



CITY OF CAMPBELL
Community Development Department

June 17, 2016

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, **June 28, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Mike Masoumi for a Site and Architectural Review Permit (PLN2016-143) to allow for a 106 square foot second-story addition (converting balcony space to living space) to the rear of two units of an existing fiveplex on property located at **910 Michael Drive**. Staff is recommending that this item 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'.

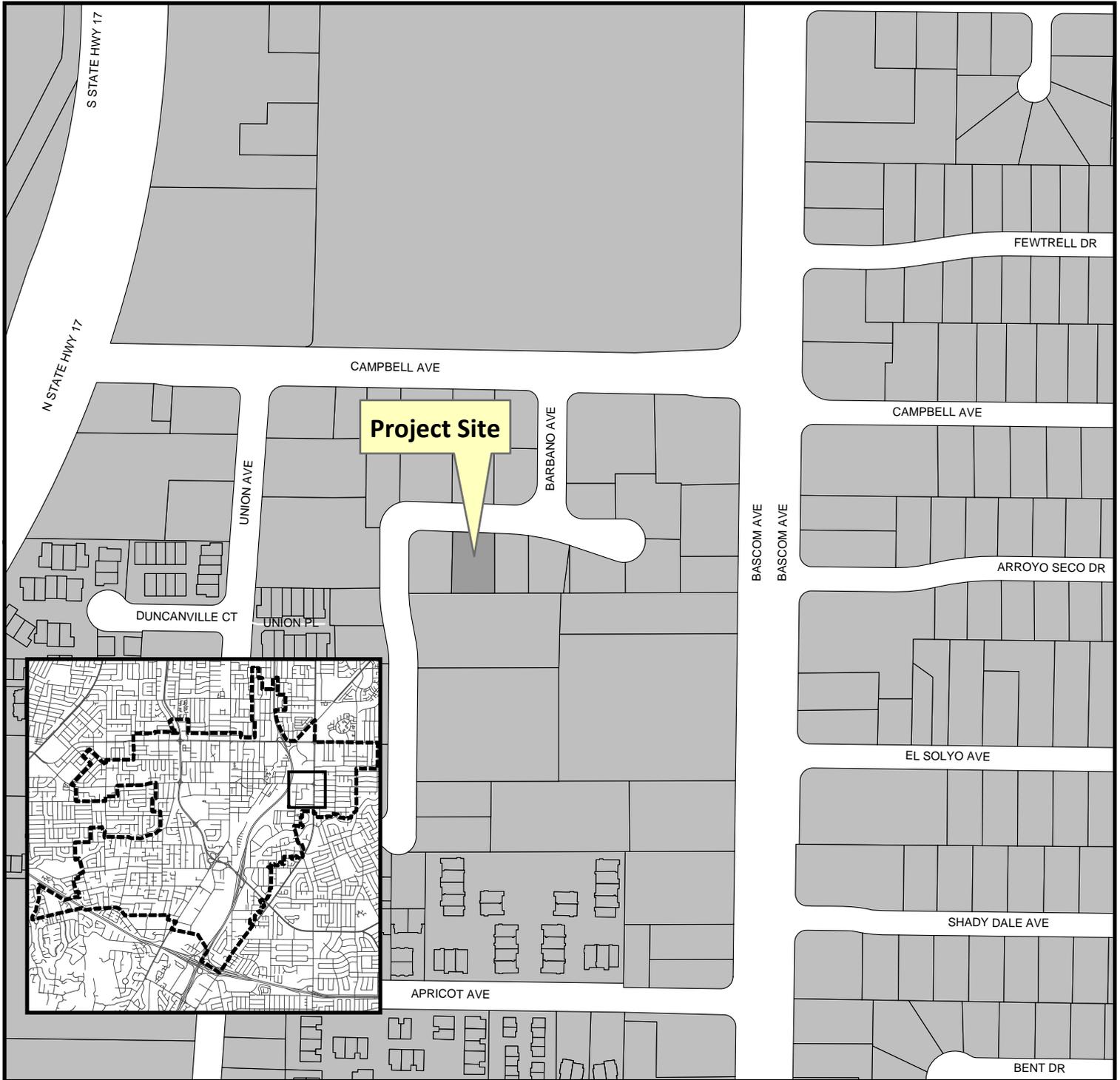
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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: **910 Michael Drive**

Project Location Map

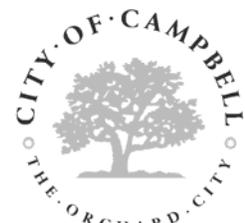
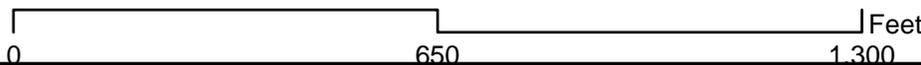


Project Location: 910 Michael Drive

Application Type: Site and Arch.

