



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

October 14, 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, **October 25, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of HOMETEC Architecture for a Site and Architectural Review Permit (PLN2016-237) to allow a single-story addition to an existing single-family residence on property located at **786 Cambrian Drive**. Staff is recommending that this item 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.

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'.

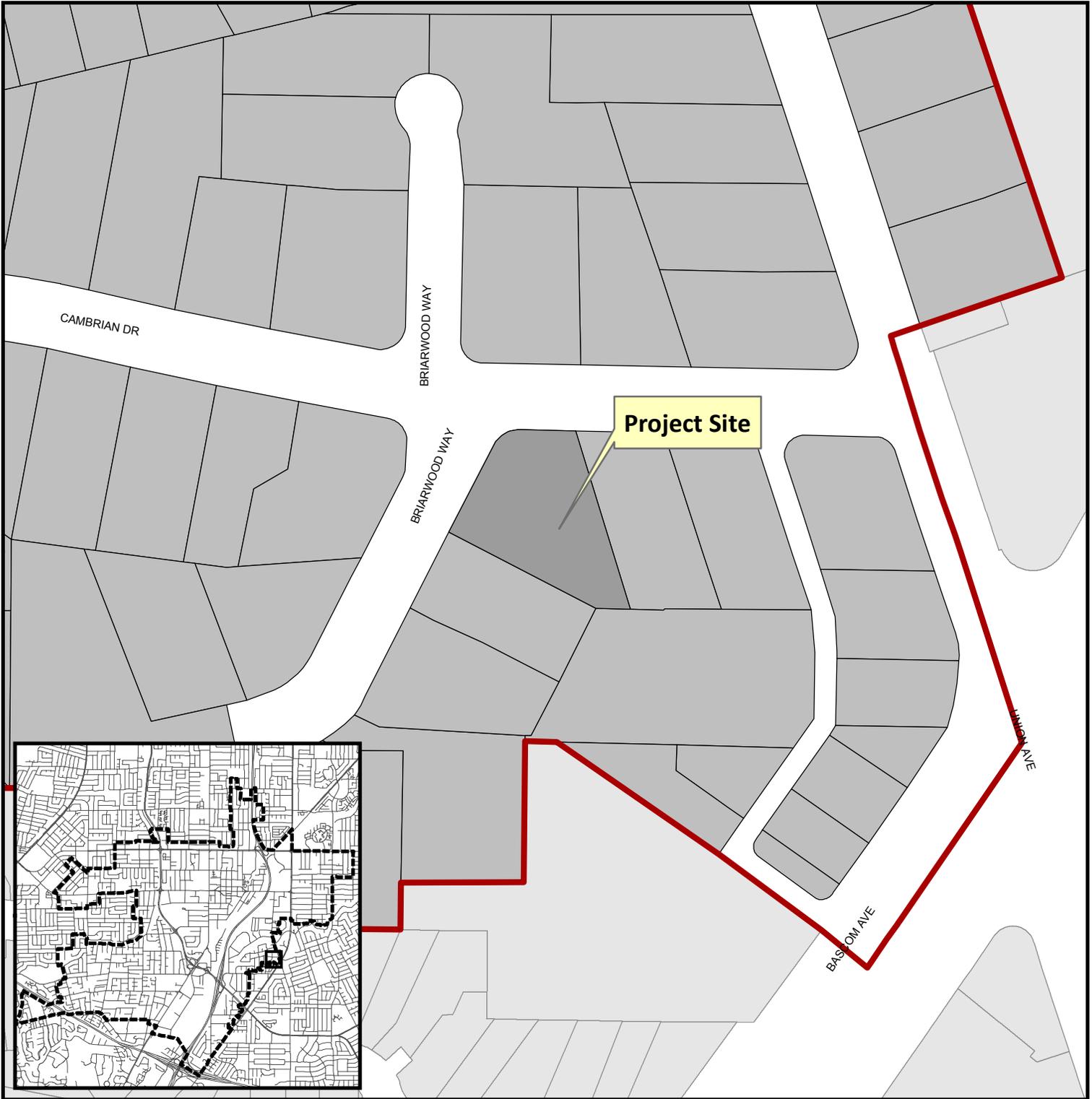
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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: **786 Cambrian Drive**

