



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 Saul Flores for a Site and Architectural Review Permit (PLN2015-274) to allow the construction of a new office building and a Parking Modification Permit (PLN2015-275) on property located at **95 E. Hamilton Avenue**. 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'.

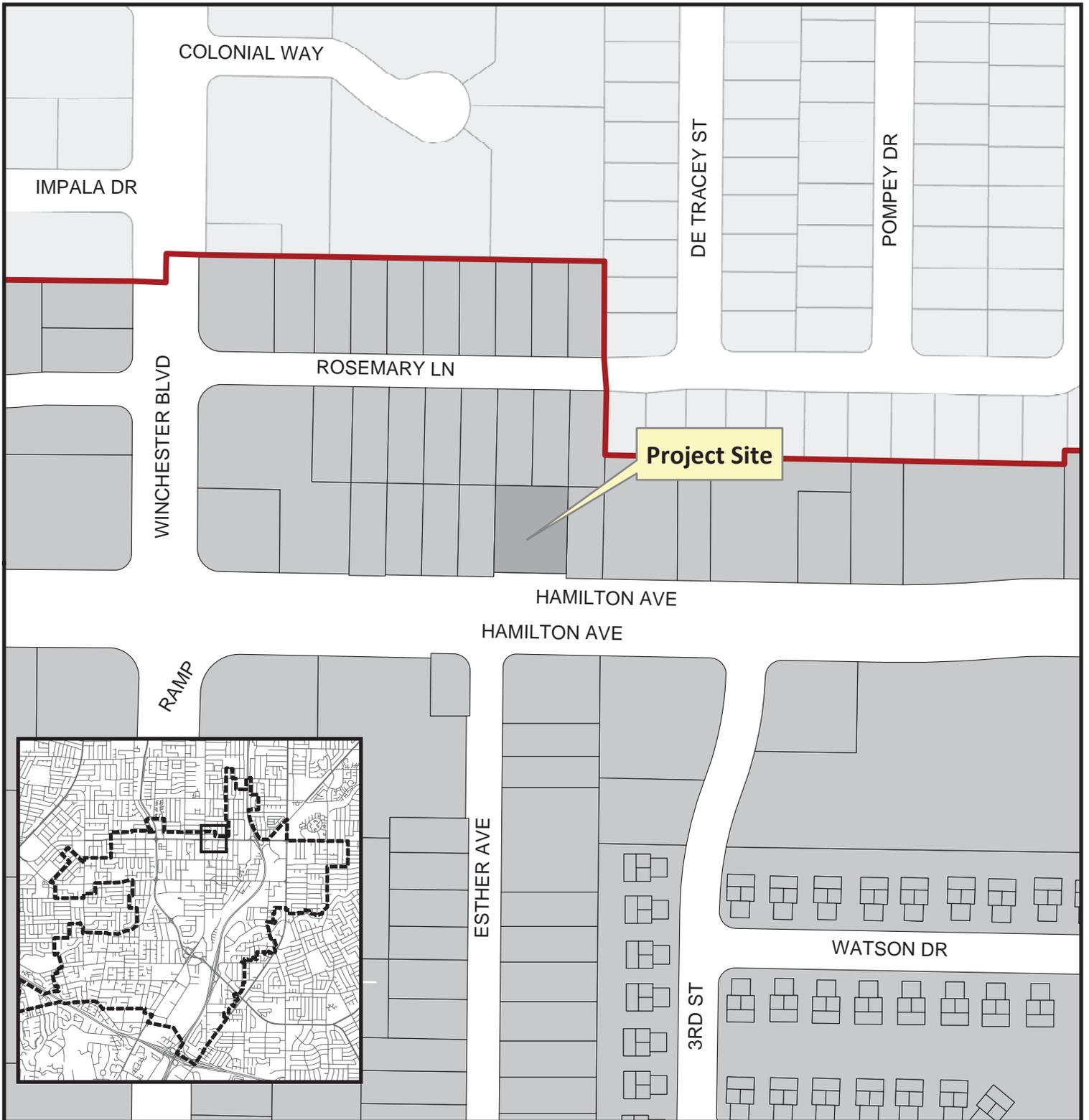
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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: **95 E. Hamilton Avenue**

Project Location Map



Project Location: 95 E. Hamilton Ave.

Application Type: Site and Architectural Review,
Tree Removal Permit

Planning File No.: PLN2015-274

Description: New two-story 5,850 sq. ft. office building
and removal of four protected redwood trees



Community Development Department
Planning Division



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95 E HAMILTON AVE



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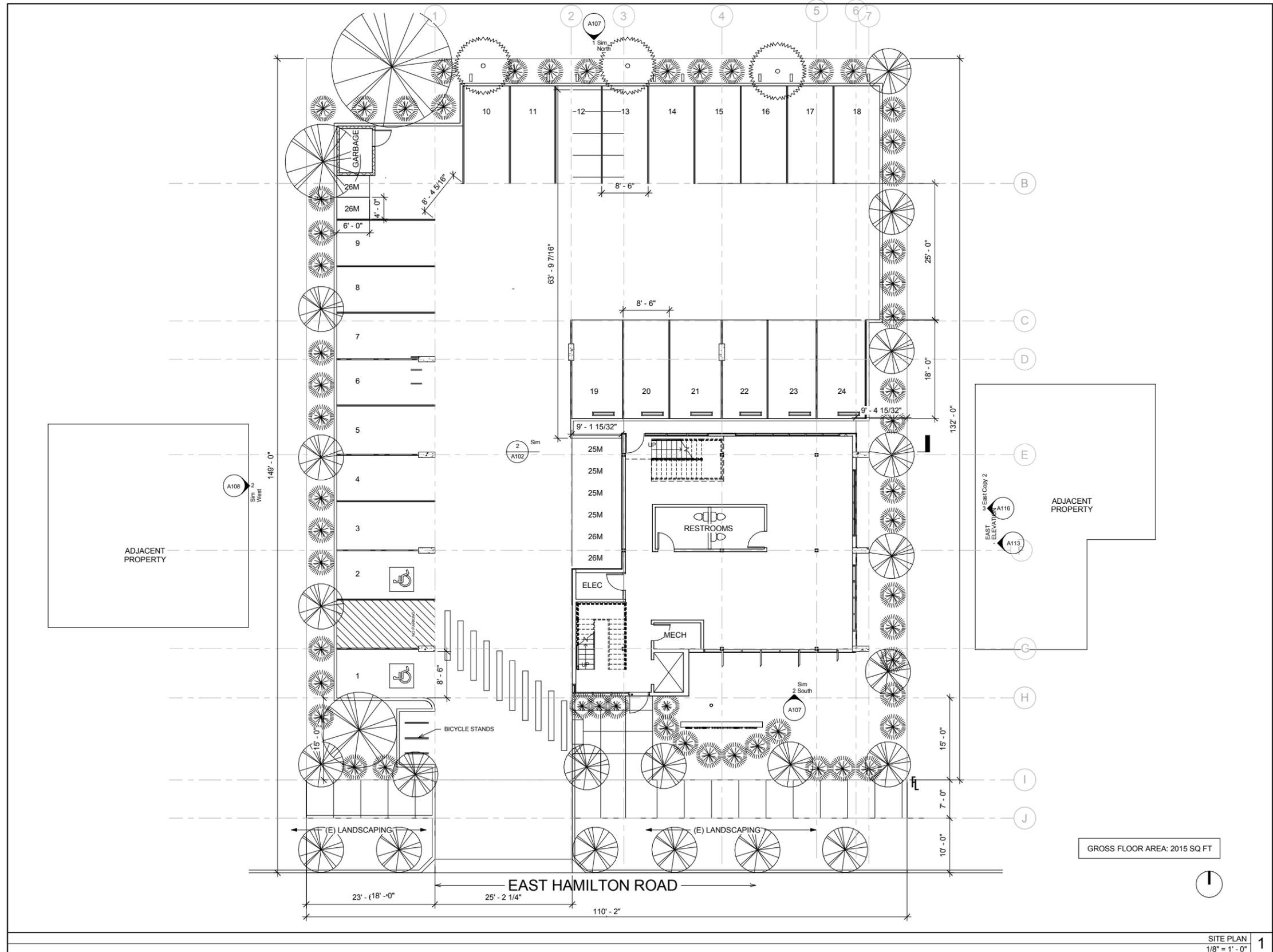
NO. DATE ISSUE

DRAWING TITLE
GROUND LEVEL PLAN

STATUS

JOB NO. 16006
DRAWN BY VSD
SHEET NO.

A101



SITE PLAN
1/8" = 1'-0" 1



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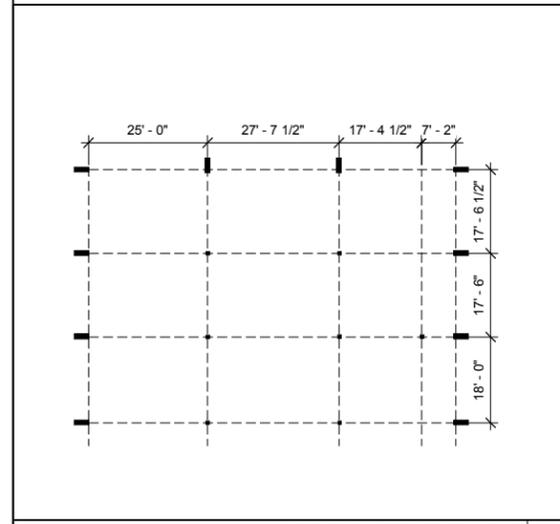
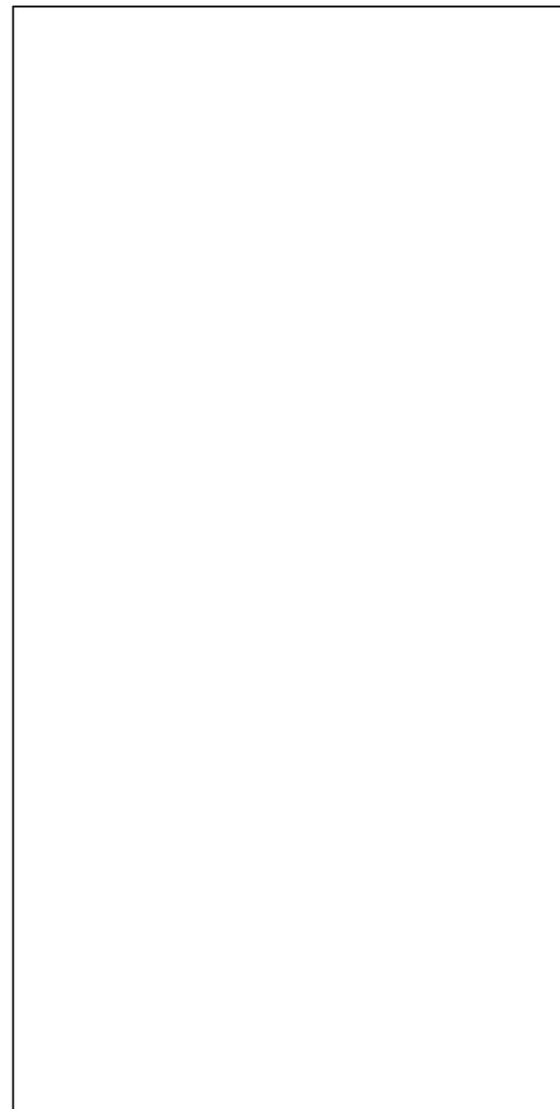
NO. DATE ISSUE