Planning File No.: PLN2016-143

Description: Addition and remodel.



Community Development Department
Planning Division

FIRE REPAIR & REMODEL AT: 910 MICHAEL DRIVE, CAMPBELL, CA

REVISIONS	BY



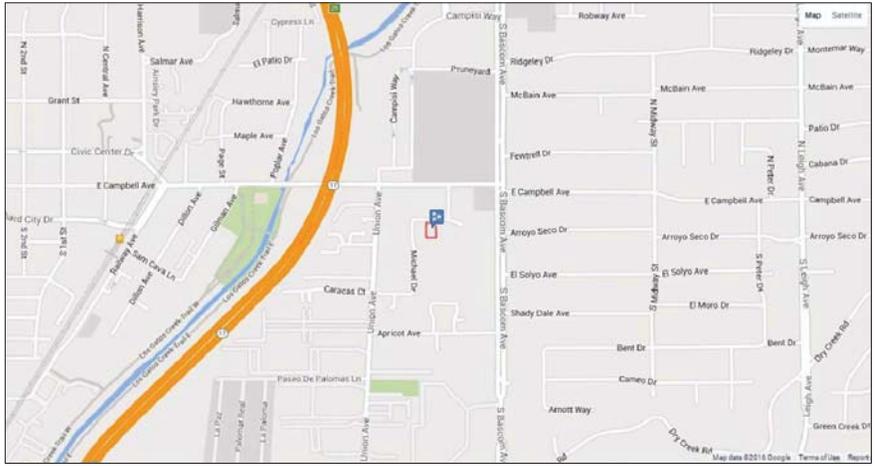
BASSA
Architecture
916.435.0609
408.674.9077

PROJECT SUMMARY

**NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA**

PROJECT SUMMARY

DATE:	4-15-2016
SCALE:	
DRAWN:	CB
JOB NO:	
SHEET NO.	A1
OF SHEETS	



VICINITY MAP

SHEET INDEX

- A1 PROJECT DATA
- A1.1 SITE PLAN
- A1.2 OPEN SPACE ANALYSIS
- A2.1 LOWER LEVEL FLOOR PLAN
- A2.2 UPPER LEVEL FLOOR PLAN

SHEET INDEX

910 MICHAEL DRIVE, CAMPBELL, CA
CAMPBELL, CA 95008

MIKE MASOUMI
(408) 666-2112

APN # 412-10-033

ZONING : MR
MUTI FAMILY RESIDENTIAL

LOT AREA: 10,750 SQ. FT.

EXISTING TOTAL UNITS: 5 UNITS IN 2 BUILDINGS
(FRONT BLDG. 2 UNITS / REAR BLDG. 3 UNITS)

EXISTING PARKING: 8 STALLS
5 COVERED, 3 UN-COVERED

PROJECT SCOPE:
REPAIR AND REMODEL OF THE FIRE DAMAGED REAR STRUCTURE

NO CHANGE PROPOSED AT THE FRONT STRUCTURE OPEN SPACE OR EXSITING PARKING.

TOTAL EXSITING SQUARE FOOTAGE: 4,096 SQ. FT.
PROPOSED SQUARE FOOTAGE: 4,202 SQ. FT.

REAR UNITS :
EXISTING REAR BUILDING : 1,920 SQ. FT.
PROPOSED REMODELED REAR UNIT : 2,026 SQ. FT.
ADDITION : 106 SQ. FT.

FRONT UNITS :
EXISTING FRONT BUILDING: 2,176 SQ. FT. (NO CHANGE)