# Project Location Map

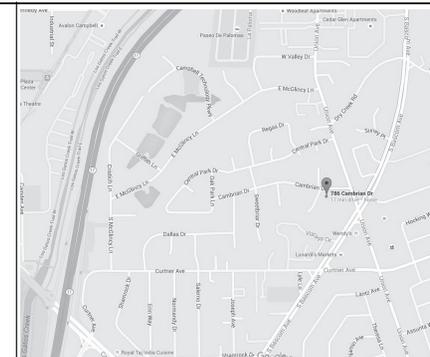
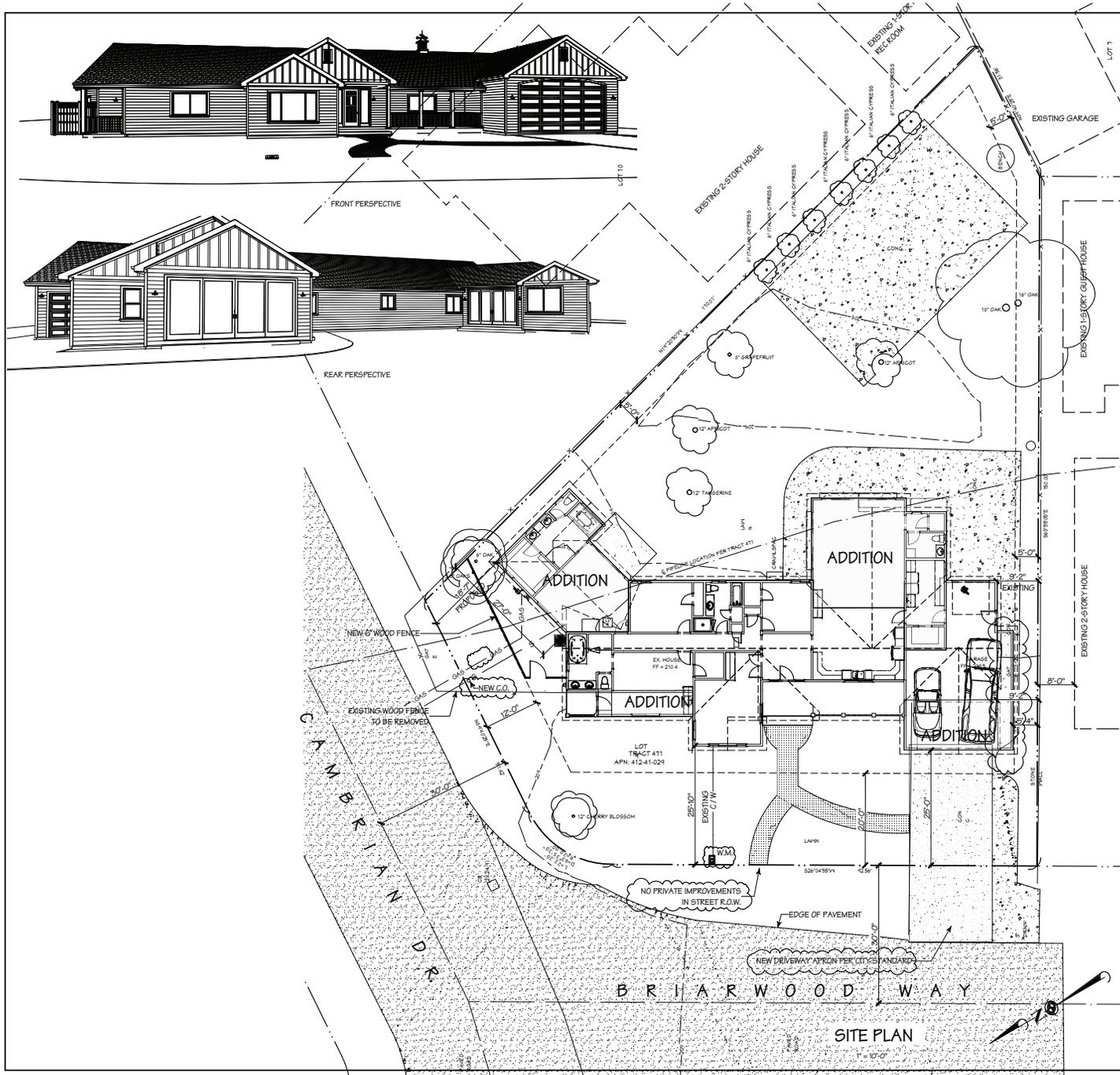