DRAWING TITLE
LEVEL 2 PLAN

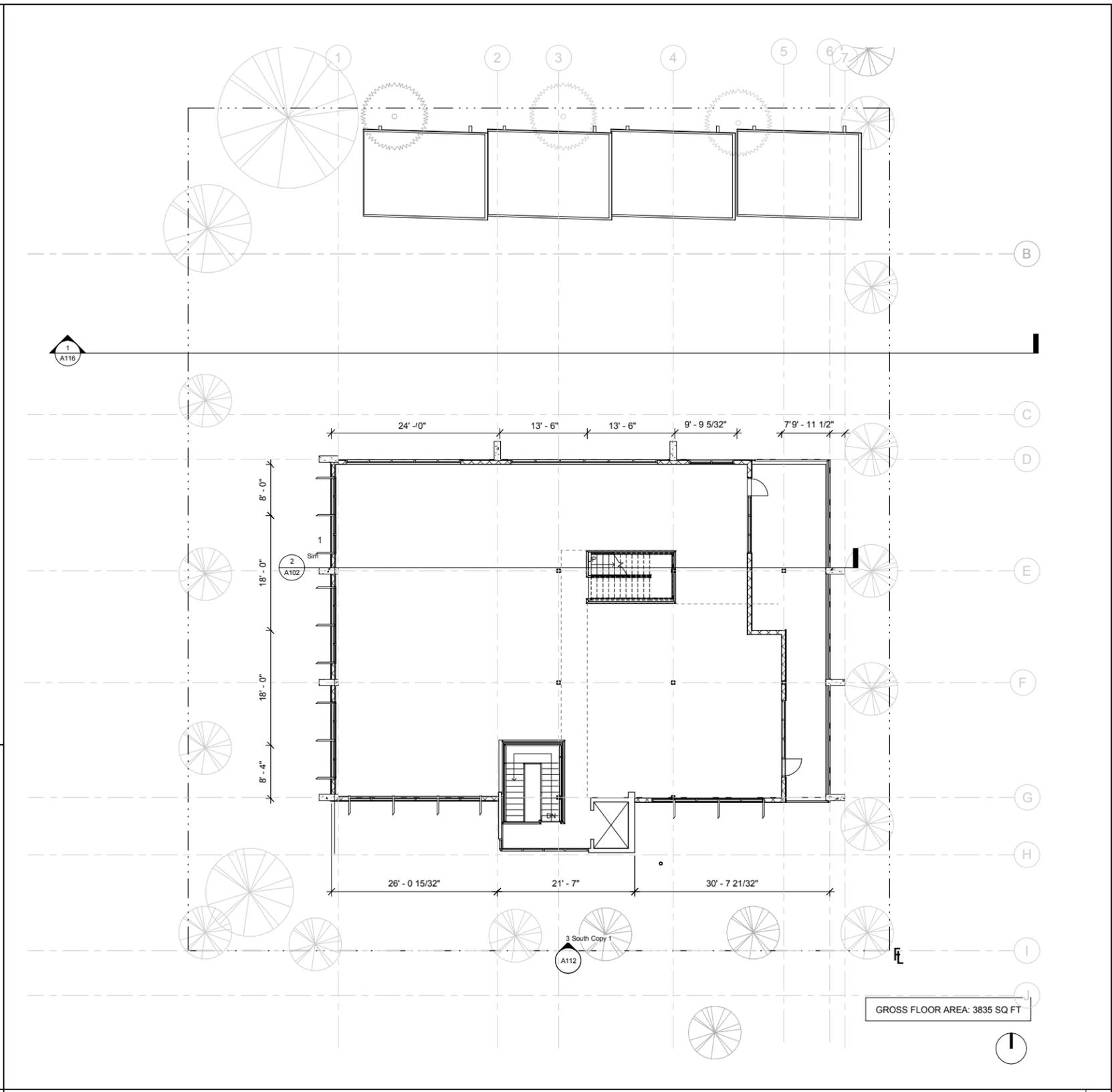
STATUS

JOB NO. 16006
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SHEET NO.

A102



STRUCTURAL GRID DIAGRAM PLAN
1/16" = 1' - 0" 2



SECOND FLOOR PLAN
1/8" = 1' - 0" 1



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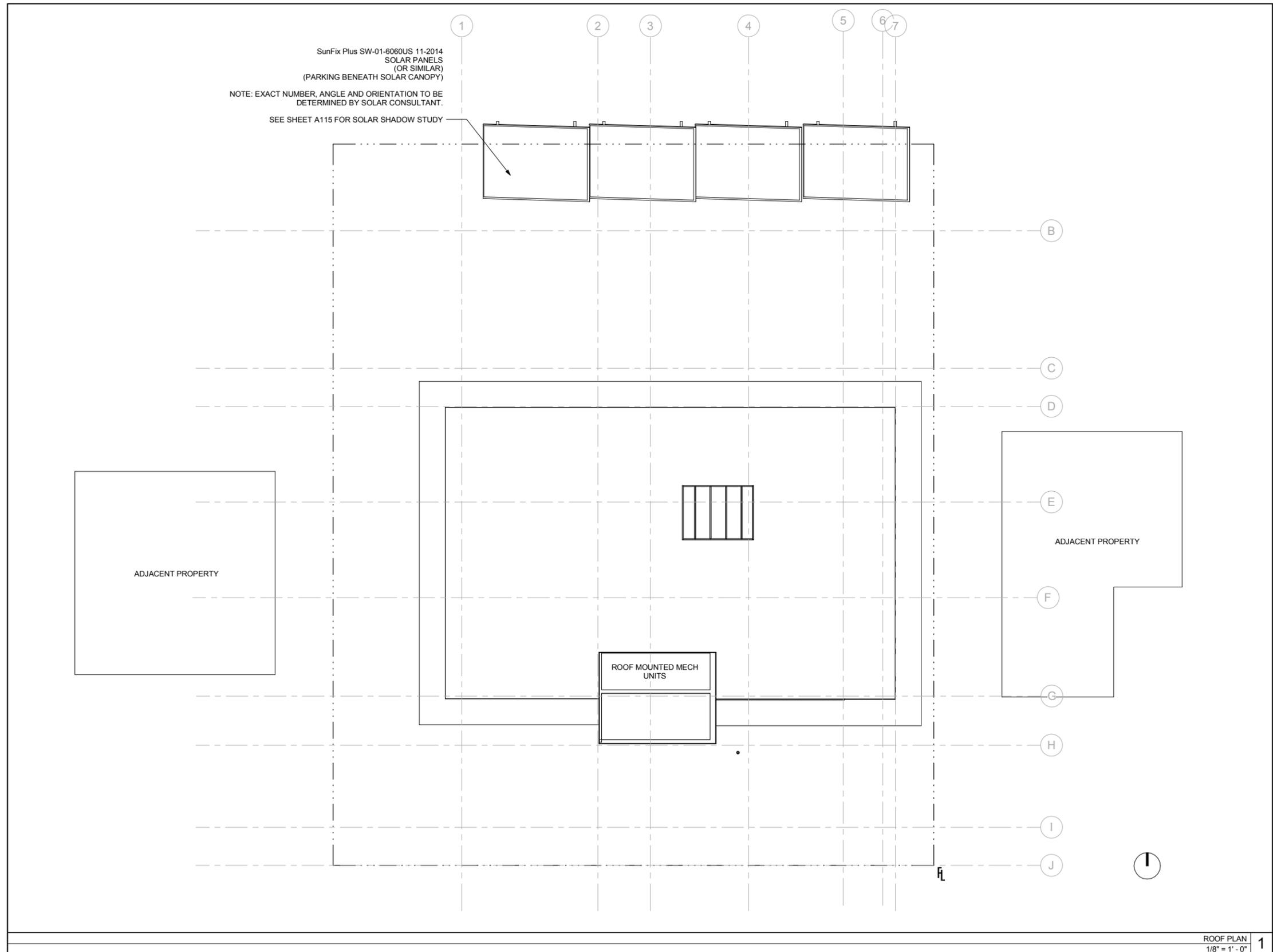
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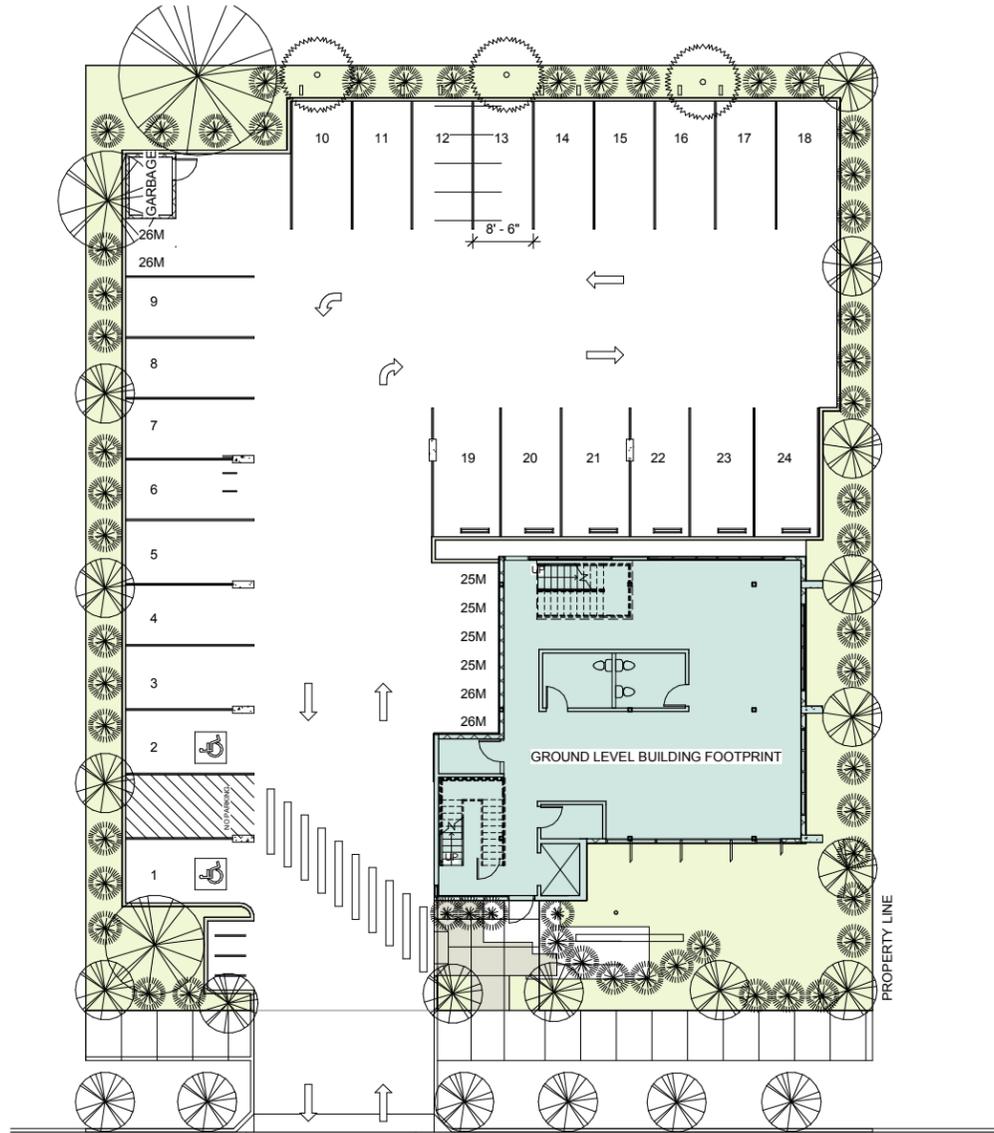
DRAWING TITLE
ROOF PLAN

STATUS

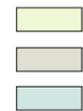
JOB NO. 16006
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 SHEET NO.