NO CHANGE PROPOSED TO EXTERIOR ELEVATIONS DESIGN

EXSITING FAR: 38%
PROPOSED FAR: 39%

PROJECT SUMMARY

REVISIONS	BY

CB
BASSAI
Architecture
 916.433.0603
 4102 BROADFORD PL
 ROCKLIN, CA 95765



SITE PLAN

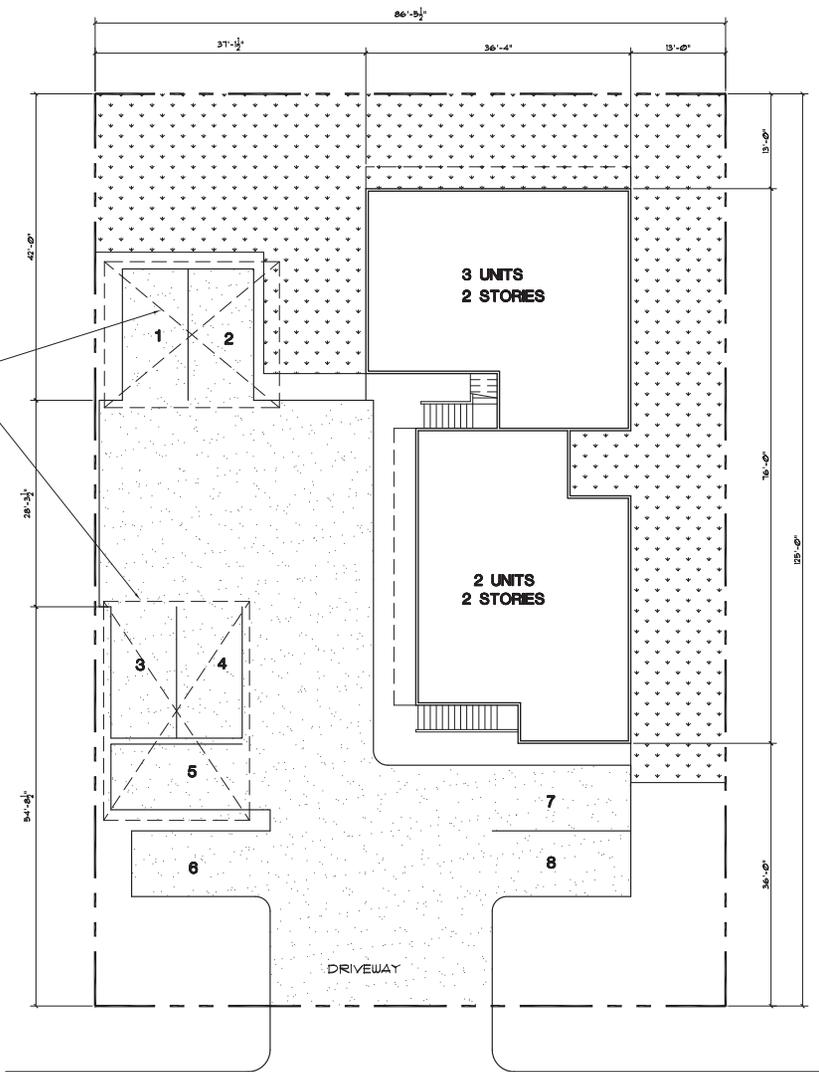
PROPOSED REMODEL AT :
910 MICHAEL DRIVE
CAMPBELL, CALIFORNIA

DATE: 4-19-2016
 SCALE: 1/8"=1'-0"
 DRAWN: CB
 JOB NO: -

SHEET NO:
A.11

OF SHEETS

INDICATES COVERED
 PARKING



910 MICHAEL DRIVE

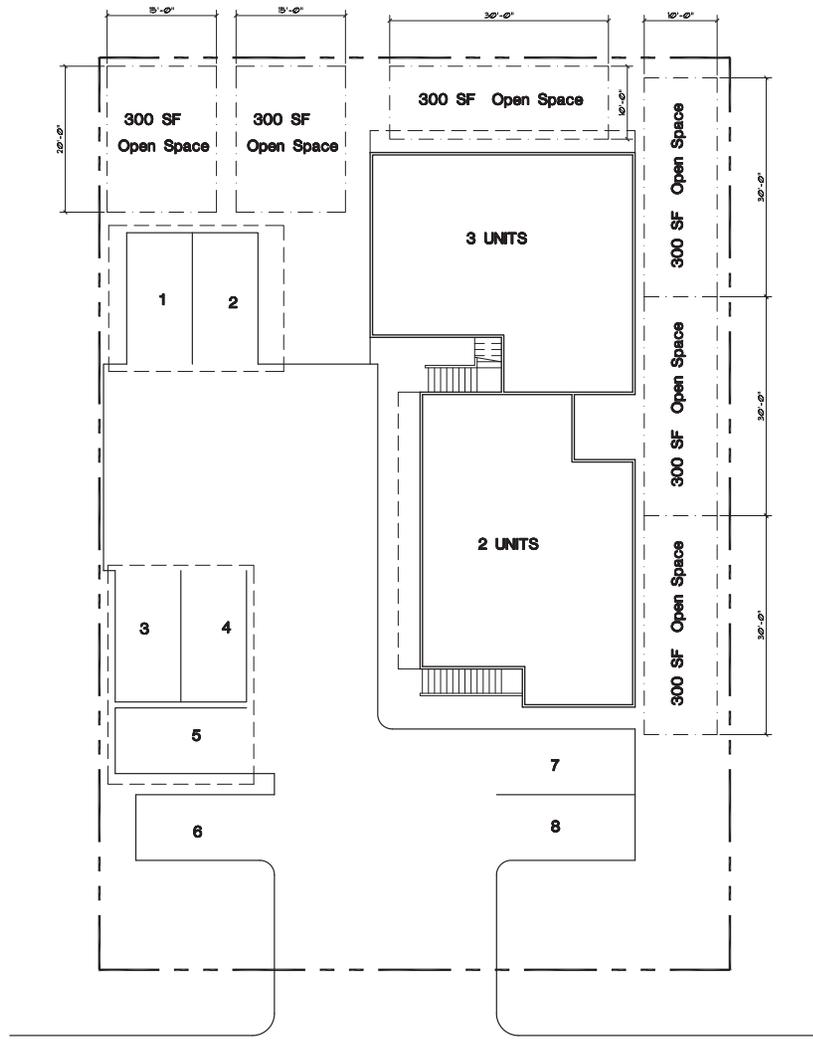


INDICATES TOTAL OPEN SPACE: 2,600 SQ. FT.

SITE PLAN

1/8"=1'-0"

COPY RIGHT NOTICE: THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF BASSAI ARCHITECTURE. NO PART OF THIS DRAWING OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BASSAI ARCHITECTURE. THE USER OF THIS DRAWING AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. BASSAI ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING AND SPECIFICATIONS. THE USER OF THIS DRAWING AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. BASSAI ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING AND SPECIFICATIONS.