**Project Location:** 786 Cambrian Dr.  
**Application Type:** Site and Arch. Review Permit  
**Planning File No.:** PLN2016-237



Community Development Department  
Planning Division





VICINITY MAP

A.P.N.:	412 - 41 - 029
ZONING:	R 1 - B
LOT SIZE:	15,510 S.F.
EXISTING HOUSE:	1,607 S.F.
ADDITION:	1,264 S.F.
GARAGE CONVERT:	131 S.F.
TOTAL HOUSE:	3,002 S.F.
EXISTING GARAGE:	512 - 131 = 381 S.F. (REMAINING)
GARAGE ADDITION:	307 S.F.
NEW GARAGE:	688 S.F.
F.A.R. ALLOWED:	15,510 X .45 = 6,979.5 S.F.
PROPOSED:	3,695 = 23.8%
LOT COV. ALLOWED:	15,510 X .40 = 6,204 S.F.
PROPOSED:	3,864 = 24.9%
TYPE OF CONSTRUCTION:	VB
OCCUPANCY GROUP:	R-3, U
THIS PROJECT SHALL COMPLY WITH 2015 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.	

SITE DATA

- SHEET INDEX
- A-1 SITE PLAN
  - A-2 EXISTING FLOOR PLAN, ELEVATIONS
  - A-3 NEW FLOOR PLAN
  - A-4 ELEVATIONS
  - A-5 SECTIONS
  - A-6 AREA CALC'S, STREET SCAPE