A103





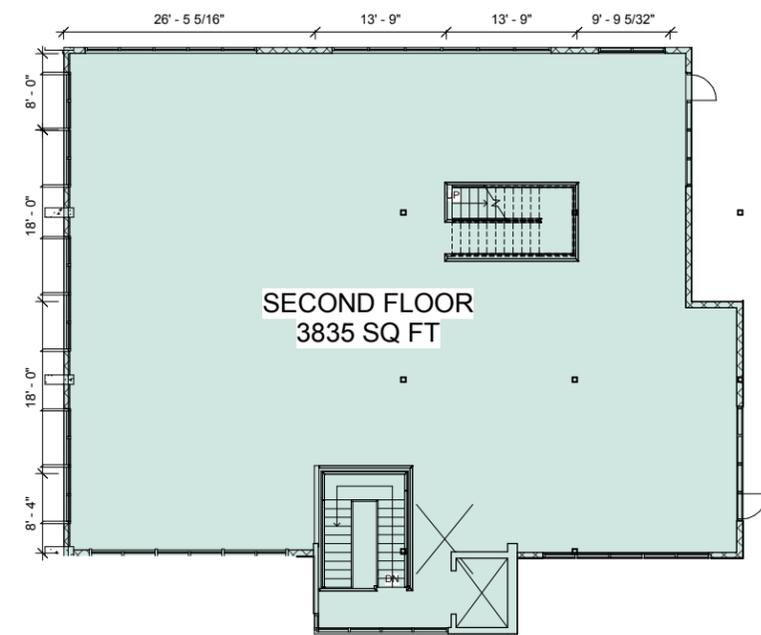
LEVEL	FLOOR AREA
GROUND FLOOR	1,991 SF
LEVEL 2	3,848 SF
GROSS FLOOR AREA	5,839 SF



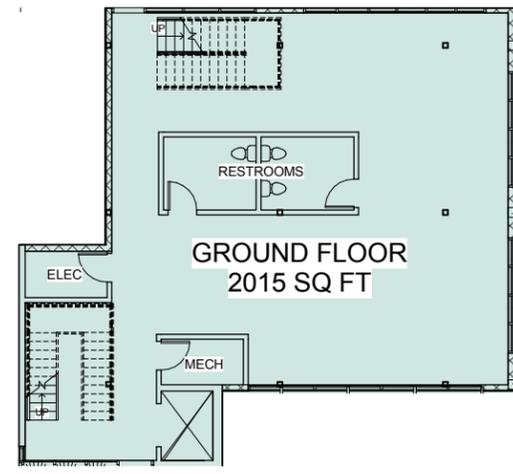
	AREA	PERCENTAGE OF SITE
NET SITE	15,093 SF	100%
LANDSCAPING	3,339 SF	22%
PAVING	447 SF	3%
BUILDING (GROSS)	5,839 SF	38.7%

	AREA
FRONT SETBACK AREA	1,647 SF
PAVING IN FRONT SETBACK	150 SF
PERCENTAGE OF SETBACK PAVING	9%

GROUND FLOOR
1/8" = 1' - 0" 3



LEVEL 2
1/8" = 1' - 0" 2



GROUND FLOOR
1/8" = 1' - 0" 1



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DRAWING TITLE
FLOOR BLOCK DIAGRAM

STATUS

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A104

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NO.	DATE	ISSUE

DRAWING TITLE
TREE REMOVAL & PLANTING PLAN

STATUS

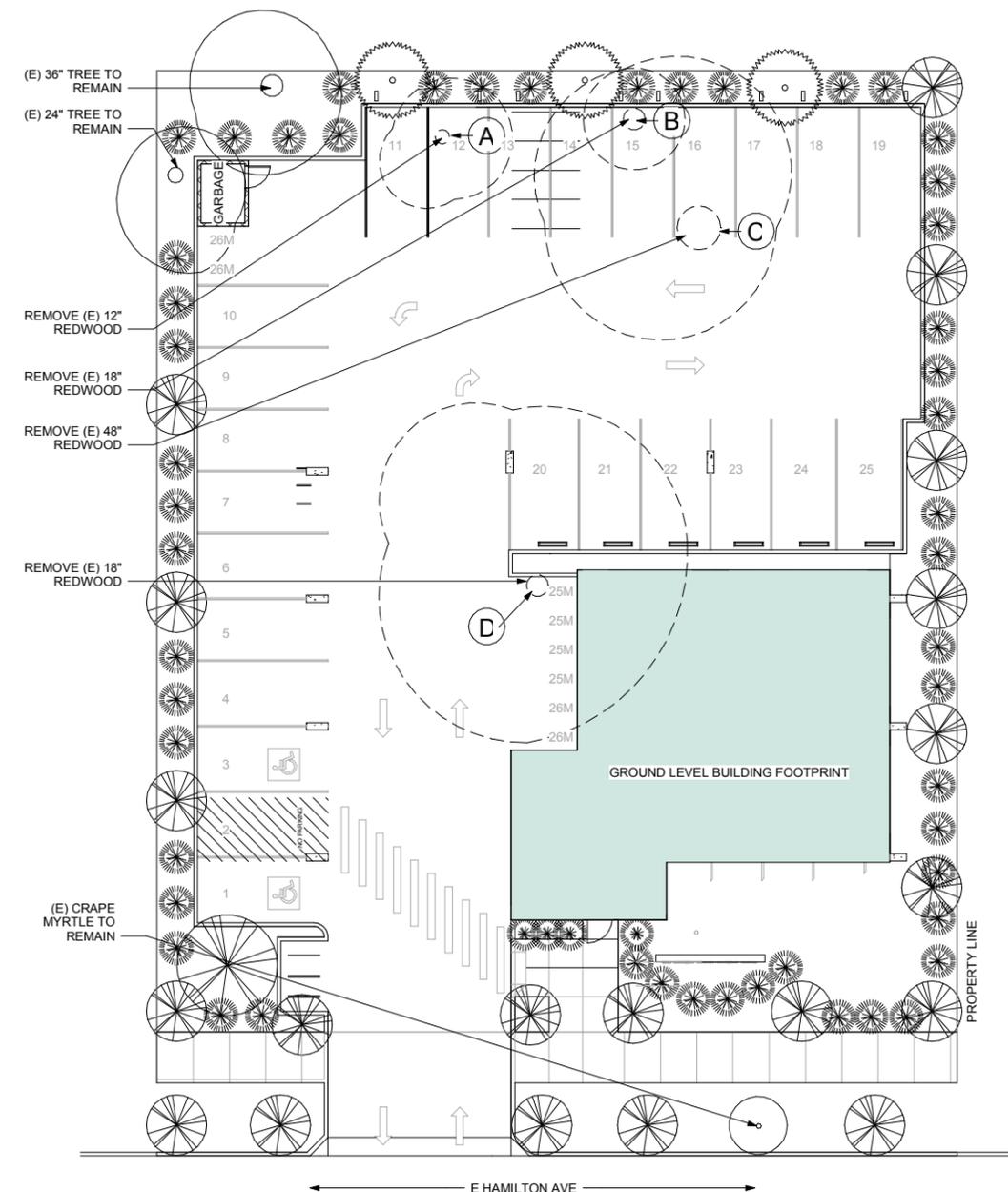
JOB NO. 16006
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SHEET NO.

A105



LEGEND

- (E) TREE TO BE REMAIN
- (E) TREE TO BE REMOVED
- (N) 15' EVERGREEN ASH TREE
- (N) DROUGHT RESISTANT MEXICAN FEATHERGRASS SHRUB
- (N) LANDSCAPING
- (N) PAVING
- (N) BUILDING GROUND FLOOR FOOTPRINT





File No. _____
 Date Filed _____
 City of Campbell, 70 N. First Street, Campbell, CA 95008, (408) 866-2140

TREE REMOVAL PERMIT APPLICATION
Filed Independent of a Development Application

Property Address 95 E HAMILTON AVE Community Name (if applicable) _____
 Name of Property Owner SAUL FLORES Phone 408-710-6725 Email saul@groundzerosj.com
 Property Owner's Mailing Address 7076 KINDRA HILL DR. SAN JOSE, CA 95120
 Name of Applicant SAUL FLORES Phone 408-710-6725 Email saul@groundzerosj.com
 Applicant's Mailing Address 7076 KINDRA HILL DR. SAN JOSE, CA 95120

	Species of Tree(s) (see last page for a list of "protected trees")	Size of Tree(s) (diameter measured 4-ft. above grade)	Reason for Removal (Must meet criteria of Section 21.32.080 of the Tree Protection Ordinance – see last page)*
A	Redwood	12"	Economic Enjoyment & Hardship
B	Redwood	18"	Economic Enjoyment & Hardship
C	Redwood	48"	Economic Enjoyment & Hardship
D	Redwood	18"	Economic Enjoyment & Hardship

*If the tree(s) is dead or dying, please complete the 'Authorization to Remove a Dead or Dying Tree' form instead of this application.

SUBMITTAL REQUIREMENTS:

- Color photographs of trees proposed for removal (depicting reason for requested removal);
- Site Plan (see attached details);
- Tree Replanting Plan (see attached details); and
- Application Filing Fee \$168+ \$55 each additional tree (single-family properties exempted from fee).

