



CITY OF CAMPBELL
Community Development Department

February 17, 2017

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, **February 28, 2017**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Robert and Jeanne Moore for a Planned Development Permit (PLN2016-47) to allow the construction of two single-family residences and a Tree Removal Permit (PLN2016-280) to allow the associated removal of protected on-site trees on property located at **96 E. Rincon Avenue**. 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: **96 E. Rincon Avenue**

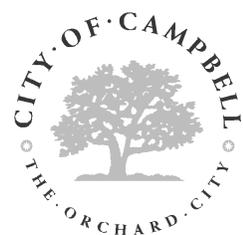
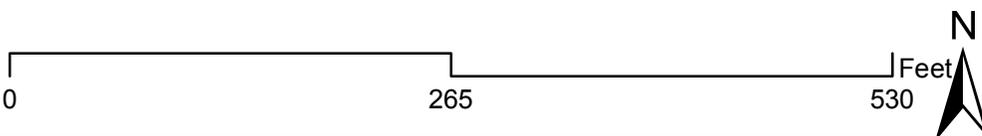
Project Location Map



Project Location: 96 E. Rincon Ave.

Application Type: P-D Permit and Tree Removal Permit

Planning File No.: PLN2016-47



Community Development Department
Planning Division

DRAWINGS PREPARED BY
CHRIS SPAULDING
 ARCHITECT

801 CANABELLA STREET SUITE E
 BERKELEY CALIFORNIA 94710
 (415) 525-7777 FAX: (415) 525-7779

REVISIONS	BY
6-1-24-16	
8-11-16	
10-25-16	
12-23-16	

PRELIMINARY SET
DESIGN REVIEW SET
PLAN/CHECK SET
PERMIT SET
CONSTRUCTION SET

PROPOSED NEW RESIDENCE & COTTAGE FOR
 MOORE RESIDENCE
 96 EAST RINCON AVE
 CAMPBELL, CALIFORNIA

DATE: 2-2-16
SCALE: AS NOTED
DRAWN: EUCROWARD
JOB: MOORE, EOB & JOHANN
SHEET

A2
 SHEETS
 OF 4

MARKING

1	1/8" = 1'-0"
2	1/4" = 1'-0"
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357	89" = 1'-