REVISIONS	BY
PLANNING	
8-15-16	
OWNER CHANGE	
9-29-16	

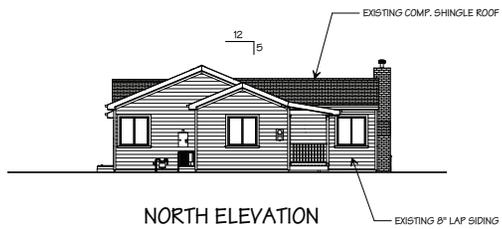
  

**HOMETEC**  
ARCHITECTURE, INC.

RICHARD A. HARTMAN  
AIA  
40000 40th  
Beverly Hills, CA 90212

**ADDITION & REMODEL FOR:**  
**GREG STAPLES & MAGGIE OSTROWSKI**  
786 CAMBRIAN DRIVE, CAMPBELL, CA 95008

Date	7-20-16
Scale	1" = 10'-0"
Drawn	RAH
Job	15-046
Sheet	<b>A-1</b>
of	Sheets



NORTH ELEVATION



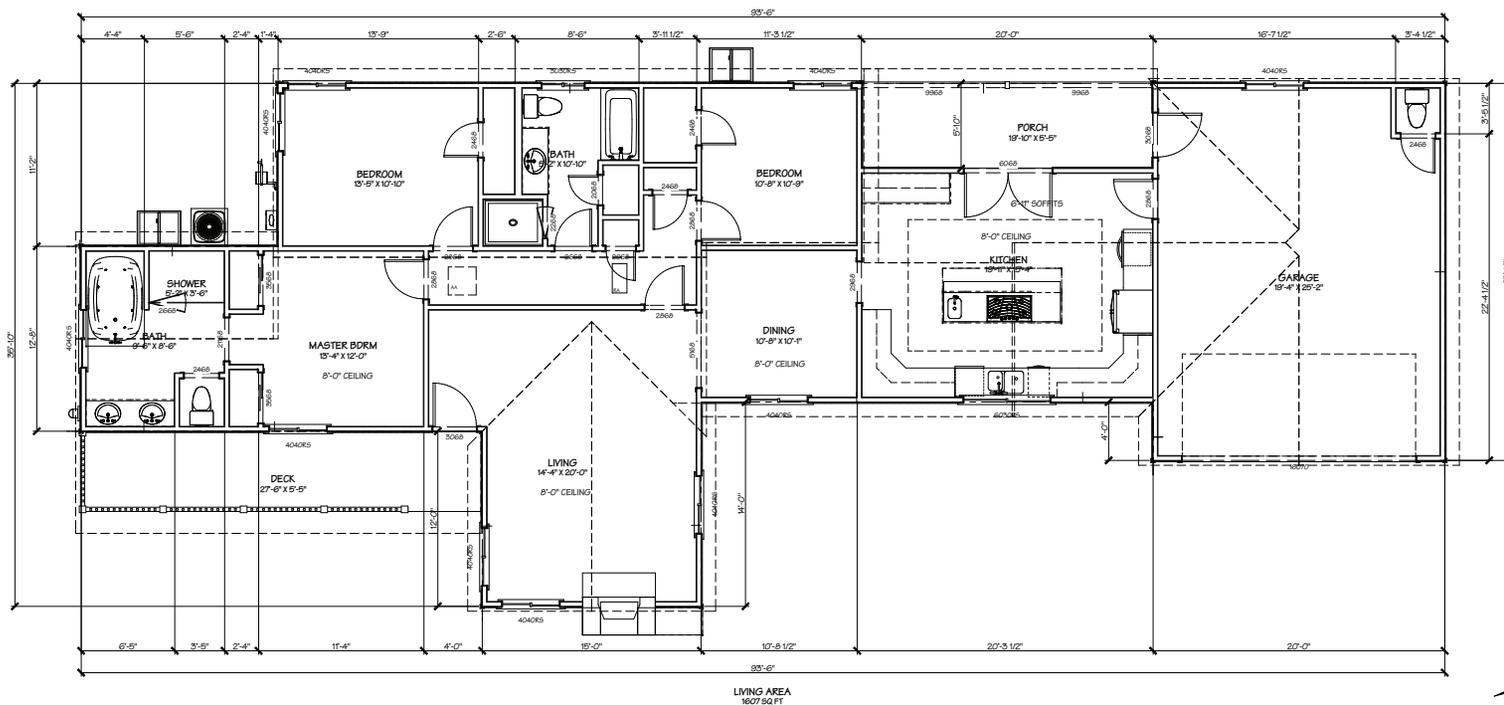
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



