



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

July 31, 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, **August 11, 2015**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Scott Trobbe to allow for a Major Modification (PLN2015-158) of the previously approved Planned Development Permit (PLN2013-238) to modify the project's construction phasing schedule to allow the office building and parking garage to be built concurrently (with temporary offsite valet parking during construction), and allow the seven-story parking garage (five stories above, two below) to be redesigned with all stories above ground (resulting in only a marginal increase in height as each story height would be more compressed), and allowing one of the two underground parking levels of the office building to be removed on property located at **675 Creekside Way**. The applicant's request also seeks to allow a Minor Modification (PLN2015-216) of the previously approved Planned Development Permit (PLN2013-237) to allow parking (including temporary valet parking during construction activities) serving 675 Creekside Way to be provided offsite at **705 Creekside Way**. A Mitigated Negative Declaration was previously approved for this project.

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'.

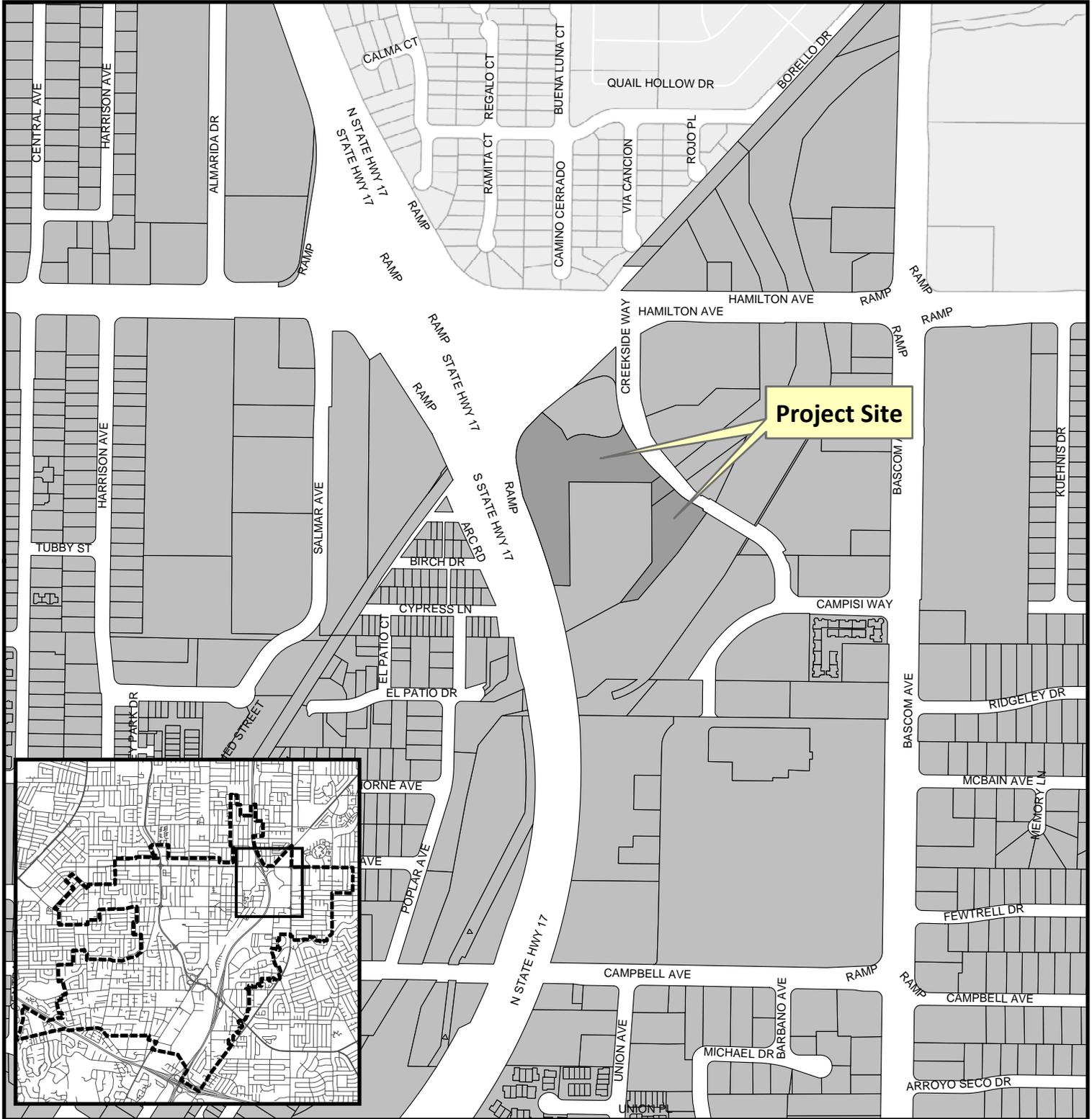
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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.

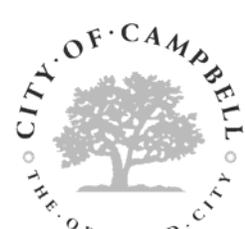
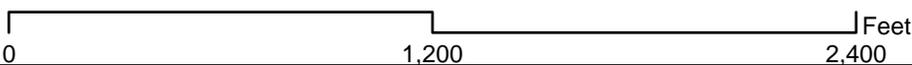
PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **675 Creekside Way/ 705 Creekside Way**.