ARBORIST REPORTS

PLEASE DO NOT SUBMIT AN ARBORIST REPORT WITH YOUR APPLICATION

An arborist report is **NOT** required, except when the condition or viability of the tree(s) or its impact to property is not readily evident. In such a circumstance, the City may require outside preparation of an arborist report at the applicant's expense. The planner assigned to your application will inform you if an arborist report is necessary.

Property Owner's Signature: _____ Date: _____
 Applicant's Signature: _____ Date: _____
 Homeowners Assoc. President's Signature: _____ Date: _____
 Homeowners Assoc. President's Name: _____

TREE REPLACEMENT REQUIREMENTS

Number and Size: The number and size of replacement trees is based on the number and size of trees approved for removal, as indicated in the table below. If you are replacing a tree that was required as a part of an approved Landscaping Plan, the replacement species must be consistent with the Landscaping Plan. Otherwise, the replacement tree may be of any species that continues the diversity of trees found in the community (i.e., not a fruit bearing tree or any variety of Eucalyptus).

REPLACEMENT TREE REQUIREMENTS

Trunk Size of Removed Tree (measured at 4 feet above grade)		Replacement Ratio Required (per tree removed)	
Diameter (inches)	Circumference (inches)	Number of replacement trees	Minimum Size
12 to 24	38 to 75	1	24 inch box
Greater than 24	Greater than 75	1	36 inch box
Heritage Trees		1	48 inch box

In Lieu Fee: If the site layout cannot reasonably accommodate the number of trees required in compliance with the above table, at the discretion of the Community Development Director, payment of an in-lieu fee equal to fair market value of a standard City street tree, delivered and installed, may be accepted (currently \$500 per tree).

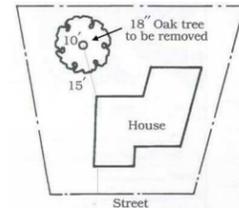
Other Requirements: The following requirements and standards apply to all Tree Removal Permit applications:

- Cost of Replacement Trees:** Replacement trees shall be obtained and planted at the expense of the applicant.
- Replanting Period:** Replacement trees shall be installed within thirty days from the date the tree removal permit is issued unless accepted arboricultural practices dictate a preferential planting period for the species chosen as the replacement tree.
- Inspection:** City staff shall be permitted to enter the property to verify the installation of the replacement trees.
- Maintenance of Replacement Trees:** Any person who is required to plant replacement trees as a condition of a tree removal permit shall maintain such trees in a healthy condition to ensure their long term survival.
- Maintenance Bond.** A faithful performance bond, maintenance bond or other security deposit may be required to be paid to the City prior to the issuance of the Tree Removal Permit. The bond shall be in an amount of money and for a period of time determined by the Community Development Director to ensure acquisition and proper planting and maintenance of the replacement trees.

SITE PLAN

Sketch a site plan (aerial view) of location of tree(s) and their drip line(s) showing:
 1. Location, size and species of protected trees to be removed; and
 2. Existing and/or proposed footprint of the structure(s), paving, and landscape areas.

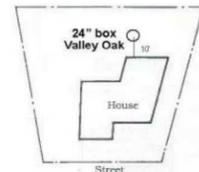
EXAMPLE:



REPLANTING PLAN

Sketch a site plan indicating the location, size and species of replacement tree(s) as required by the 'Replacement Tree Requirements' table on the following page.

EXAMPLE:



PROCESSING REQUIREMENTS

Protected Trees: The following trees are considered "protected" and require approval of a Tree Removal Permit:

- All Properties:** (1) Any tree shown on an approved landscaping plan or required to be planted or retained as a condition of approval of a development application, a building permit, or a tree removal permit; (2) Any tree designated as a "Heritage Tree" by the Historic Preservation Board.
- Single-Family Residential Properties:** Any Oak, Redwood, Cedar, or Ash tree measuring 12-inches in diameter or greater (as measured 4-feet above grade).
- All Other Properties:** Any tree measuring 12-inches in diameter or greater (as measured 4-feet above grade).

Exceptions: Regardless of size, fruit trees and Eucalyptus trees, are not considered "protected" and do not require a Tree Removal Permit.

Determination on an Application Request: The Community Development Director may only approve a Tree Removal Permit after making at least one of the following findings:

- Diseased or Danger of Falling:** The tree or trees are diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices such that the public health or safety requires its removal.
- Structure Damage:** The tree or trees have caused or may imminently cause significant damage to the existing main structure(s) that cannot be controlled or remedied through reasonable modification of the tree's root or branch structure.
- Utility Interference:** The tree or trees have interfered with utility services where such interference cannot be controlled or remedied through reasonable modification/relocation of the utility services and/or reasonable modification of the tree's root or branch structure.
- Overplanting:** The tree(s) is crowding other protected tree(s) to the extent that removal is necessary to ensure the long-term viability of adjacent tree(s).
- Economic Enjoyment and Hardship:** The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the approval authority that there are no reasonable alternatives to preserve the tree(s). A minor reduction of the potential number of residential units or building size due to the tree location does not represent a severe limit of the economic enjoyment of the property.

Public Notice (Single-Family Residential): Upon rendering a decision on an application, the Community Development Director will mail a notice to neighboring property owners informing them of the decision. This notice will begin a 10 day appeal period. If an appeal is not received, the tree(s) may be removed once the appeal period has passed.

Public Notice (All Other Properties): After an application is submitted and reviewed, a notice will be mailed to the owners of record within a 300-foot radius of the subject property. The notice will be mailed a minimum of 10 calendar days before a decision is rendered. Once a decision is rendered, a 10 day appeal period will begin. If an appeal is not received, the tree(s) may be removed once the appeal period has passed.



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NO. DATE ISSUE

DRAWING TITLE
 TREE REMOVAL APPLICATION

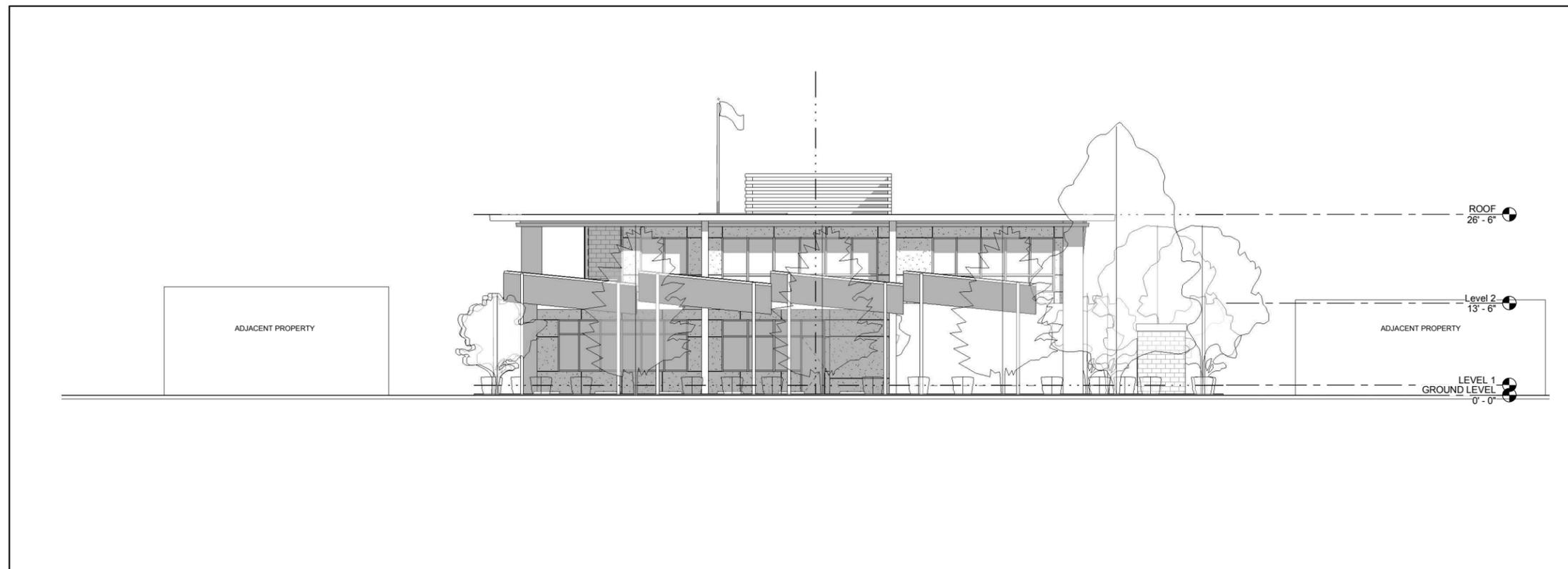
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 SHEET NO.

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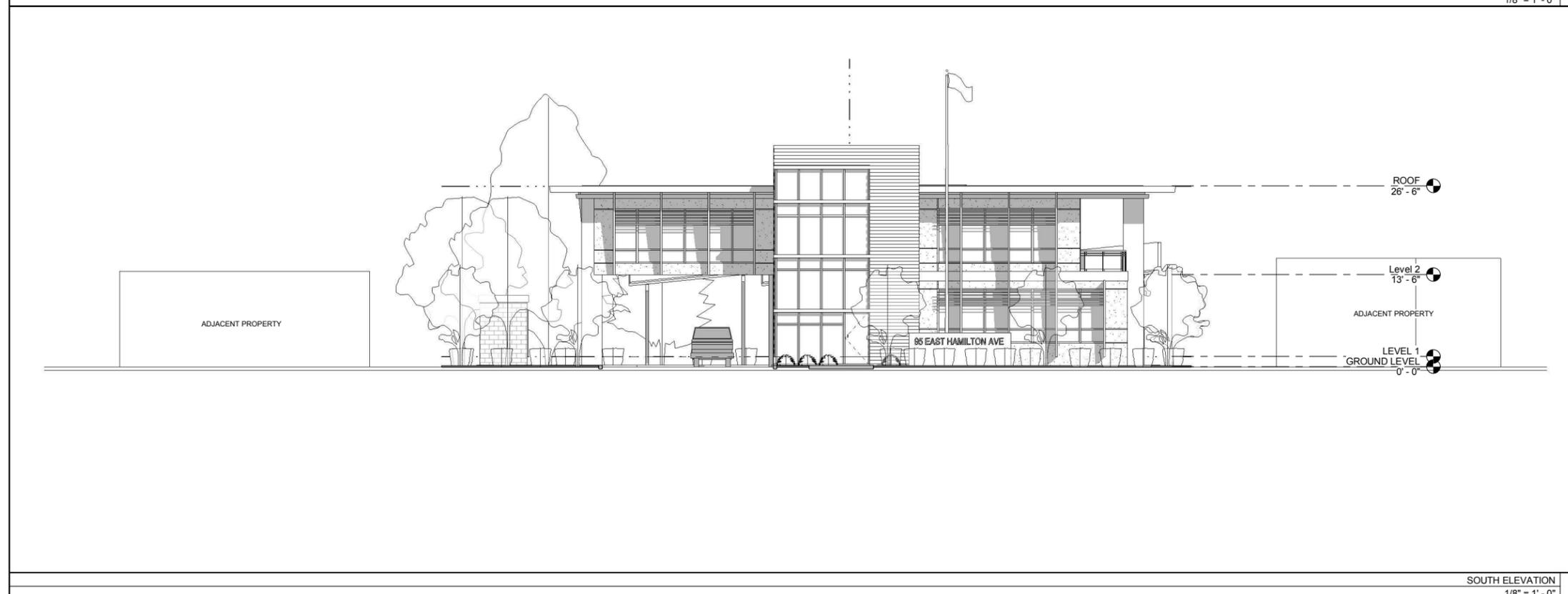
SA