LIVING AREA  
1607.64 FT<sup>2</sup>

EXISTING FLOOR PLAN

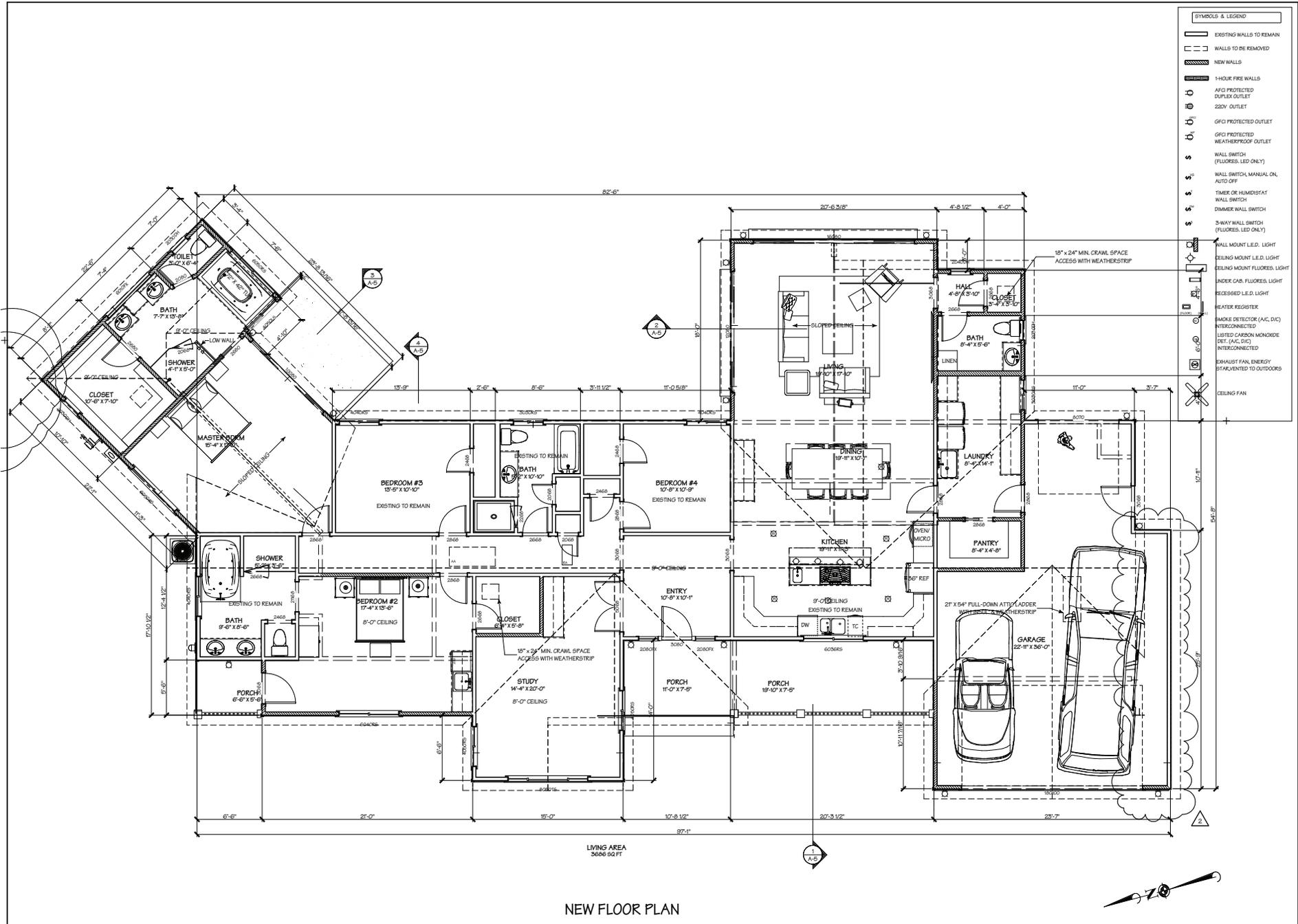


REVISIONS	BY
PLANNING 8-15-16	△
OWNER CHANGE 9-29-16	△

**HOMETEC**  
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RICHARD A. HARTMAN  
AIA  
408.995.4508  
Richard.Hartman@hometec.com

ADDITION & REMODEL FOR:  
**GREG STAPLES & MAGGIE OSTROWSKI**  
786 CAMBRIAN DRIVE, CAMPBELL, CA 95008

Date	7 - 20 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	15-048
Sheet	A-2
of	Sheets



NEW FLOOR PLAN

SYMBOLS & LEGEND	
[Solid line]	EXISTING WALLS TO REMAIN
[Dashed line]	WALLS TO BE REMOVED
[Thick solid line]	NEW WALLS
[Thin solid line]	1-HOUR FIRE WALLS
[Circle with 'A']	AFG PROTECTED DUPLEX OUTLET
[Circle with 'B']	220V OUTLET
[Circle with 'C']	GFG PROTECTED OUTLET
[Circle with 'D']	GFG PROTECTED WEATHERPROOF OUTLET
[Circle with 'E']	WALL SWITCH (FLUORES, LED ONLY)
[Circle with 'F']	WALL SWITCH, MANUAL ON, AUTO OFF
[Circle with 'G']	TIMER OR HUMIDIST WALL SWITCH
[Circle with 'H']	DIMMER WALL SWITCH
[Circle with 'I']	3-WAY WALL SWITCH (FLUORES, LED ONLY)
[Circle with 'J']	WALL MOUNT L.E.D. LIGHT
[Circle with 'K']	CEILING MOUNT L.E.D. LIGHT
[Circle with 'L']	CEILING MOUNT FLUORES LIGHT
[Circle with 'M']	UNDER CAB. FLUORES LIGHT
[Circle with 'N']	RECESSED L.E.D. LIGHT
[Circle with 'O']	HEATER REGISTER
[Circle with 'P']	SMOKE DETECTOR (A.C. D.C.)
[Circle with 'Q']	INTERCONNECTED LISTED CARBON MONOXIDE DET. (A.C. D.C.)
[Circle with 'R']	INTERCONNECTED EXHAUST FAN, ENERGY STAR, VENTED TO OUTDOORS
[Circle with 'S']	CEILING FAN