# Project Location Map



**Project Location: 675 and 705 Creekside Way**  
**Application Type: Minor/Major Modification to PD Permit**  
**Planning File No.: PLN2015-158/216**  
**Description: To modify the project's construction phasing, permit valet parking during construction, redesign the office and parking garage and allow parking serving 675 Creekside to be provided at 705 Creekside.**



Community Development Department  
Planning Division

# HAMILTON CAMPBELL, LLC

A Minor Modification to APD Permit For:  
**CREEKSIDE @ 17**  
 Creekside Way  
 Campbell, California



**ARC TEC**  
 ARCHITECTURAL TECHNOLOGIES

Arizona California  
 2960 E. Northern Avenue 99 Almaden Boulevard  
 Building C Suite 840  
 Phoenix, AZ 85028 San Jose, CA 95113  
 402.953.2358 f 408.496.0676  
 402.953.2988 f 408.496.1121 f  
 www.arctecinc.com

## PROJECT DESCRIPTION

A PROPOSED 5 STORY 172,772 SF OFFICE BUILDING WITH ONE LEVEL OF UNDERGROUND PARKING AND A PARKING GARAGE. GARAGE IS 7.5 LEVELS ABOVE GRADE WITH 911 PARKING STALLS. SITE IMPROVEMENTS INCLUDE: PLAZA WITH LANDSCAPING, DRIVEWAY AND TRAFFIC CIRCLE, AND SURFACE PARKING WITH 88 STALLS.  
 PHASING OF ORDINANCE 2178, 705 CREEKSIDE WAY

SEE ATTACHED MEMO TO THE CITY OF CAMPBELL DATED MAY 19, 2015

## PROJECT TEAM

DEVELOPER: SOUTHBAY DEVELOPMENT COMPANY  
 1690 Dell Avenue  
 Campbell, California 95008

CONTRACTOR: SOUTHBAY CONSTRUCTION  
 1711 Dell Avenue  
 Campbell, CA 95008  
 PHONE: 408.379.5500  
 CONTACT: Richard Furtado  
 EMAIL: rfurtado@sbc.com

ARCHITECT: ARC TEC INC.  
 99 Almaden Boulevard, Suite 840  
 San Jose, CA 95113  
 PHONE: 408.496.0676  
 CONTACT: Dan S. Kirby  
 EMAIL: ds Kirby@arctecinc.com

CIVIL: KIER & WRIGHT  
 3350 Scott Boulevard, Building 22  
 Santa Clara, CA 95054  
 PHONE: 408.727.6665  
 CONTACT: Mark Knudsen  
 EMAIL: mknudsen@kierwright.com

LANDSCAPE: LINN B. WINTERBOTHAM  
 727 Paradise Way  
 Redwood City, CA 94061  
 PHONE: 650.325.3137  
 CONTACT: Linn B. Winterbotham  
 EMAIL: winterbotham@lps.net

## DRAWING INDEX AND ISSUE DATES

- PRELIMINARY OR PRICING PLANS
- FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
- + MODIFICATIONS SINCE PREVIOUS ISSUE

ISSUE DATES AND DESCRIPTIONS  
 07.23.13 PLANNING PERMITS  
 5.14.15 MINOR MODIFICATION TO APD PERMIT  
 7.20.15 SUBMITTALS  
 7.20.15 SUBMITTALS  
 7.20.15 SUBMITTALS

COVER SHEET ● + +

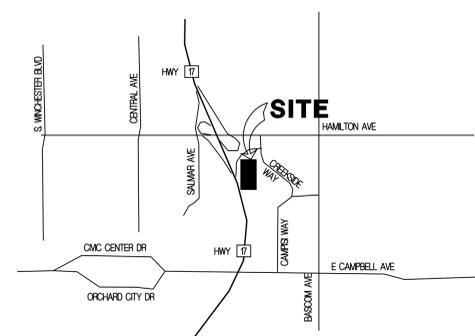
CIVIL  
 C1.0 CONCEPTUAL GRADING & DRAINAGE PLAN ● + +  
 C2.0 CONCEPTUAL UTILITY PLAN ● + +  
 C3.0 PRELIMINARY STORMWATER CONTROL PLAN ● + +

ARCHITECTURAL  
 A0.01 EXISTING SITE PHOTOS ● ● ●  
 A1.01 SITE PLAN ● + +

## PUBLIC TRANSPORT MAP

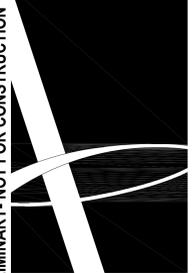


## VICINITY MAP



A Minor Modification to APD Permit For  
 PHASING REVISION FOR 705 CREEKSIDE WAY  
**CREEKSIDE @ 17**  
 Creekside Way  
 Campbell, California