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NORTH ELEVATION
1/8" = 1'-0" 2

95 E HAMILTON AVE



SOUTH ELEVATION
1/8" = 1'-0" 1



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NO.	DATE	ISSUE

DRAWING TITLE
ELEVATIONS

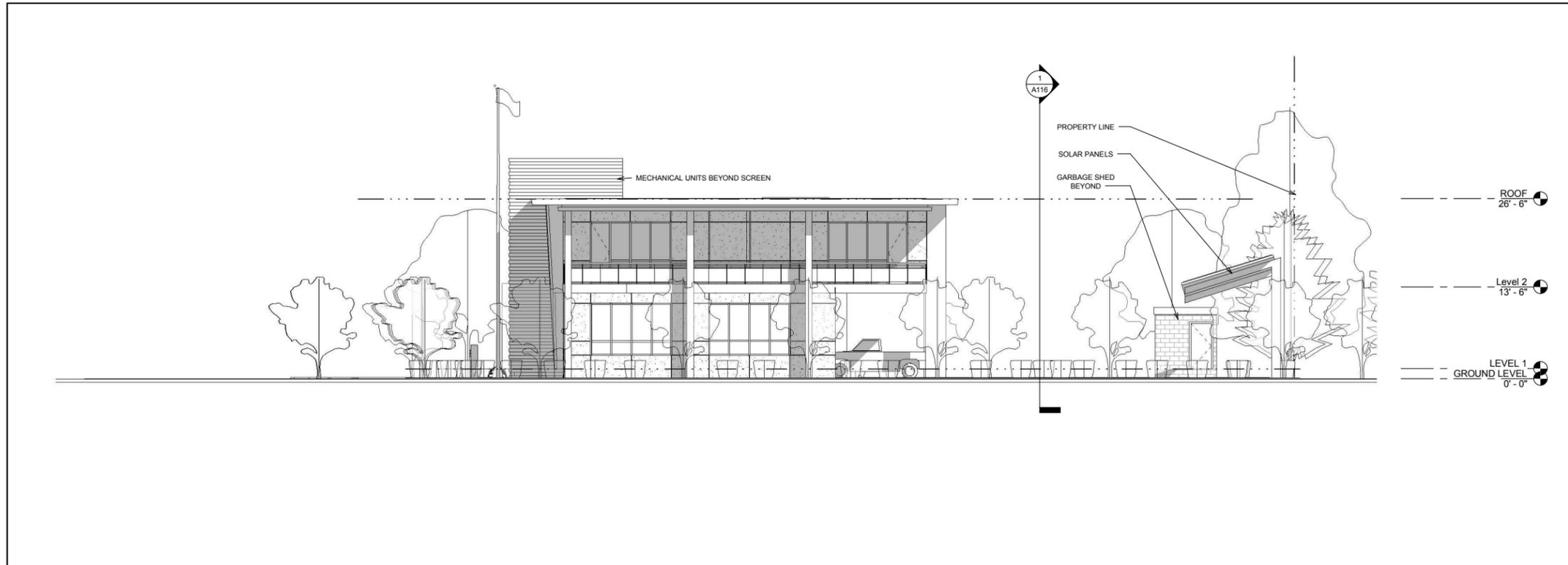
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SHEET NO.

A107

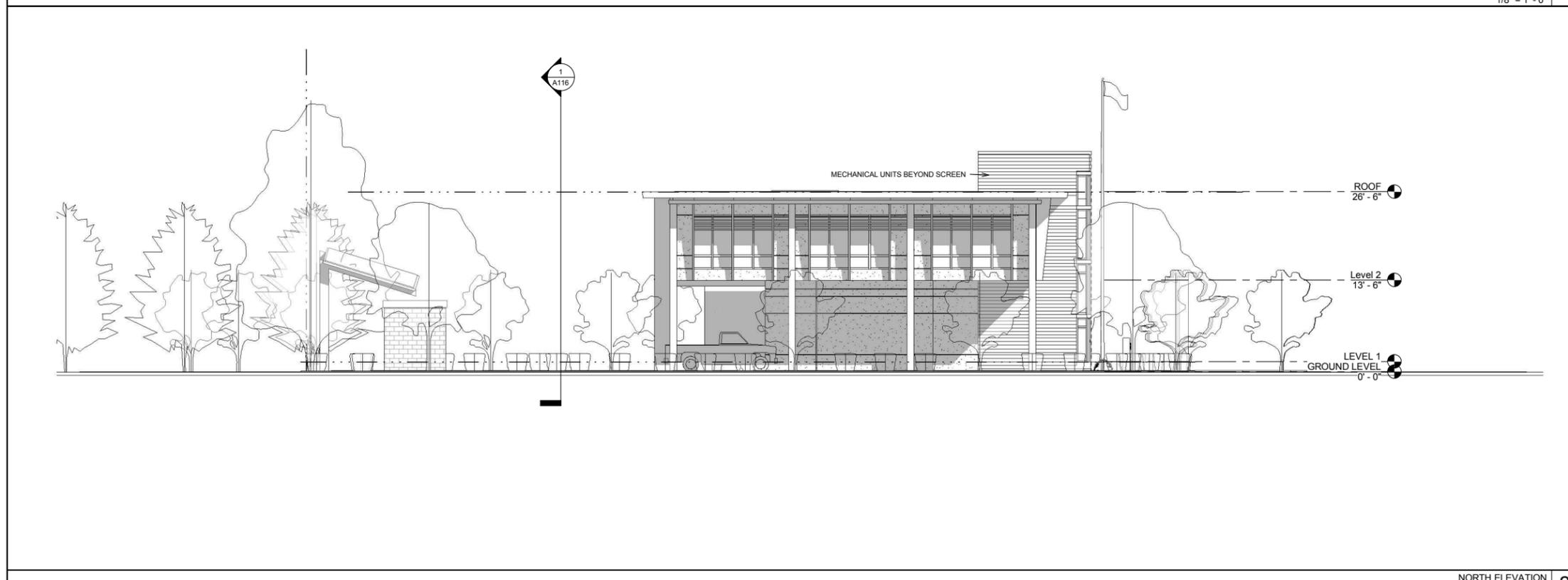


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NORTH ELEVATION 2
1/8" = 1' - 0"

**95 E
HAMILTON
AVE**



NORTH ELEVATION 2
1/8" = 1' - 0"



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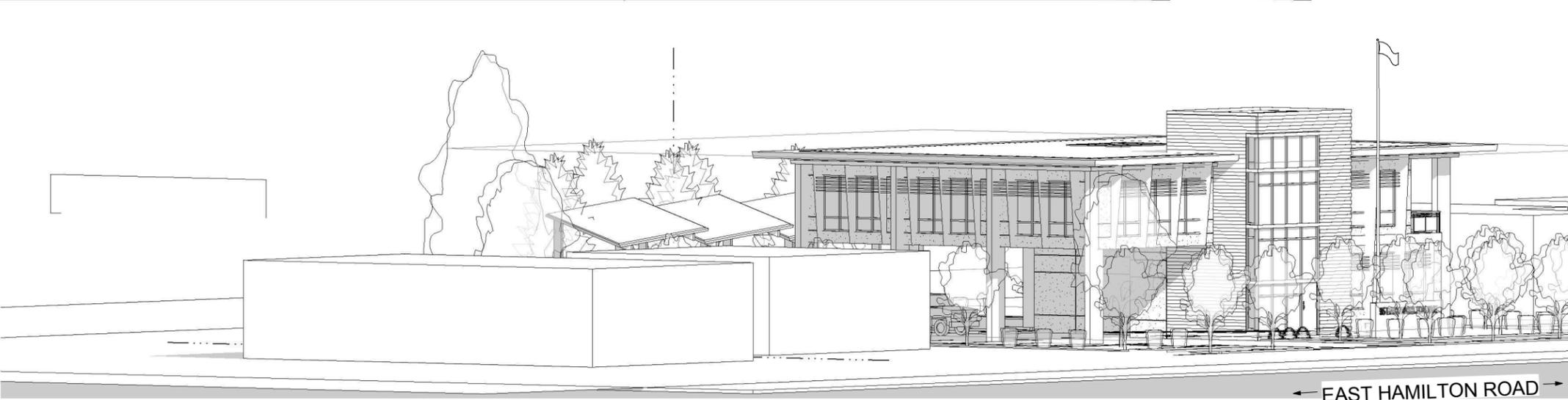
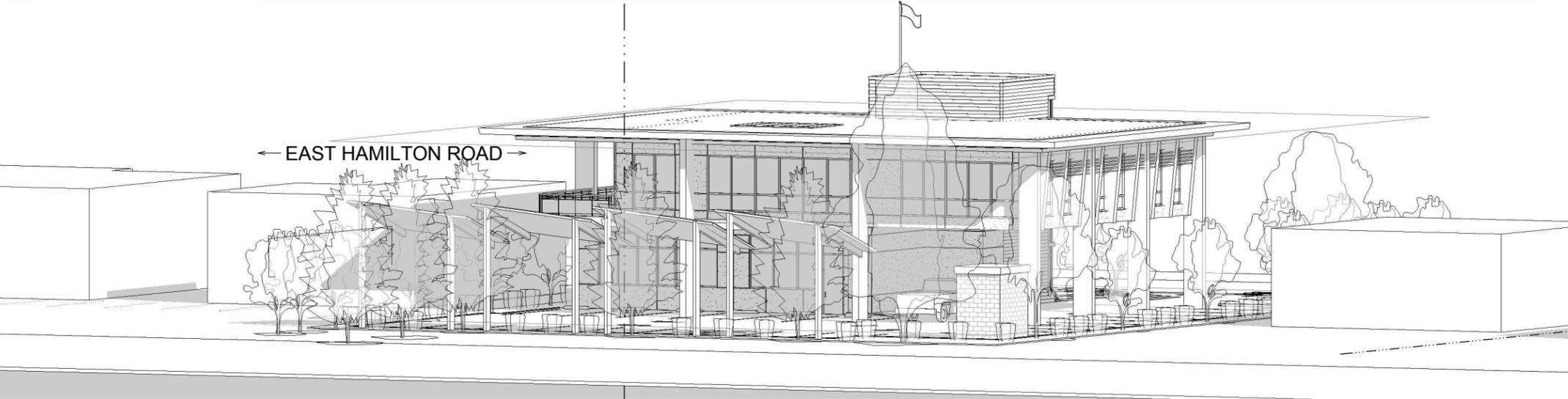
NO.	DATE	ISSUE