REVISIONS	BY
PLANNING 8-15-16	[Symbol]
OWNER CHANGE 9-23-16	[Symbol]

<b>HOMETEC</b> ARCHITECTURE, INC. 415 NORTH FIRST STREET, SAN JOSE, CA 95112	
ADDITION & REMODEL FOR: <b>GREG STAPLES &amp; MAGGIE OSTROWSKI</b> 786 CAMBRIAN DRIVE, CAMPBELL, CA 95008	RICHARD A. HARTMAN A.I.A. 480-995-6506 Richard@hometec.com

Date	7-20-16
Scale	1/4" = 1'-0"
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COMPOSITION SHINGLES WITH 30 LB. FELT UNDERLAYMENT, CLASS "A". INSTALL PER MANUFACTURER'S INSTRUCTIONS  
CERTAINTEED "PRESIDENTIAL "AUTUMN BLEND"



WEST ELEVATION

SLOPE FINISH GRADE AT 5% MIN. FOR 12' AWAY FROM HOUSE & 1% MIN. TO AN APPROVED FACILITY

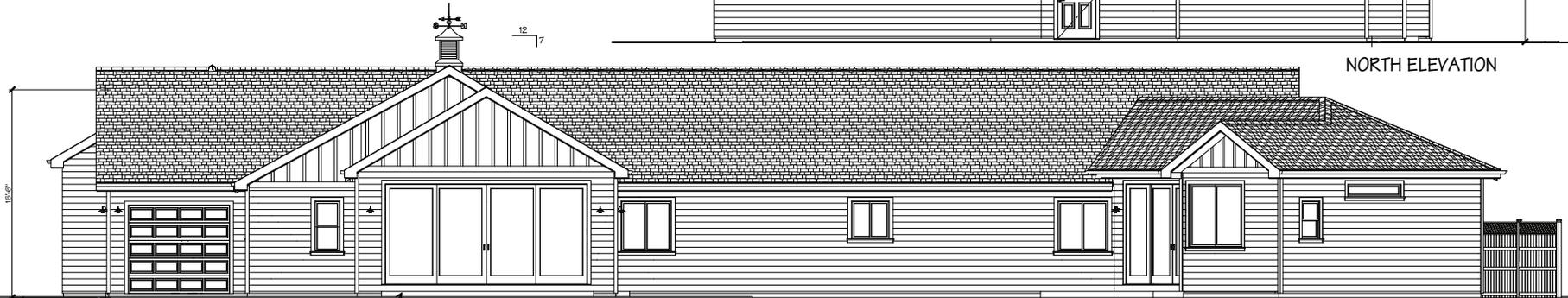
8" V-RUSTIC "HARDIE PLANK" SIDING OVER (1) LAYER OF TYPE I, NO. 15 ASPHALT SATURATED FELT COMPLYING TO ASTM D 226.  
COLOR: "BUFF STONE" BY KELLY-MOORE #KM6704

MIN. 4" TALL STREET ADDRESS NUMERALS OF CONTRASTING COLOR TO BACKGROUND.

EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM, AND SHALL USE DOWN-DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCRUCH ONTO ADJACENT PROPERTIES.