**ARC TEC**  
ARCHITECTURAL TECHNOLOGIES  
www.artecinc.com

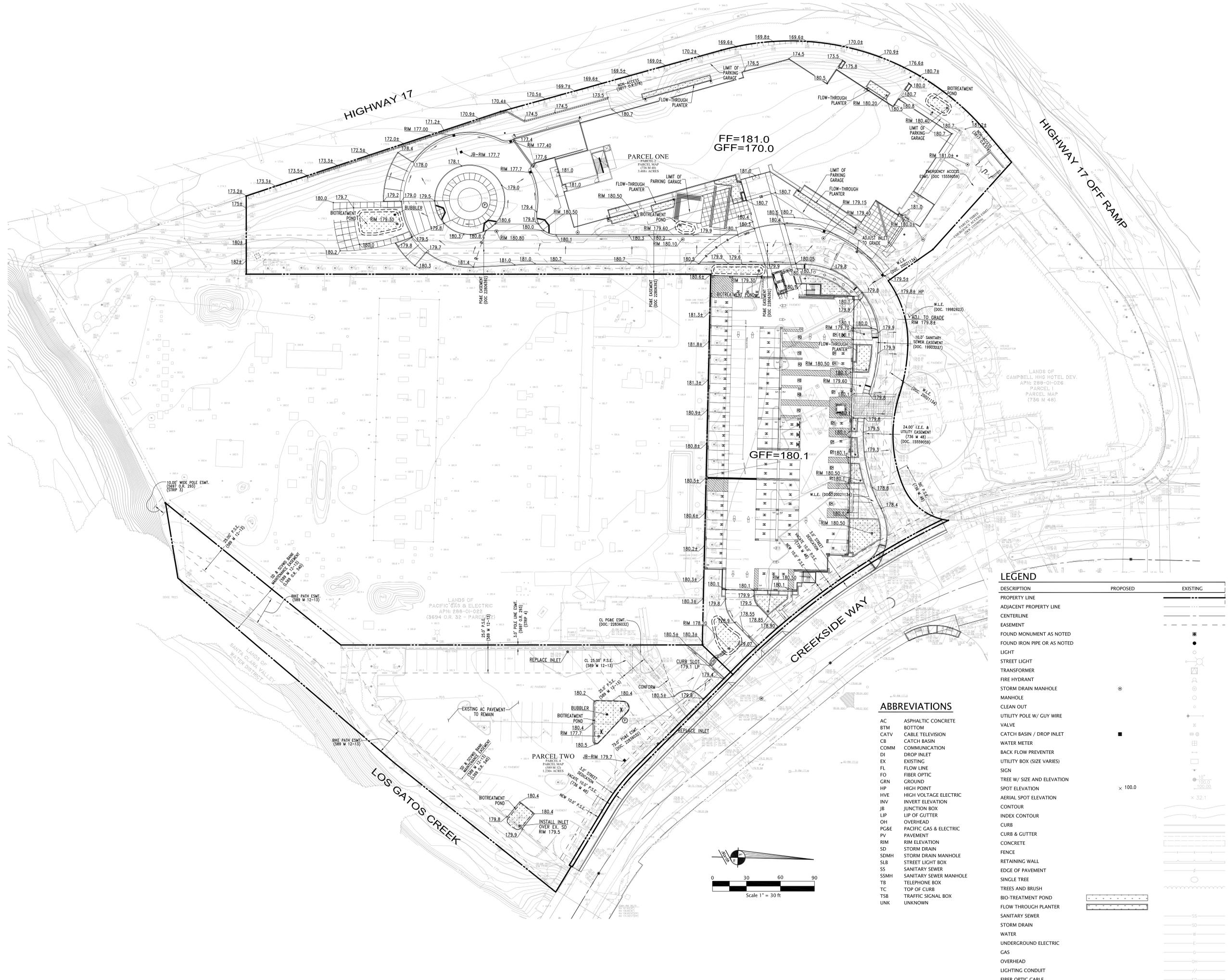
Arizona  
2960 East Northern Avenue, Building C  
Phoenix, Arizona 85028  
P 602.953.2355 F 602.953.2988

California  
99 Almaden Boulevard, Suite 840  
San Jose, California 95113  
P 408.496.0676 F 408.496.1121

The intent of the preparation of this information is to provide a conceptual plan for the project. It is not intended to be used for construction or as a basis for any other action. The user of this information shall be responsible for verifying the accuracy of the information and for obtaining all necessary permits and approvals. The user of this information shall be responsible for obtaining all necessary permits and approvals. The user of this information shall be responsible for obtaining all necessary permits and approvals.

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KIER & WRIGHT  
CIVIL ENGINEERS & SURVEYORS, INC.  
3350 Scott Boulevard, Building 22  
Santa Clara, California 95051

PRELIMINARY - NOT FOR CONSTRUCTION



**LEGEND**

| DESCRIPTION                 | PROPOSED | EXISTING |
|-----------------------------|----------|----------|
| PROPERTY LINE               | ---      | ---      |
| ADJACENT PROPERTY LINE      | ---      | ---      |
| CENTERLINE                  | ---      | ---      |
| EASEMENT                    | ---      | ---      |
| FOUND MONUMENT AS NOTED     | ---      | ---      |
| FOUND IRON PIPE OR AS NOTED | ---      | ---      |
| LIGHT                       | ---      | ---      |
| STREET LIGHT                | ---      | ---      |
| TRANSFORMER                 | ---      | ---      |
| FIRE HYDRANT                | ---      | ---      |
| STORM DRAIN MANHOLE         | ---      | ---      |
| MANHOLE                     | ---      | ---      |
| CLEAN OUT                   | ---      | ---      |
| UTILITY POLE W/ GUY WIRE    | ---      | ---      |
| VALVE                       | ---      | ---      |
| CATCH BASIN / DROP INLET    | ---      | ---      |
| WATER METER                 | ---      | ---      |
| BACK FLOW PREVENTER         | ---      | ---      |
| UTILITY BOX (SIZE VARIES)   | ---      | ---      |
| SIGN                        | ---      | ---      |
| TREE W/ SIZE AND ELEVATION  | ---      | ---      |
| SPOT ELEVATION              | ---      | ---      |
| AERIAL SPOT ELEVATION       | ---      | ---      |
| CONTOUR                     | ---      | ---      |
| INDEX CONTOUR               | ---      | ---      |
| CURB                        | ---      | ---      |
| CURB & CUTTER               | ---      | ---      |
| CONCRETE                    | ---      | ---      |
| FENCE                       | ---      | ---      |
| RETAINING WALL              | ---      | ---      |
| EDGE OF PAVEMENT            | ---      | ---      |
| SINGLE TREE                 | ---      | ---      |
| TREES AND BRUSH             | ---      | ---      |
| BIO-TREATMENT POND          | ---      | ---      |
| FLOW THROUGH PLANTER        | ---      | ---      |
| SANITARY SEWER              | ---      | ---      |
| STORM DRAIN                 | ---      | ---      |
| WATER                       | ---      | ---      |
| UNDERGROUND ELECTRIC        | ---      | ---      |
| GAS                         | ---      | ---      |
| OVERHEAD                    | ---      | ---      |
| LIGHTING CONDUIT            | ---      | ---      |
| FIBER OPTIC CABLE           | ---      | ---      |
| SURFACE FLOW DRAINAGE       | ---      | ---      |