DRAWING TITLE
ELEVATIONS

STATUS

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A108



PERSPECTIVE VIEWS
1/8" = 1' - 0" 1

SA

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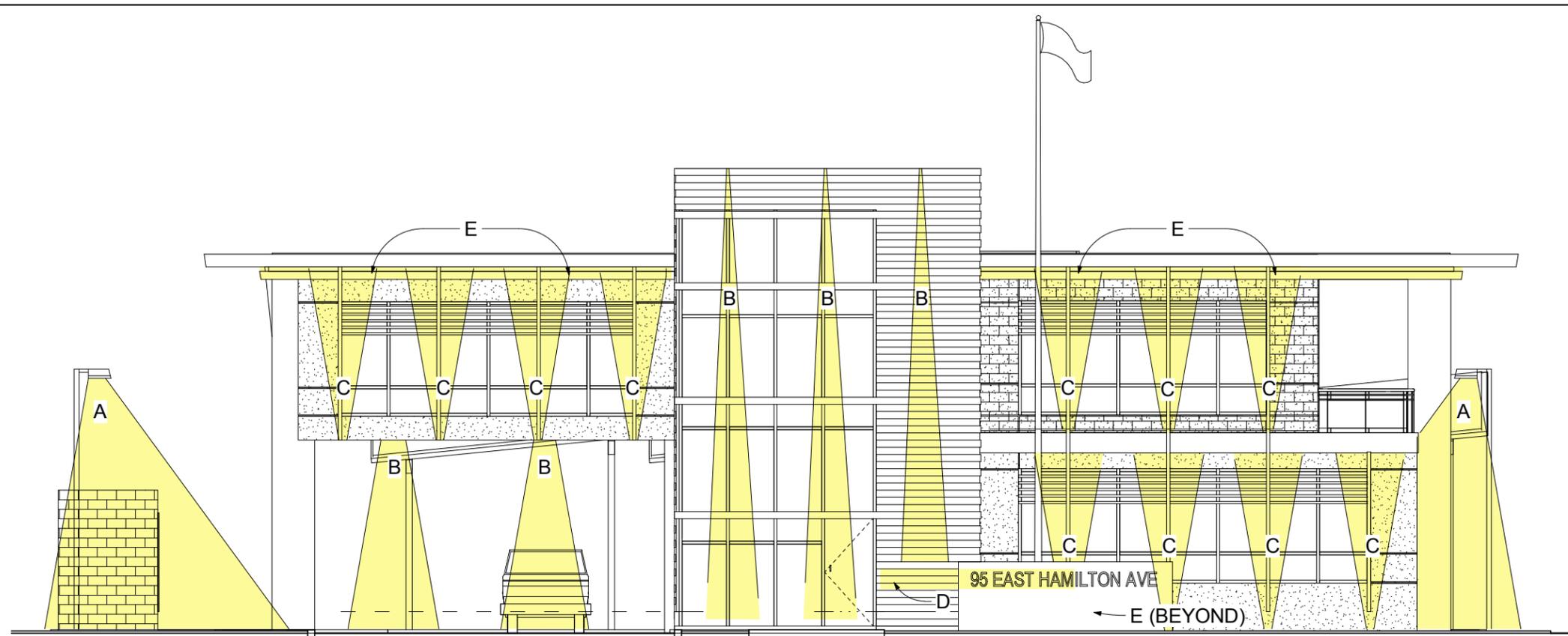
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PERSPECTIVE VIEWS

STATUS

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SHEET NO.

A110



95 E HAMILTON AVE

	MANUFACTURER	CATALOG NUMBER	MOUNTING	AREA OF USE	LAMP VOLTAGE	LAMP WATTAGE	LAMP TYPE	DESCRIPTION	NOTES
A	LITHONIA D-SERIES SIZE 1 LED AREA LUMINAIRE	DSX1LED 30C	POLE	PARKING LOT	208V	68W	AREA LIGHTING	LAMP TO BE SPACED EVERY 25-30 FEET ALONG PARKING ZONES. 16FT MAX IN HEIGHT	-
B	ARTIDEME NIKI CEILING LIGHT WITH PRISMATIC GLASS DIFFUSER	L221188	CEILING	DRIVEWAY & REAR OVERHANG	120V	100W MAX	RECESSED CEILING LAMP	8" DIAMETER 6" DEPTH	DOWNLIGHTS FOR DRIVEWAY AND OVERHANG
C	VISTA PROFESSIONAL OUTDOOR LIGHTING UPLIGHT MODEL 5004	WR-5004-B-2.5-W-25-FR & GR-5004-B-2.5-W-25-FR	WALL & GROUND	ALONG EXTERIOR WINDOWSILLS SHINING UP TO ROOF OVERHANG	115V	60W	UPLIGHT	25 DEGREE ANGLE DISTRIBUTION 4" DIAMETER	PEWTER COLOR FINISH TO MATCH WITH WALLS & BLACK COLOR FOR GROUND MOUNTED
D	IMPACT SIGNS BACKLIT LETTERS	DARK BRONZE C304	WALL	MAIN ENTRANCE RAMP WALL FACING HAMILTON AVE	12V/LETTER	25W/LETTER	LED BACKLIT LETTERS	EACH LETTER: 8" HEIGHT X 2" DEPTH	LIGHT TO BE MOUNTED 3' AFF
E	PURE LIGHTING STRATUS LED LINEAR WALL GRAZER	SH1-SP1-RGB PUR57704	COFFER MOUNTED	INSIDE COFFER OF ROOF OVERHANG	120V	110W	STRIP LIGHT	MOUNTED INSIDE COFFER TO CREATE LINEAR EFFECT ACROSS FACADE	AVAILABLE IN 1' & 4' LONG UNITS
F	INTRIGUE LIGHTING LED SAGA RECESSED STEP LIGHT	SGH - NC-LED-SG-R-1LED-AC-OLG- WHL-TRH-120-BLK	WALL	INSIDE MAIN ENTRANCE RAMP FACING RAMP	120V	78W	STEP LIGHT	10.24" W X 3.94" H	DARK METAL FINISH TO MATCH HANDRAILS & MULLIONS



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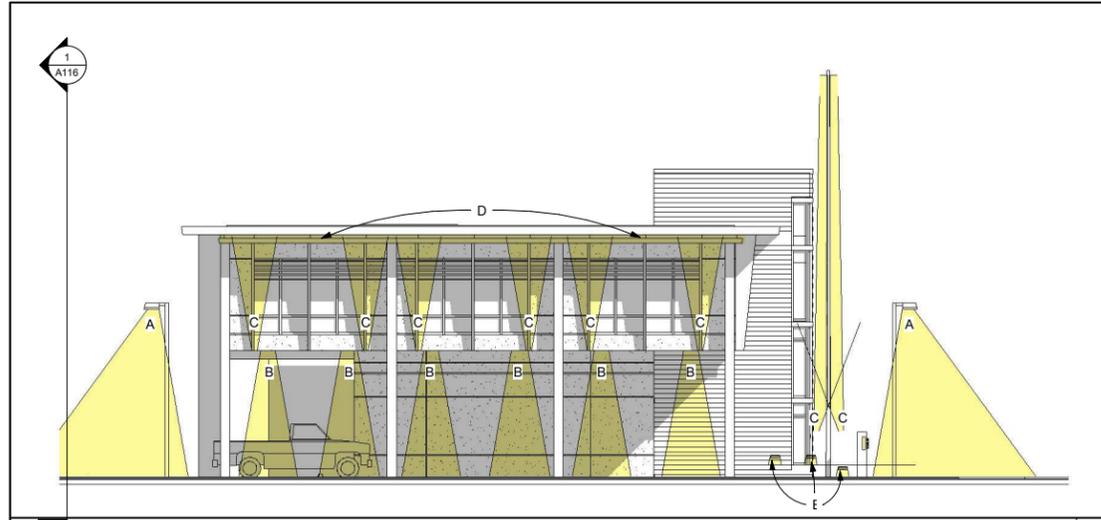
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EXTERIOR LIGHTING SPECIFICATIONS