NORTH ELEVATION



EAST ELEVATION

36" CONCRETE LANDING AS REQUIRED, 4" MIN. 7" MAX. STEP DOWN WITH 5/4" MAX. THRESHOLD @ SLIDERS & 1/2" MAX. THRESHOLD @ DOORS



SOUTH ELEVATION

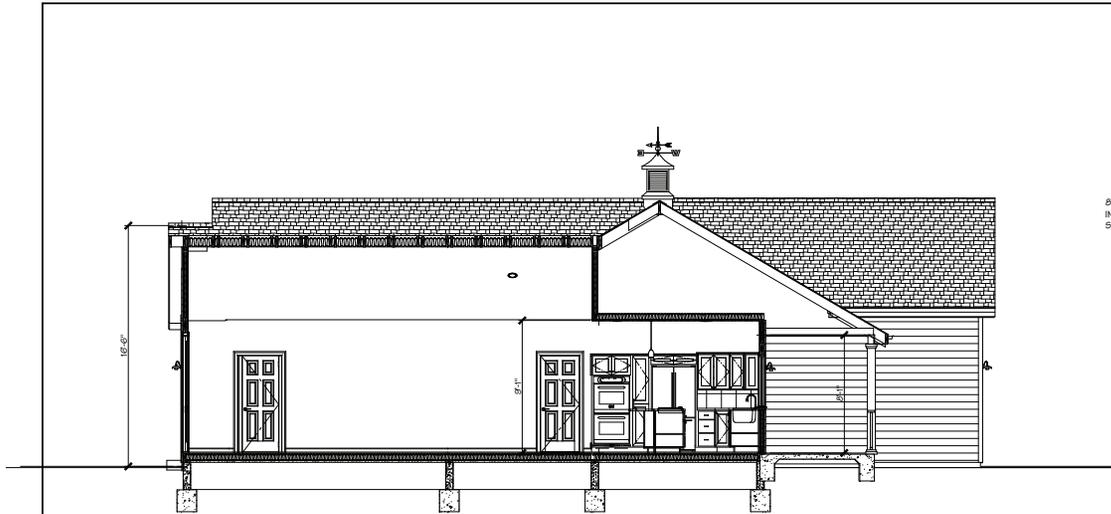
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OWNER CHANGE 9-29-16	▲

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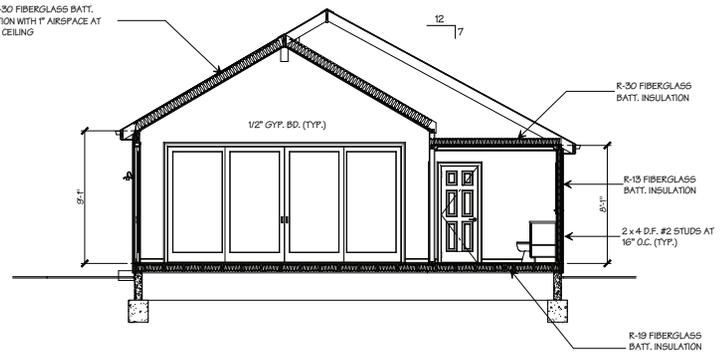
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**A-4**  
of Sheets