**ABBREVIATIONS**

|      |                        |
|------|------------------------|
| AC   | ASPHALTIC CONCRETE     |
| BTM  | BOTTOM                 |
| CATV | CABLE TELEVISION       |
| CB   | CATCH BASIN            |
| COMM | COMMUNICATION          |
| DI   | DROP INLET             |
| EX   | EXISTING               |
| FL   | FLOW LINE              |
| FO   | FIBER OPTIC            |
| CRN  | CROWN                  |
| HP   | HIGH POINT             |
| HVE  | HIGH VOLTAGE ELECTRIC  |
| INV  | INVERT ELEVATION       |
| JB   | JUNCTION BOX           |
| LIP  | LIP OF GUTTER          |
| OH   | OVERHEAD               |
| PG&E | PACIFIC GAS & ELECTRIC |
| PV   | PAVEMENT               |
| RIM  | RIM ELEVATION          |
| SD   | STORM DRAIN            |
| SDMH | STORM DRAIN MANHOLE    |
| SLB  | STREET LIGHT BOX       |
| SS   | SANITARY SEWER         |
| SSMH | SANITARY SEWER MANHOLE |
| TB   | TELEPHONE BOX          |
| TC   | TOP OF CURB            |
| TSB  | TRAFFIC SIGNAL BOX     |
| UNK  | UNKNOWN                |

A Minor Modifications to APD Permit For:  
**CREEKSIDE @ 17**  
Creekside Way  
Campbell, CA

**DATE DESCRIPTION**

|          |                                  |
|----------|----------------------------------|
| 07.23.13 | PLANNING APPLICATION SUBMITTAL   |
| 05.14.15 | MINOR MODIFICATION TO APD PERMIT |
| 07.20.15 | PLANNING COMMENTS                |