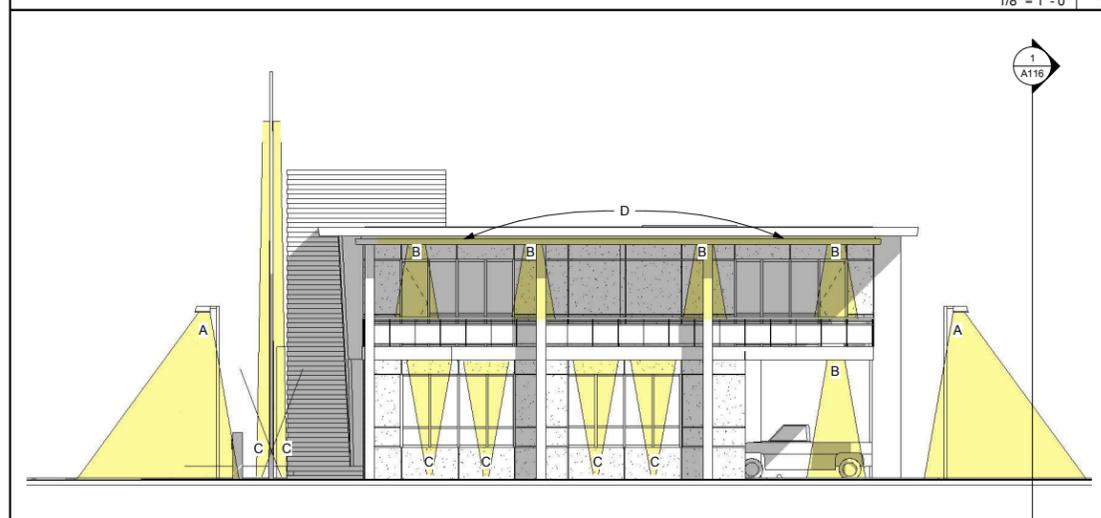
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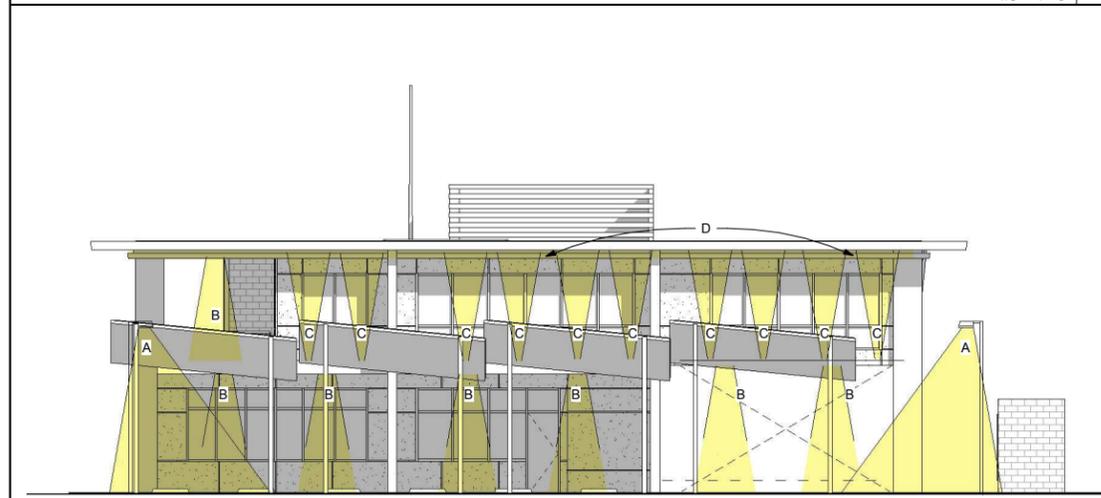
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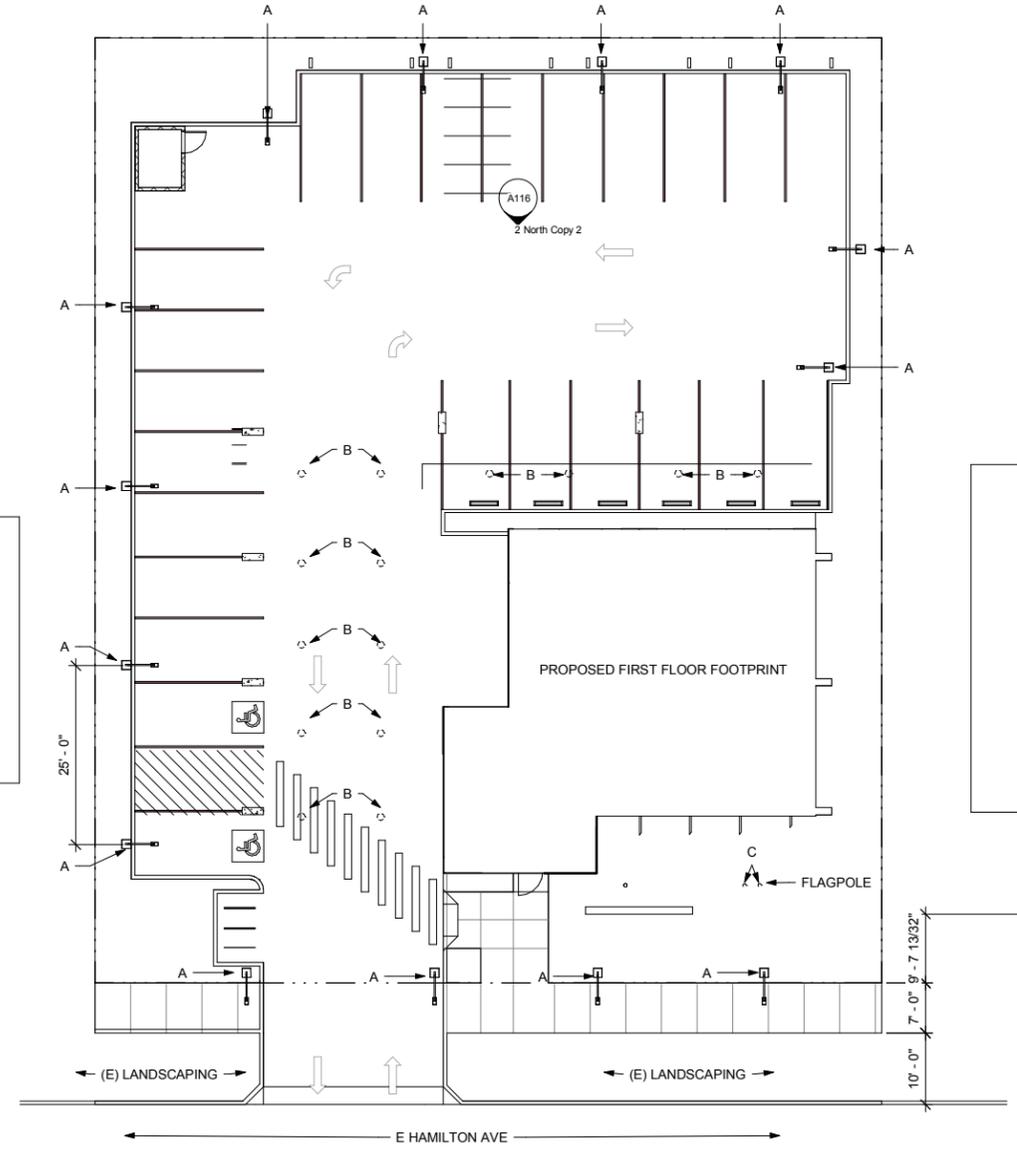
WEST ELEVATION LIGHTING KEY
1/8" = 1' - 0" 4



EAST ELEVATION LIGHTING
1/8" = 1' - 0" 3



NORTH ELEVATION LIGHTING
1/8" = 1' - 0" 2



LIGHTING PLAN
1/8" = 1' - 0" 1



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EXTERIOR LIGHTING SPECIFICATIONS

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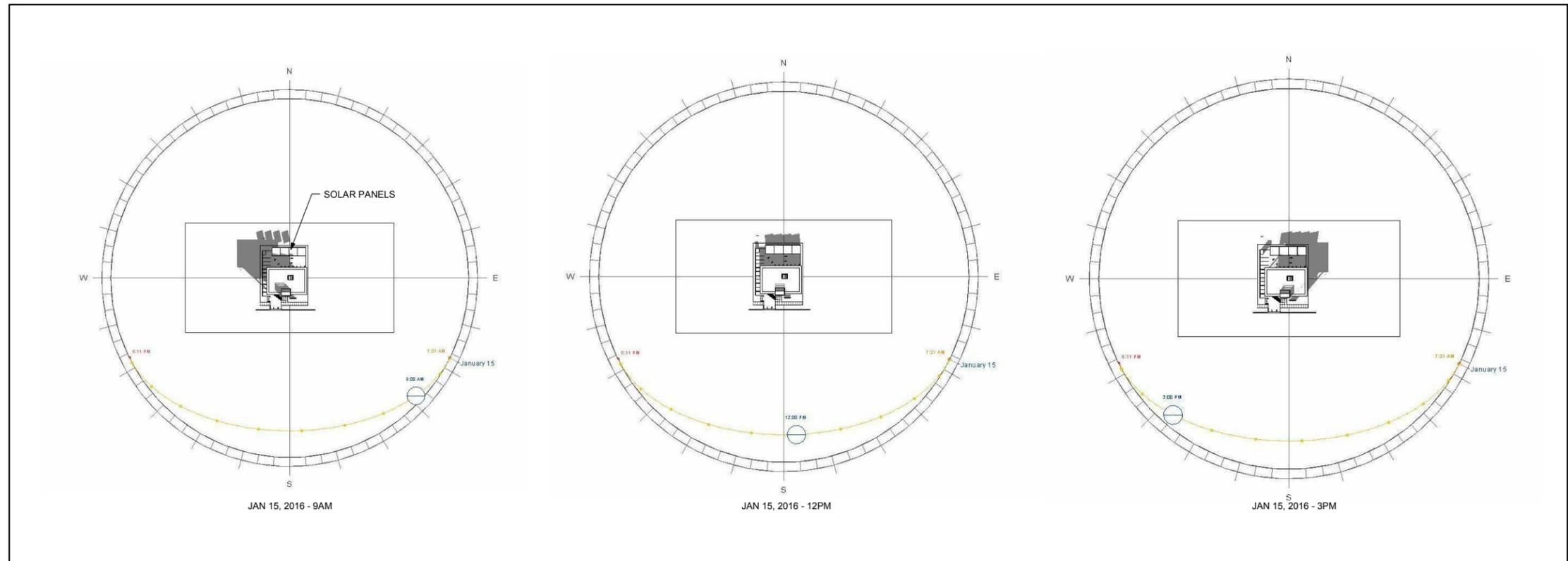
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SOLAR STUDIES

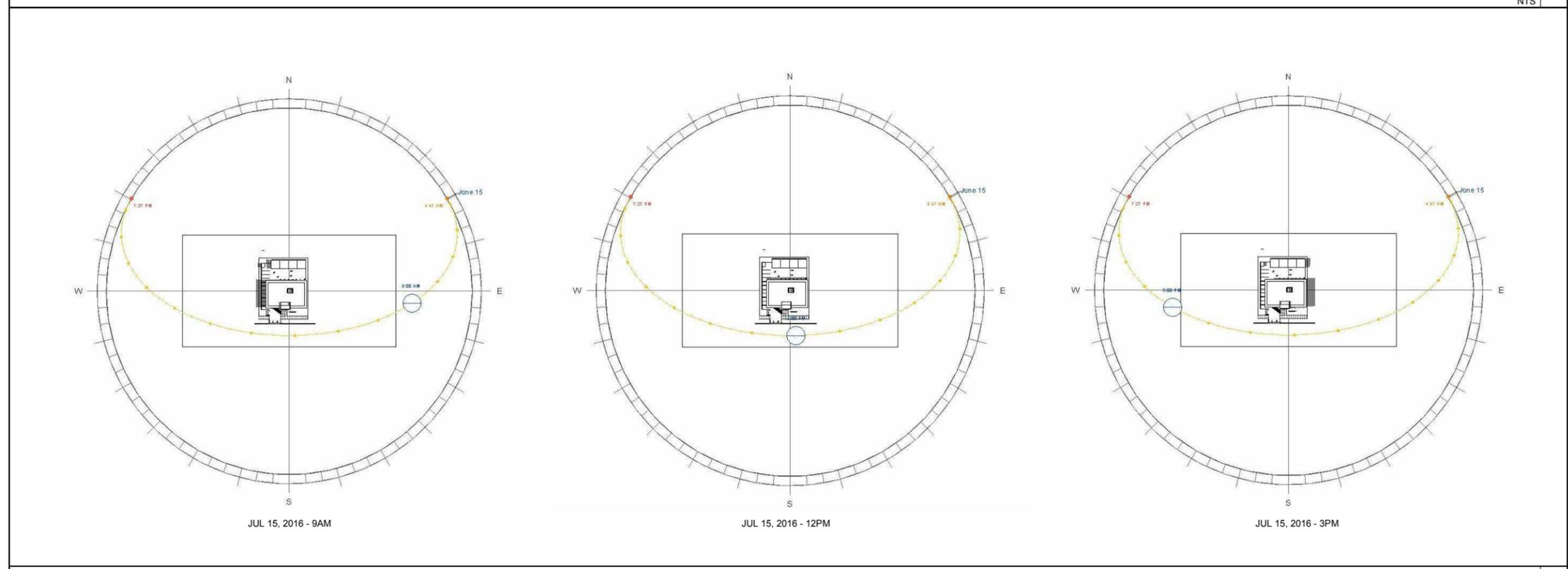
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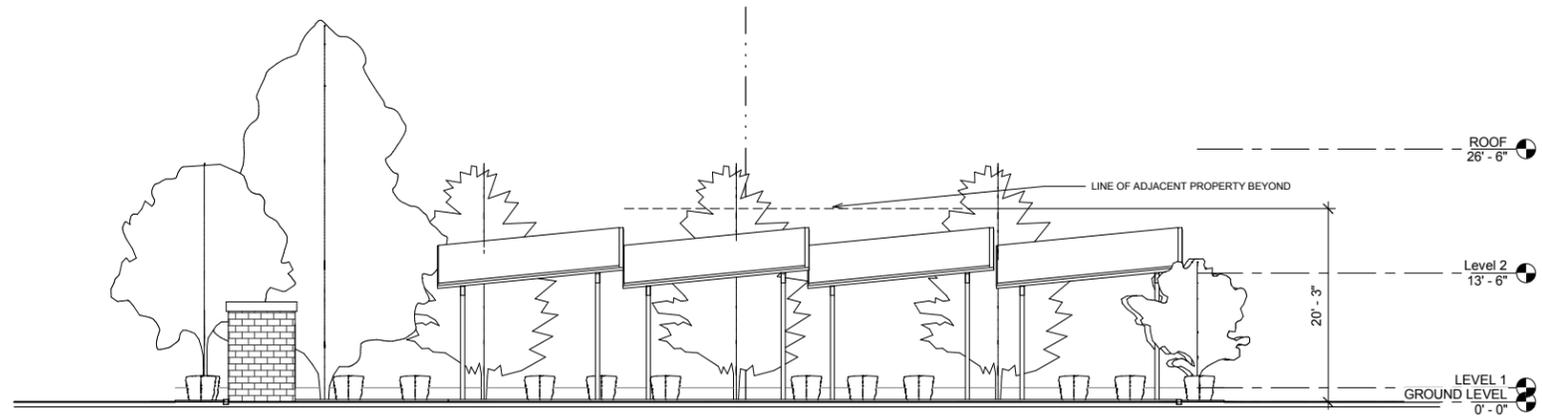
WINTER SHADOW CHART
NTS 2