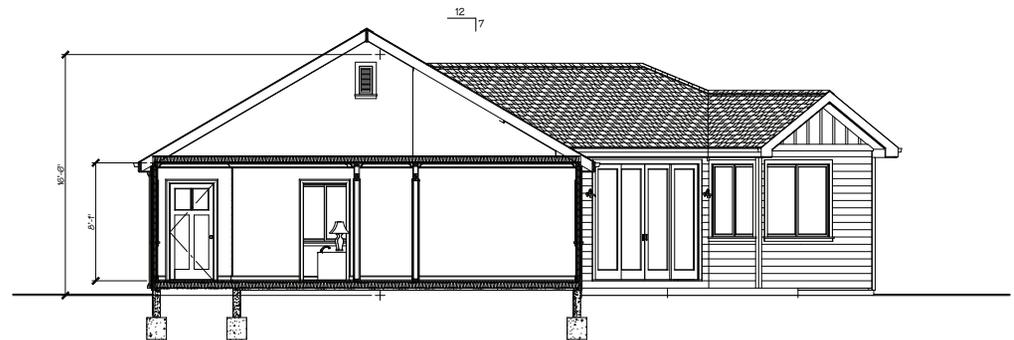
① SECTION



② SECTION



③ SECTION



④ SECTION

REVISIONS	BY
PLANNING 8-15-16	△
OWNER CHANGE 9-25-16	△

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 Sheet

**A-5**  
 of Sheets

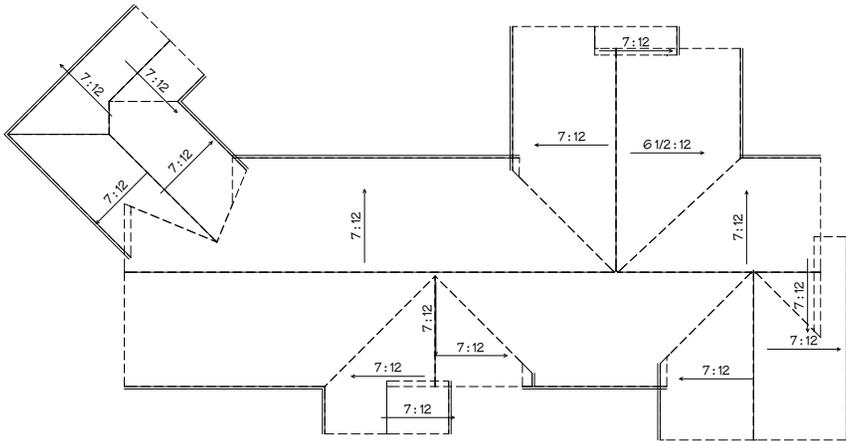


C A M B R A I N D R.

SUBJECT



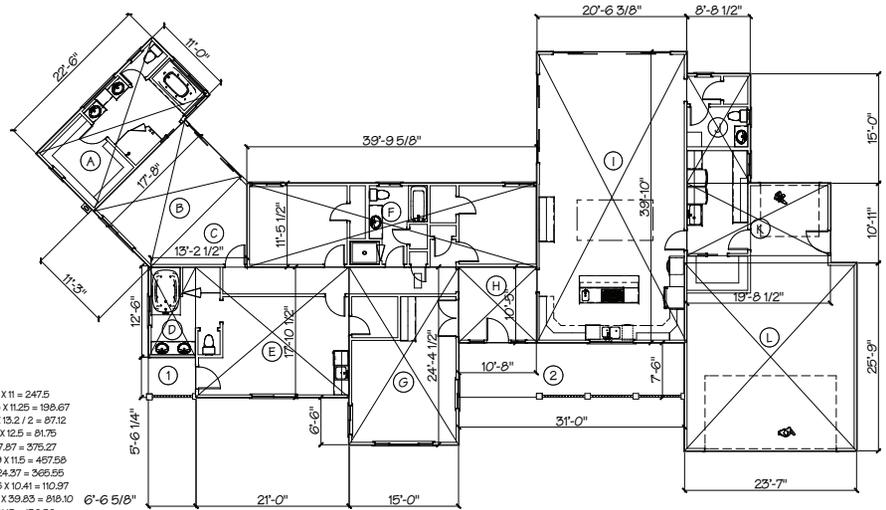
B R I A R W O O D W A Y



ROOF PLAN

- A : 22.5 X 11 = 247.5
- B : 17.66 X 11.25 = 199.67
- C : 13.2 X 13.2 / 2 = 87.12
- D : 6.54 X 12.5 = 81.75
- E : 21 X 17.87 = 375.27
- F : 39.79 X 11.5 = 457.58
- G : 15 X 24.27 = 365.55
- H : 10.66 X 10.41 = 110.97
- I : 20.54 X 39.85 = 819.10
- J : 8.70 X 15 = 130.50
- K : 19.70 X 10.91 = 214.92
- L : 23.59 X 25.75 = 607.18

TOTAL = 3,695.11 S.F.



AREA CALCULATIONS



REVISIONS	BY
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OWNER CHANGE 9-25-16	△

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