**CONCEPTUAL GRADING & DRAINAGE PLAN**

**C1.0**

PROJECT NO: 123335.04





























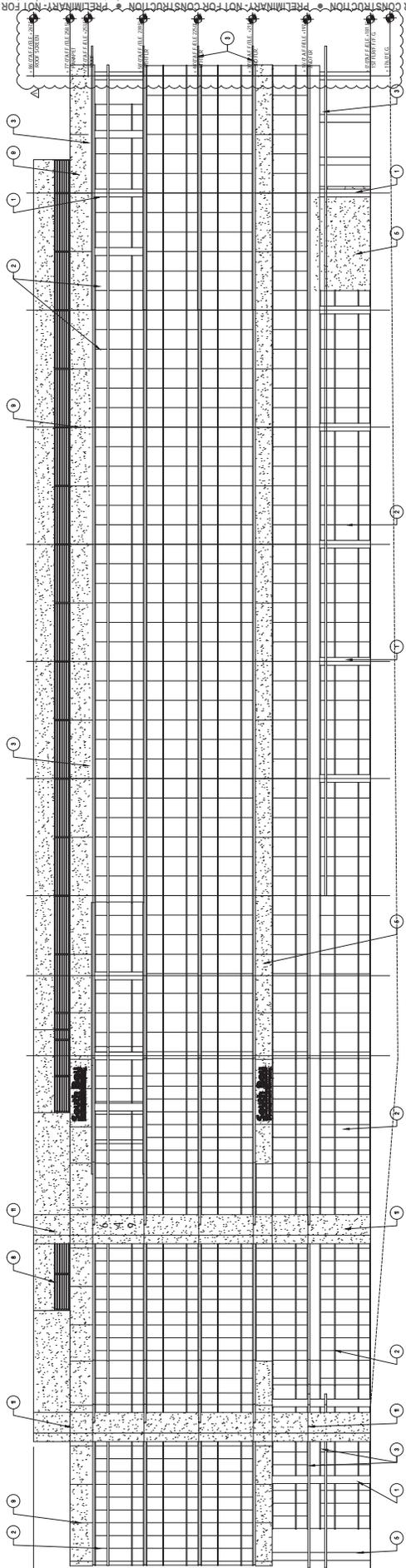




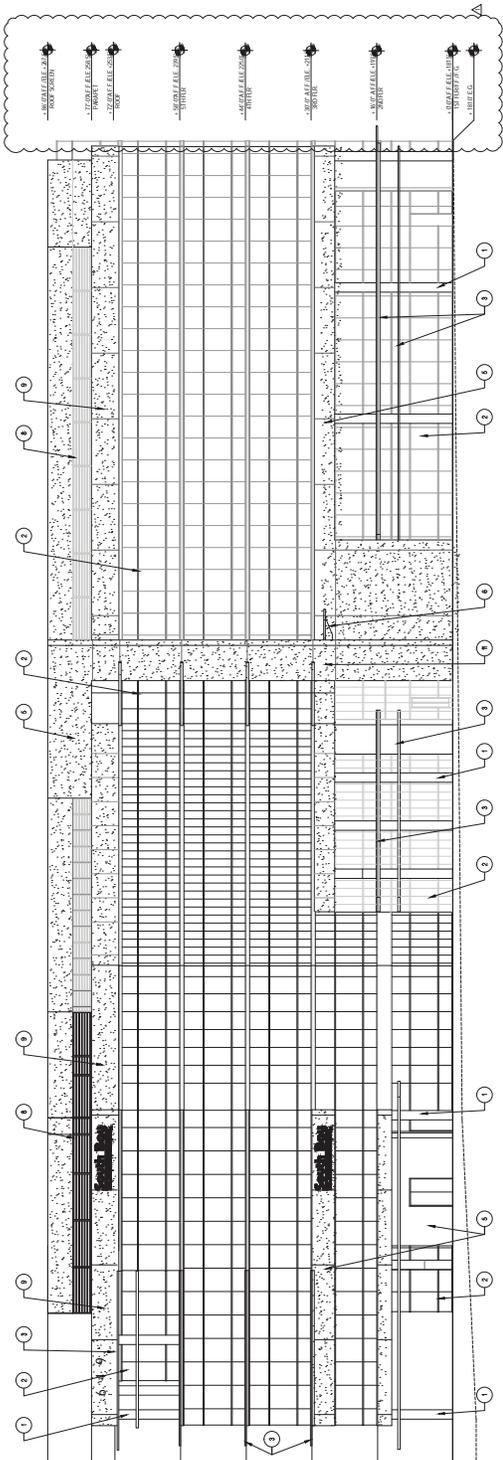








**1 WEST ELEVATION**  
 SCALE: 3/8" = 1'-0"



**2 SOUTH ELEVATION**  
 SCALE: 3/8" = 1'-0"

- KEYNOTES**
- 1 2" FINISHED GLOSS ANODIZED ALUMINUM COLUMN COVER
  - 2 ALUMINUM FINISH SYSTEM WITH GLAZES
  - 3 GLOSS ANODIZED ALUMINUM SUBSTRATE
  - 4 GLOSS ANODIZED ALUMINUM SUBSTRATE
  - 5 1/2" POLYURETHANE INSULATION WITH 1/4" GYP BOARD FINISH
  - 6 1/2" POLYURETHANE INSULATION WITH 1/4" GYP BOARD FINISH
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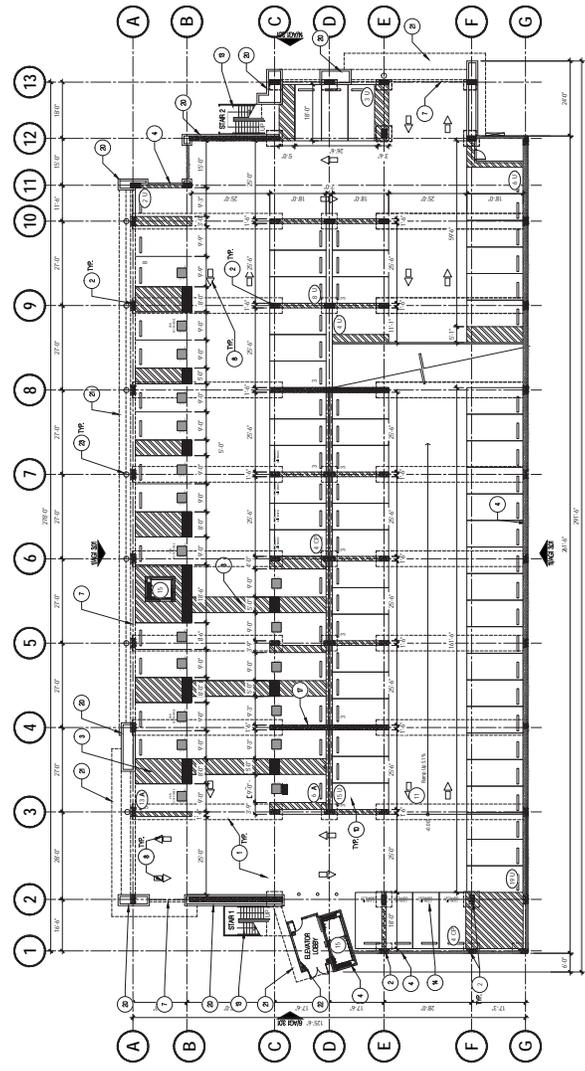


**KEY NOTES**

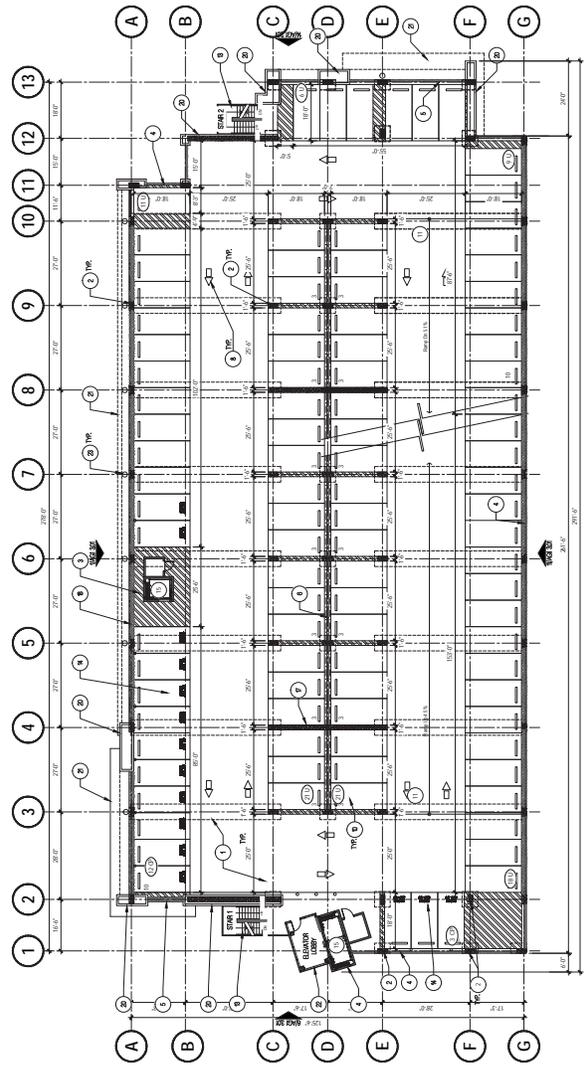
- 1) USE OF STRUCTURAL STEEL SHALL BE AS SHOWN
- 2) CONCRETE COLUMN - FINI
- 3) FINISH STRIPS 8'-2" OC
- 4) CMU WALL WITH SMOOTH EXTERIOR FINISH
- 5) CONCRETE FINISH - FINI
- 6) METAL LITE GLAZING UNITS
- 7) USE OF CONCRETE FINISH AS SHOWN
- 8) FINISH DECORATION FINISH
- 9) HORIZONTAL
- 10) CONCRETE TYP
- 11) CONCRETE TYP
- 12) CONCRETE ELEMENTS SHALL BE CAST WITH METAL LITE GLAZING UNITS AND FINISH STRIPS AS SHOWN. FINISH STRIPS SHALL BE CAST WITH METAL LITE GLAZING UNITS AND FINISH STRIPS AS SHOWN. FINISH STRIPS SHALL BE CAST WITH METAL LITE GLAZING UNITS AND FINISH STRIPS AS SHOWN.
- 13) ELEVATOR AND ELEVATOR EQUIPMENT ROOM FINISH AS SHOWN
- 14) OVER TO ABOVE LEVEL
- 15) CONCRETE WALL
- 16) GLAZING WITH LOADS
- 17) FINISH
- 18) QUANTITY TAKEOFF FOR FINISH STRIPS
- 19) USE OF CANTY AREA BELOW
- 20) METAL LITE GLAZING UNITS SHALL BE CAST WITH METAL LITE GLAZING UNITS AND FINISH STRIPS AS SHOWN. FINISH STRIPS SHALL BE CAST WITH METAL LITE GLAZING UNITS AND FINISH STRIPS AS SHOWN.
- 21) CONCRETE TYP
- 22) CONCRETE TYP