910 MICHAEL DRIVE

 PROVIDED AT LEAST 300 SQ. FT. OPEN SPACE PER UNIT

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Architecture
 916.433.0603
 4102 BROADFORD PL
 ROCKLIN, CA 95764



OPEN SPACE ANALYSIS

PROPOSED REMODEL AT :
910 MICHAEL DRIVE
CAMPBELL, CALIFORNIA

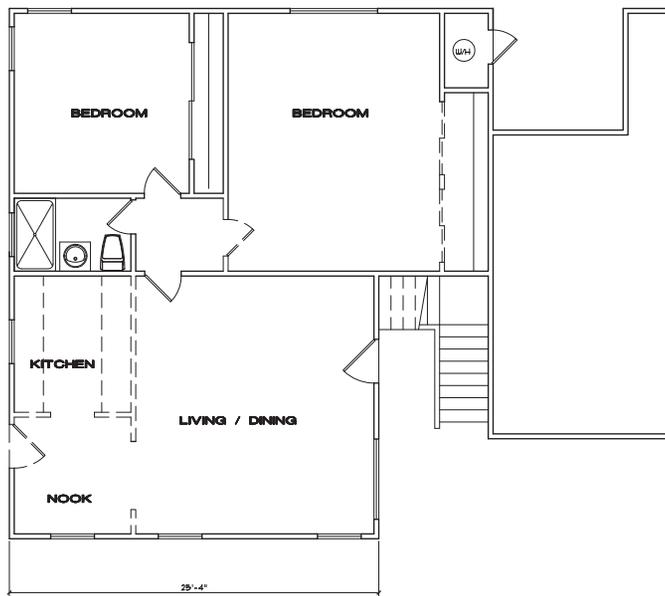
DATE: 4-19-2016
 SCALE: 1/8"=1'-0"
 DRAWN: CB
 JOB NO:

SHEET NO:
A1.2

OPEN SPACE ANALYSIS

1/8"=1'-0" OF SHEETS

100% MEANS SHALL BE USED FOR ALL DIMENSIONS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. THE DESIGN AND SPECIFICATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.



EXISTING LOWER LEVEL
 +/- 1,030 SQ. FT.

WALLS LEGEND:

- INDICATES NEW WALLS (2 X4 DFP @ 16" OC)
- INDICATES EXISTING WALLS TO REMAIN
- INDICATES WALLS TO BE REMOVED



PROPOSED LOWER LEVEL
 +/- 1,030 SQ. FT.
 (NO CHANGE)

