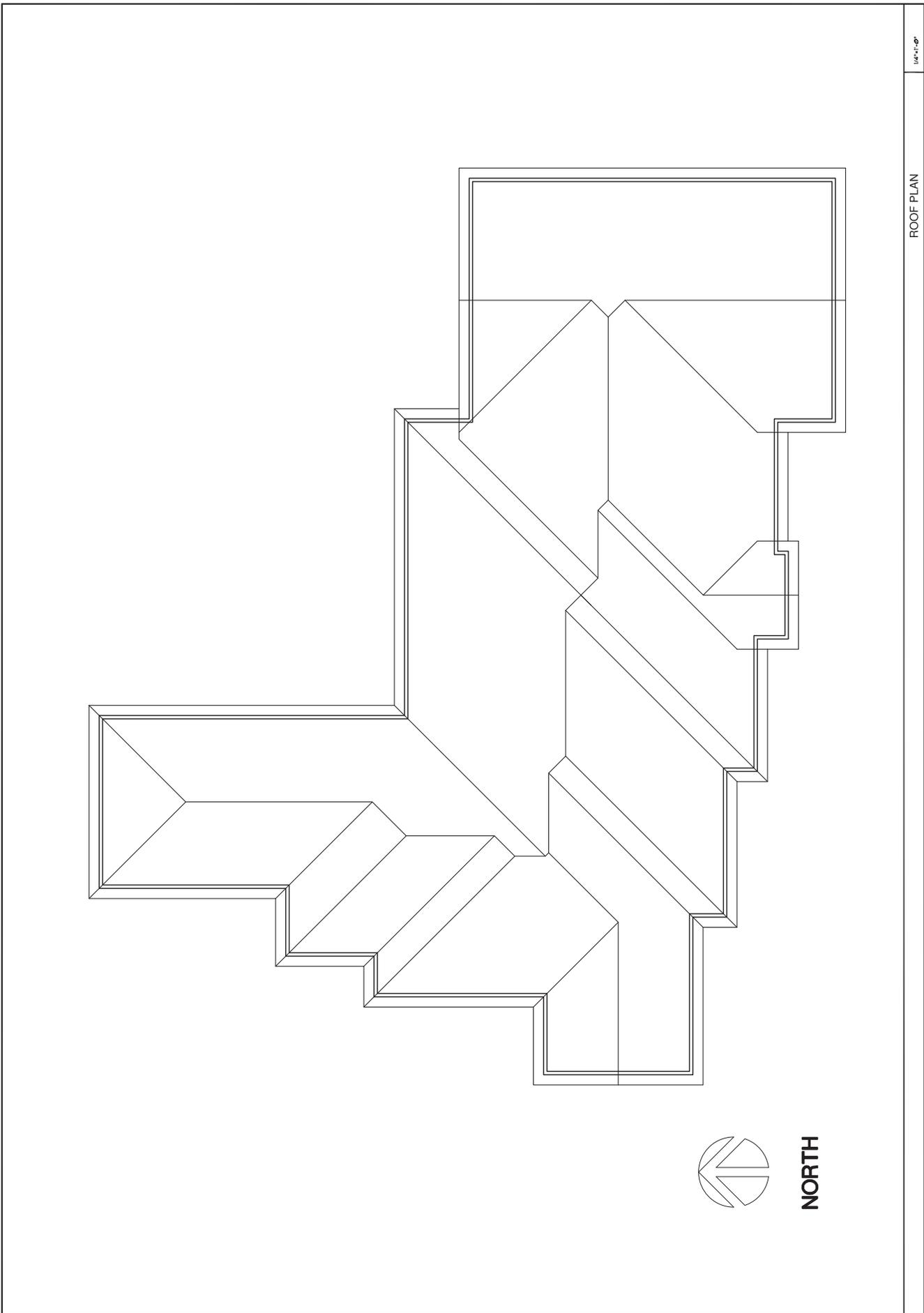


BASSAU
Architecture
 916.455.0603
 408.674.9077

ROOF PLAN

PHAM RESIDENCE
 730 KENNETH AVE
 CAMPBELL, CA

DATE: 02-18-2024
 SCALE: 1/4" = 1'-0"
 DRAWN: CB
 SHEET NO.: 14-241
A4



NORTH

1/4" = 1'-0" ROOF PLAN

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REVISIONS	BY
PLANNING	AS
02-18-2024	



BASSA
Architecture
 916.455.0609
 408.674.9077

EXISTING
FLOOR PLAN & ELEVATIONS

PHAM RESIDENCE
730 KENNETH AVE
CAMPBELL, CA

DATE:	11-17-2024
SOUNDING:	NOTED
DRAWN:	CS
SHEET NO.:	14-241

A5

EXISTING RIGHT SIDE ELEVATION (KENNETH)

EXISTING LEFT SIDE ELEVATION

EXISTING FRONT ELEVATION (WALDO)

EXISTING REAR ELEVATION

EXISTING GARAGE TO REMAIN

EXISTING HOUSE TO BE DEMOLISHED

14'-11" 0"

EXISTING FLOOR PLAN AND EXTERIOR ELEVATIONS

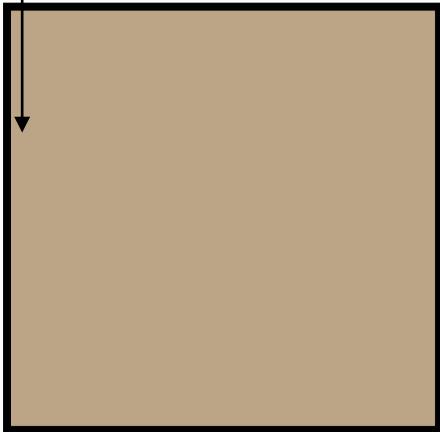
PHAM Residence
730 Kenneth Ave. Campbell, CA
MATERIAL BOARD



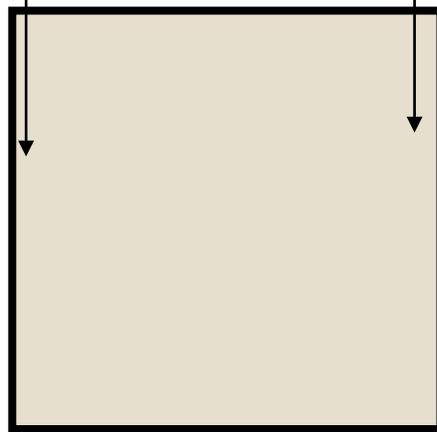
ROOFING By: "Boral Roofing"
COLOR: Charcoal Blend
(Saxony 900 Slate)



STONE By: "Cultured Stone"
Desert Blend Cobblefield
(CSV-2066)



BUILDING COLOR By: "Sherwin William"
MAIN COLOR: Latte SW6108



TRIM COLOR: Divine White SW6105