**PARKING PROVIDED-L0**

|          |       |
|----------|-------|
| CONCRETE | SEALS |
| WOOD     | SEALS |
| GLAZING  | SEALS |
| TOTAL    | SEALS |



**1 GARAGE 1 - GROUND LEVEL 0 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
FINISH FLOOR ELEVATION: 181.0'



**2 GARAGE 1 - LEVEL 1 AND 2 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
FINISH FLOOR ELEVATION: L1=190.0', L2=199.1'

**PARKING PROVIDED-L1**

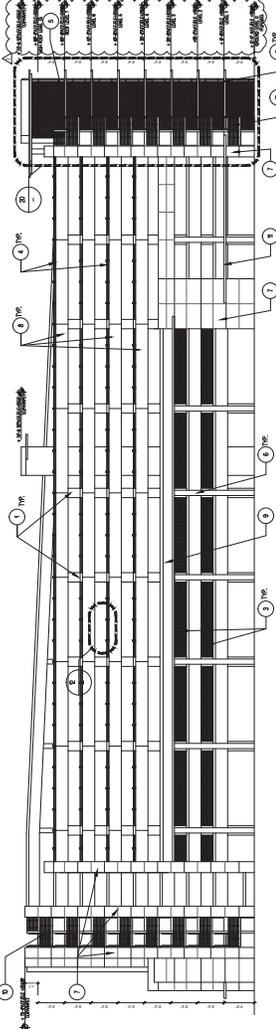
|          |       |
|----------|-------|
| CONCRETE | SEALS |
| WOOD     | SEALS |
| GLAZING  | SEALS |
| TOTAL    | SEALS |

**PARKING PROVIDED-L2**

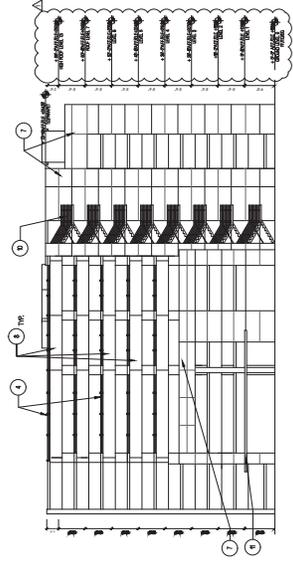
|          |       |
|----------|-------|
| CONCRETE | SEALS |
| WOOD     | SEALS |
| GLAZING  | SEALS |
| TOTAL    | SEALS |



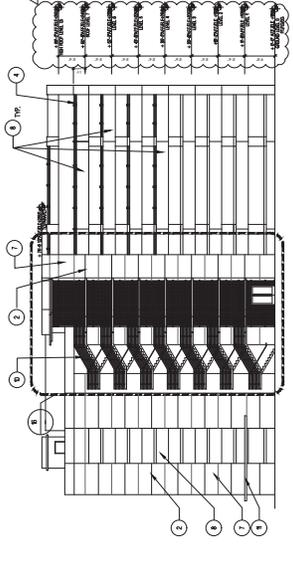




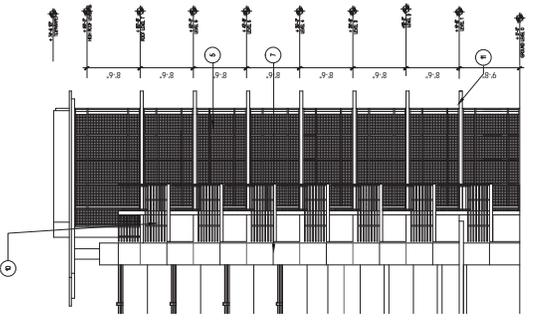
**9 GARAGE - NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



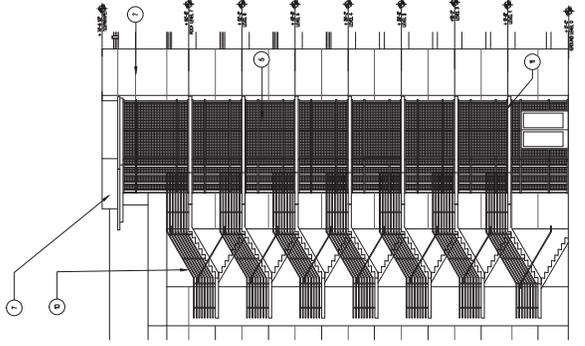
**14 GARAGE - EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