REVISIONS	BY



BASSAI
Architecture
 916.433.0603
 492 BROADFORD PL
 ROCKLIN, CA 95765



**LOWER LEVEL
 FLOOR PLAN**

**PROPOSED REMODEL AT :
 910 MICHAEL DRIVE
 CAMPBELL, CALIFORNIA**

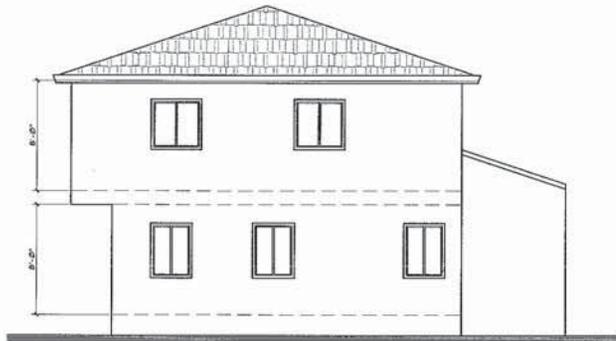
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SCALE:	1/4"=1'-0"
DRAWN:	CB
JOB NO.:	

SHEET NO.
A2.1

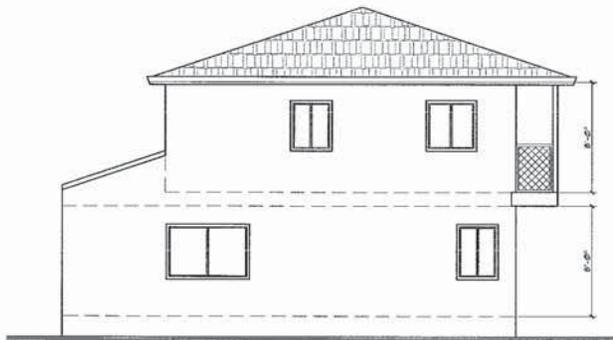
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EXISTING REAR ELEVATION - NORTH



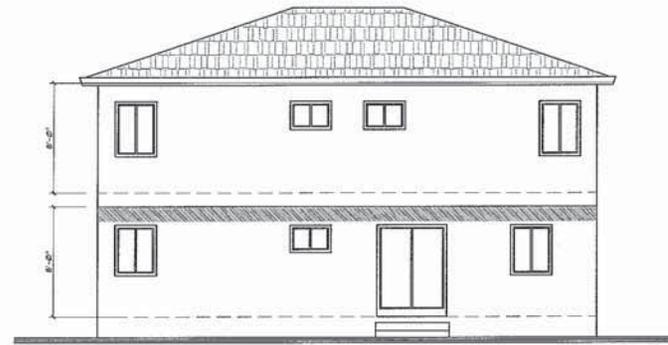
EXISTING SIDE ELEVATION - WEST



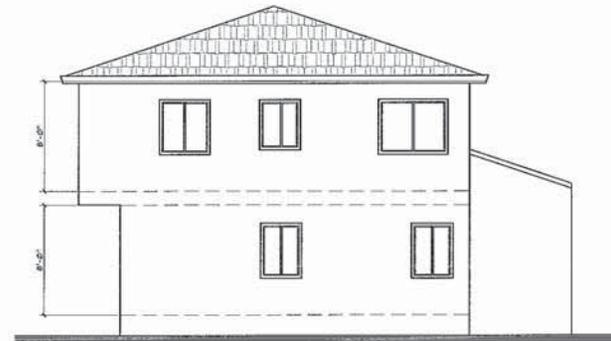
EXISTING SIDE ELEVATION - EAST

EXISTING ELEVATIONS

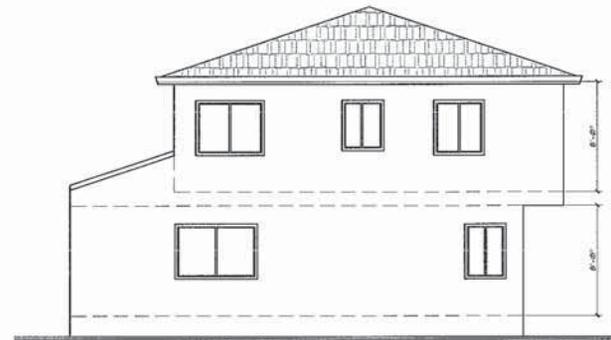
1/4" = 1'-0"



NEW REAR ELEVATION - NORTH



NEW SIDE LEVATION - WEST



NEW SIDE LEVATION - EAST

PROPOSED NEW ELEVATIONS

1/4" = 1'-0"

REVISIONS	BY



BASSAL
Architecture
 916.435.0605
 4982 BRADFORD PL.
 ROCKLEDGE, CA 95765

EXTERIOR
 ELEVATIONS

PROPOSED REMODEL AT :
 910 MICHAEL DRIVE
 CAMPBELL, CALIFORNIA

DATE: 4-28-2016
 SCALE: 1/4" = 1'-0"
 DRAWN: CB
 JOB NO.

SHEET NO.
A3.1

OF 34812