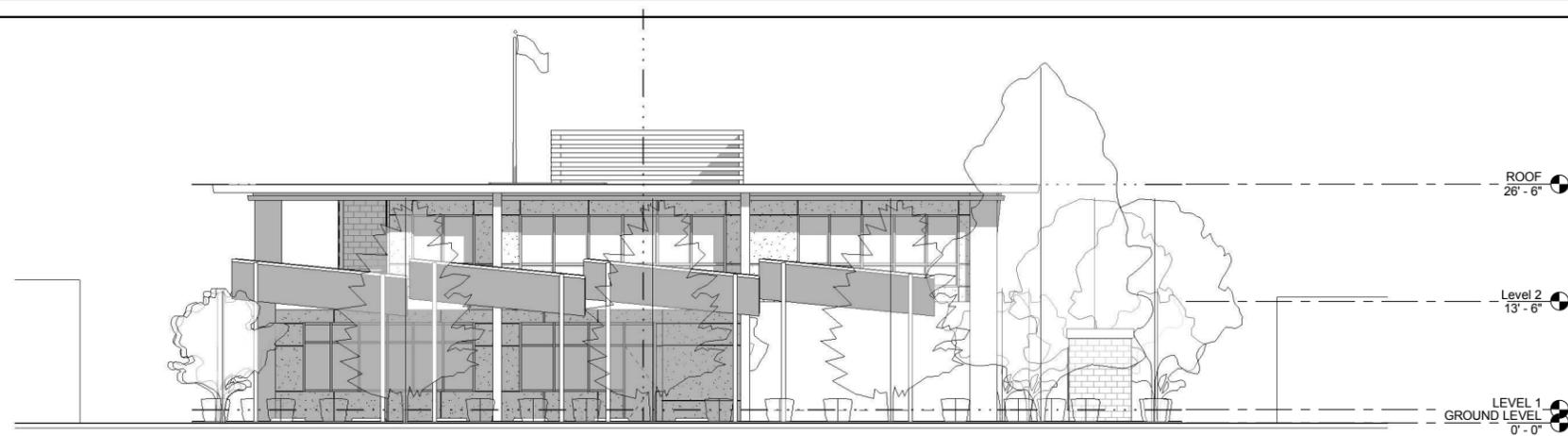
SUMMER SHADOW CHART
NTS 1



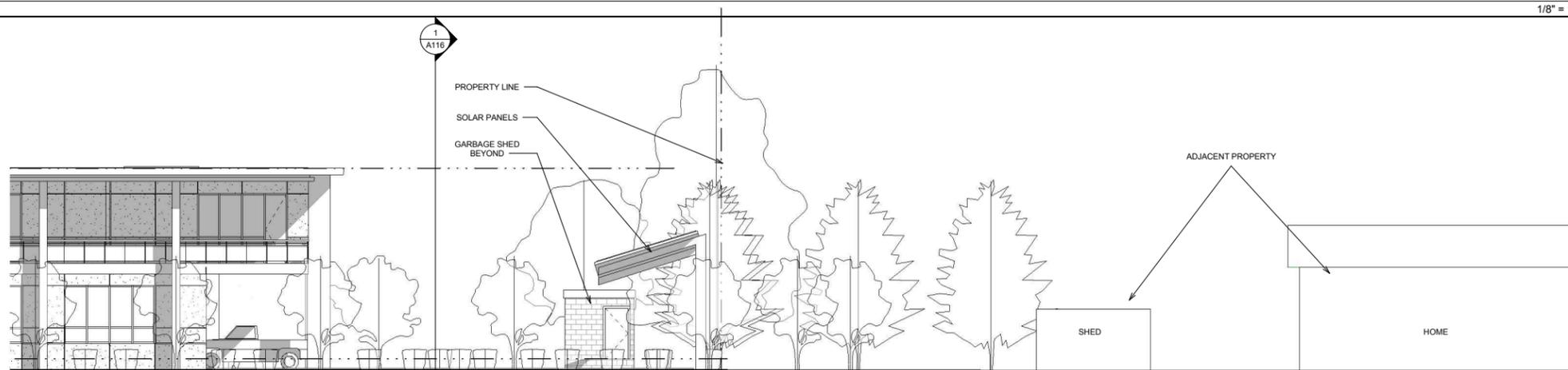
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SOUTH ELEVATION
1/8" = 1' - 0" 3



SOUTH ELEVATION SOLAR PANELS
1/8" = 1' - 0" 2



EAST ELEVATION - SOLAR PANELS
1/8" = 1' - 0" 1

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DRAWING TITLE
SOLAR PANEL ELEVATIONS

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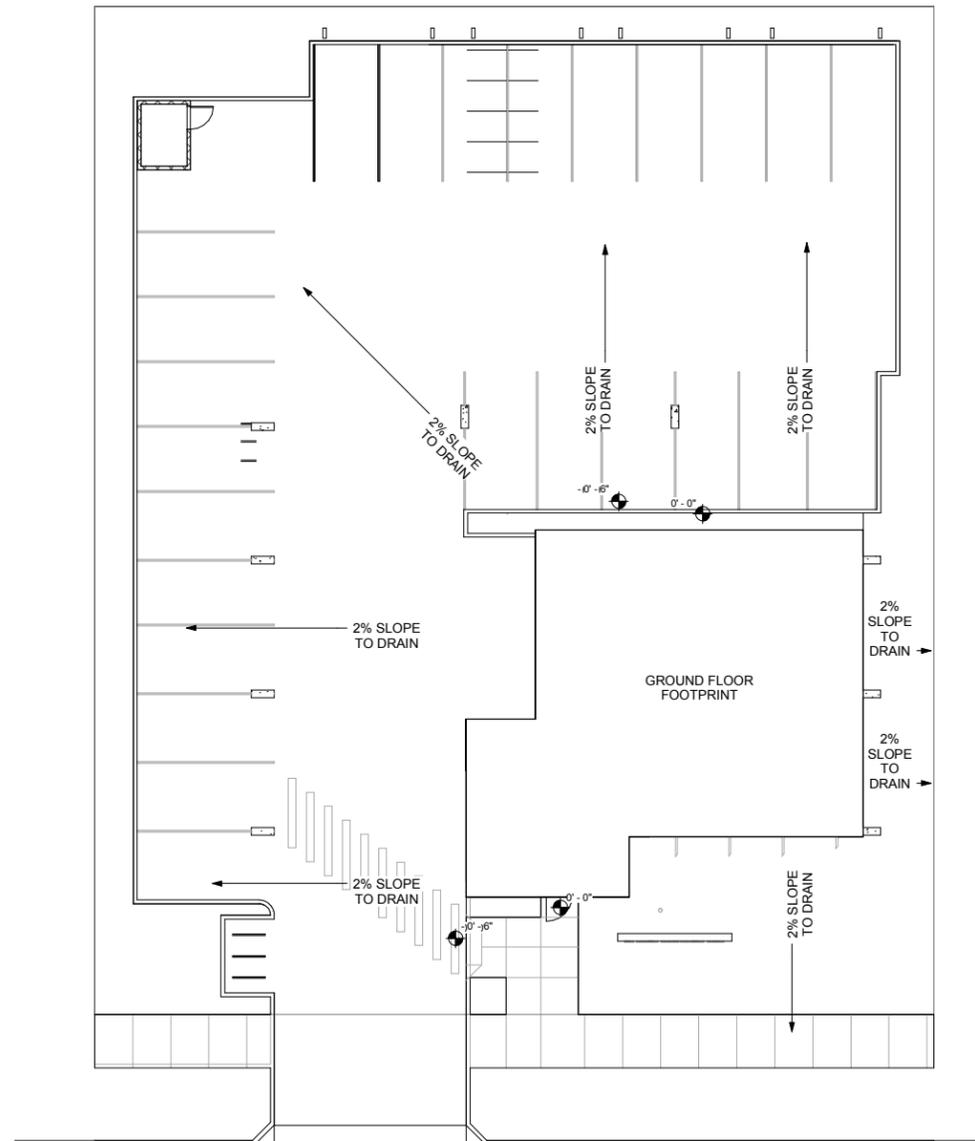
NO. DATE ISSUE

DRAWING TITLE
GRADING PLAN

STATUS

JOB NO. 16006
DRAWN BY Author
SHEET NO.

A117



NOTE: BUILDING FOOTPRINT IS TO BE CONSTRUCTED AS THE HIGHEST POINT ON THE SITE. USE (E) EXCESS SOIL TO CREATE GRADUAL SLOPE TOWARD DRAINS AWAY FROM FOUNDATION.

E HAMILTON AVE