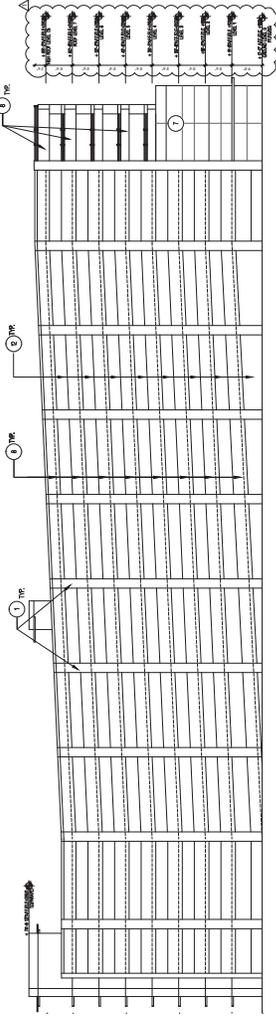
**6 GARAGE - WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



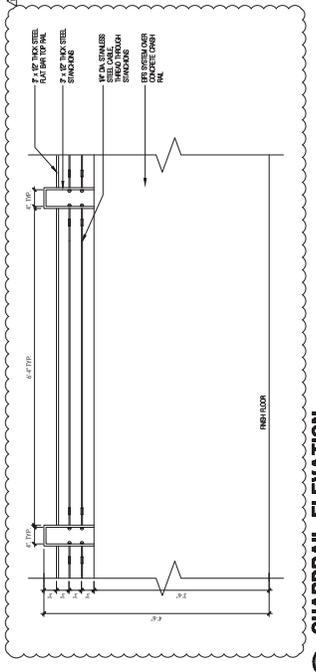
**20 ENLARGED PARTIAL NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**16 ENLARGED PARTIAL WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**11 GARAGE - SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**12 GUARDRAIL ELEVATION**  
 SCALE: 1/8" = 1'-0"

- KEY NOTES**
- 1 CONCRETE COLUMN - PAINT
  - 2 REBAR
  - 3 ALUMINUM CLAMPS
  - 4 1/2" X 1/2" STEEL, PVC GASKET
  - 5 W/6 ALUM. EXTERIOR AT ELEVATION LEVEL; 2x4 STUD, LIME FINISH WITH ALUM. BRG. GALVANIZED ALUM. HULL BY KNOXWELL
  - 6 CONCRETE METAL PANEL W/SP. ASP. STEEL, PVC COLUMN
  - 7 CONCRETE FASER SYSTEM OVER FINISH
  - 8 CONCRETE WALL PANELS - PAINT
  - 9 CONCRETE SLAB PANEL WITH CONCRETE RESISTANT JOIST AND INTERNAL ELEVATION AND DRAINAGE
  - 10 CONCRETE STEEL PANEL
  - 11 CONCRETE METAL PANEL W/SP. ASP. STEEL, PVC COLUMN
  - 12 1/2" X 1/2" STEEL PLAT WITH 1/2" STEEL BRAGGERS
  - 13 1/2" X 1/2" STEEL PLAT WITH 1/2" STEEL BRAGGERS
  - 14 1/2" X 1/2" STEEL PLAT WITH 1/2" STEEL BRAGGERS
  - 15 1/2" X 1/2" STEEL PLAT WITH 1/2" STEEL BRAGGERS
  - 16 1/2" X 1/2" STEEL PLAT WITH 1/2" STEEL BRAGGERS
  - 17 1/2" X 1/2" STEEL PLAT WITH 1/2" STEEL BRAGGERS
  - 18 1/2" X 1/2" STEEL PLAT WITH 1/2" STEEL BRAGGERS
  - 19 1/2" X 1/2" STEEL PLAT WITH 1/2" STEEL BRAGGERS
  - 20 1/2" X 1/2" STEEL PLAT WITH 1/2" STEEL BRAGGERS

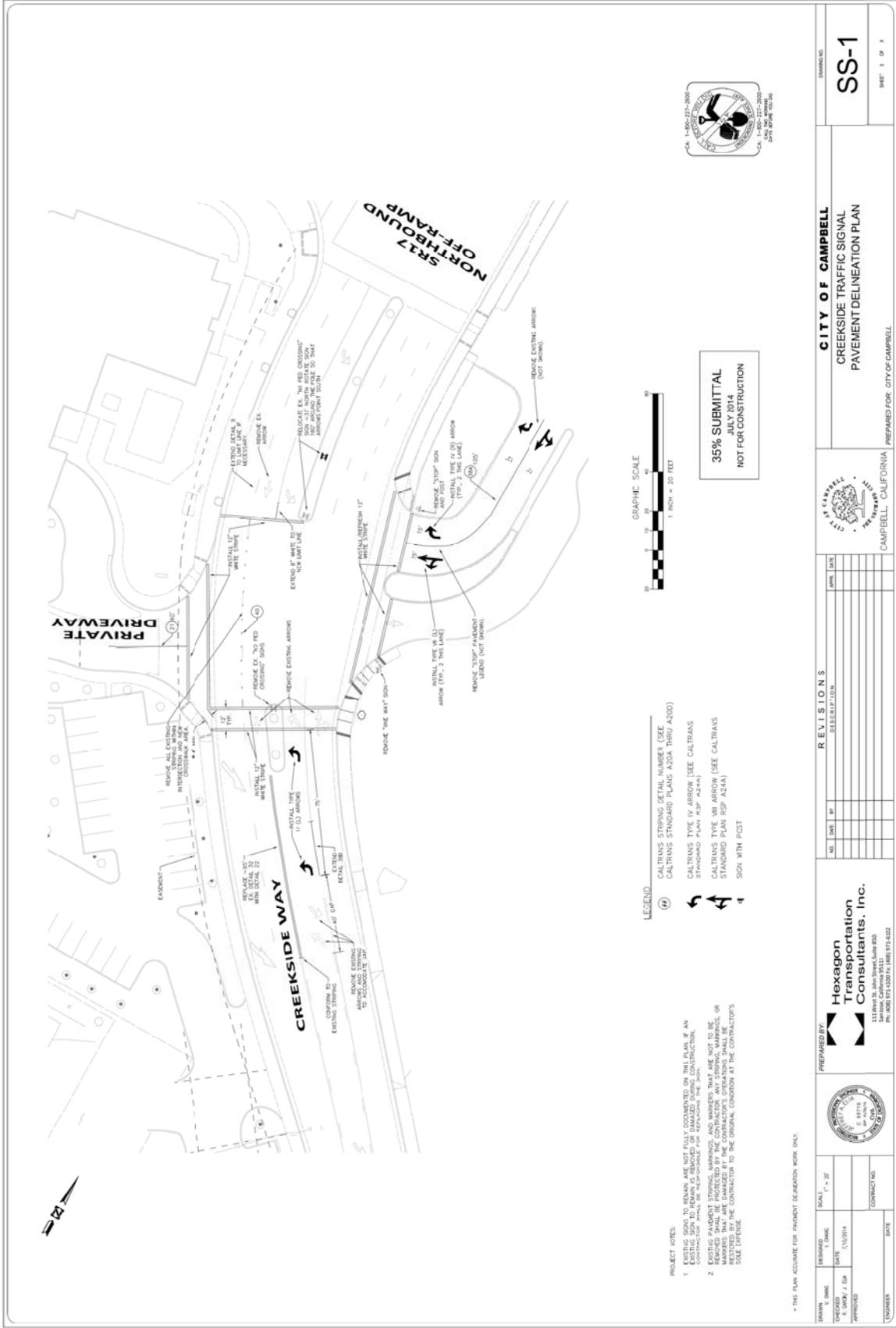
INDOOR FLOOR





### CONDUCTOR SCHEDULE

| AWG OR CABLE         | CIRCUIT | NUMBER OF CONDUCTORS/CABLES |       |
|----------------------|---------|-----------------------------|-------|
|                      |         | CONDUIT                     | CABLE |
| #1                   |         |                             |       |
| #2                   |         |                             |       |
| #3                   |         |                             |       |
| #4                   |         |                             |       |
| #5                   |         |                             |       |
| #6                   |         |                             |       |
| #8                   |         |                             |       |
| #10                  |         |                             |       |
| #12                  |         |                             |       |
| #14                  |         |                             |       |
| #16                  |         |                             |       |
| #18                  |         |                             |       |
| #20                  |         |                             |       |
| #22                  |         |                             |       |
| #24                  |         |                             |       |
| #26                  |         |                             |       |
| #28                  |         |                             |       |
| #30                  |         |                             |       |
| #36                  |         |                             |       |
| #42                  |         |                             |       |
| #48                  |         |                             |       |
| #54                  |         |                             |       |
| #60                  |         |                             |       |
| #72                  |         |                             |       |
| #90                  |         |                             |       |
| #108                 |         |                             |       |
| #126                 |         |                             |       |
| #150                 |         |                             |       |
| #180                 |         |                             |       |
| #210                 |         |                             |       |
| #252                 |         |                             |       |
| #300                 |         |                             |       |
| #360                 |         |                             |       |
| #420                 |         |                             |       |
| #480                 |         |                             |       |
| #540                 |         |                             |       |
| #600                 |         |                             |       |
| #675                 |         |                             |       |
| #756                 |         |                             |       |
| #840                 |         |                             |       |
| #900                 |         |                             |       |
| #972                 |         |                             |       |
| #1080                |         |                             |       |
| #1260                |         |                             |       |
| #1440                |         |                             |       |
| #1620                |         |                             |       |
| #1800                |         |                             |       |
| #2160                |         |                             |       |
| #2520                |         |                             |       |
| #3000                |         |                             |       |
| #3600                |         |                             |       |
| #4200                |         |                             |       |
| #4800                |         |                             |       |
| #5400                |         |                             |       |
| #6000                |         |                             |       |
| #6750                |         |                             |       |
| #7560                |         |                             |       |
| #8400                |         |                             |       |
| #9000                |         |                             |       |
| #9720                |         |                             |       |
| #10800               |         |                             |       |
| #12600               |         |                             |       |
| #14400               |         |                             |       |
| #16200               |         |                             |       |
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| #21600               |         |                             |       |
| #25200               |         |                             |       |
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| #4200000000000000    |         |                             |       |



35% SUBMITTAL  
JULY 2014  
NOT FOR CONSTRUCTION

- LEGEND**
- (H) CALTRANS STRING DETAIL NUMBER (SEE CALTRANS STANDARD PLANS A24A THRU A200)
  - (A) CALTRANS TYPE IV ARROW (SEE CALTRANS STANDARD PLAN RSP A24A)
  - (B) CALTRANS TYPE VIII ARROW (SEE CALTRANS STANDARD PLAN RSP A24A)
  - (C) SIGN WITH POST

**PROJECT NOTES:**

1. ALL MARKERS ARE TO BE PLACED PRIOR TO THE START OF AN EXISTING SIGN TO REMAIN OR NEW SIGN CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THE SIGN.
2. ALL MARKERS SHALL BE PROTECTED BY THE CONTRACTOR. ANY MARKERS OR MARKERS THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.

\* THIS PLAN ACCURATE FOR PRELIMINARY DESIGN WORK ONLY.

|             |      |       |      |
|-------------|------|-------|------|
| DESIGNED BY | DATE | SCALE | DATE |
| CHECKED BY  | DATE | SCALE | DATE |
| APPROVED BY | DATE | SCALE | DATE |



**Hexagon Transportation Consultants, Inc.**  
111 River St., Suite 200, Campbell, CA 95008  
PH: (408) 371-1300 FAX: (408) 371-4322

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
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**CITY OF CAMPBELL**  
CREEKSIDE TRAFFIC SIGNAL  
PAVEMENT DELINEATION PLAN

SS-1  
SHEET 1 OF 1

CAMPBELL, CALIFORNIA PREPARED FOR: CITY OF CAMPBELL