COTTAGE NOTE: COLORS TO MATCH MAIN HOUSE

DRAWINGS PREPARED BY:
CHRIS SPAULDING
 D A R C H I T E C T S

881 CAMELIA STREET, SUITE E
 SAN ANTONIO, TEXAS 78204
 (210) 527-5997 FAX (210) 527-9999

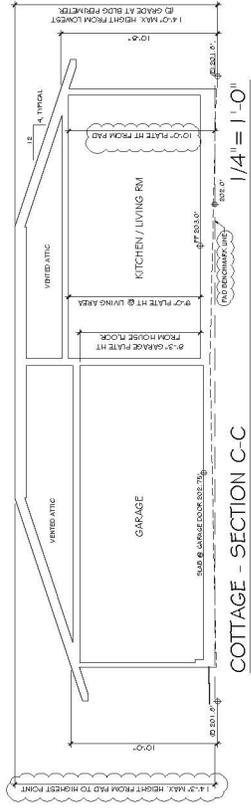
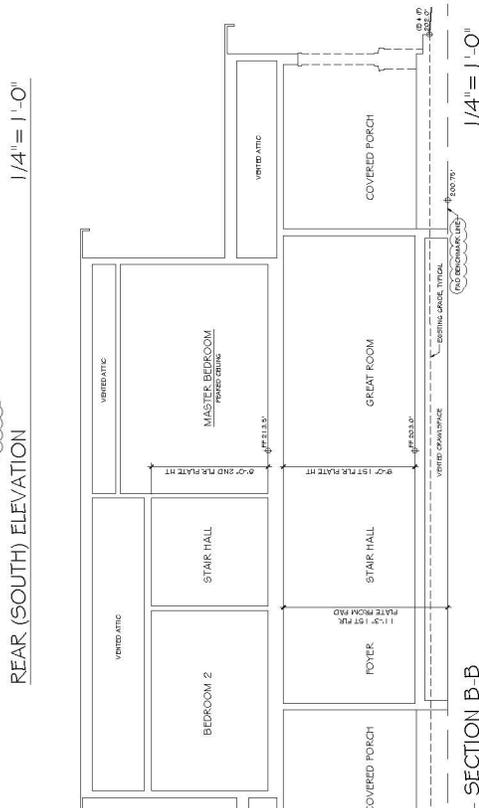
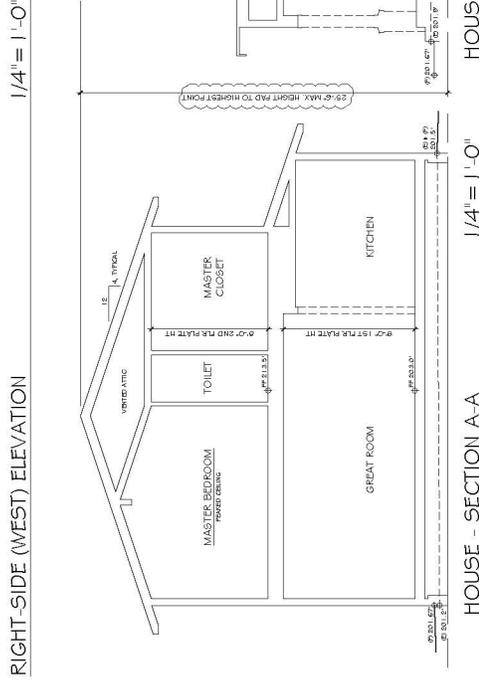
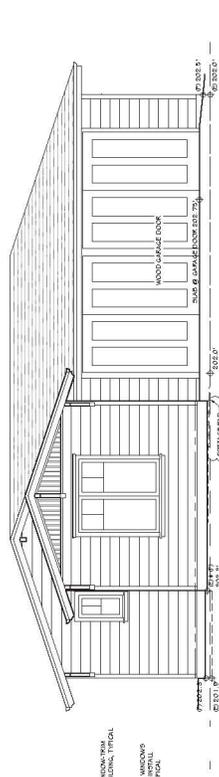
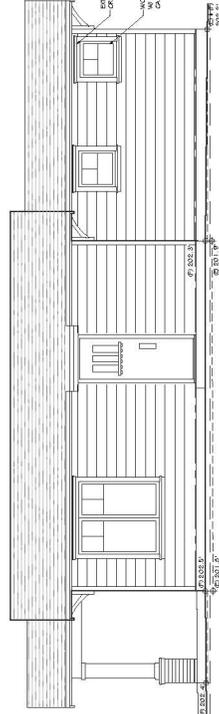
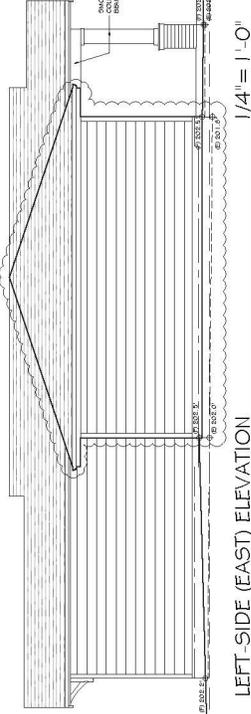
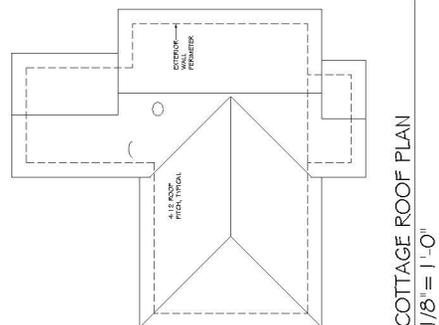
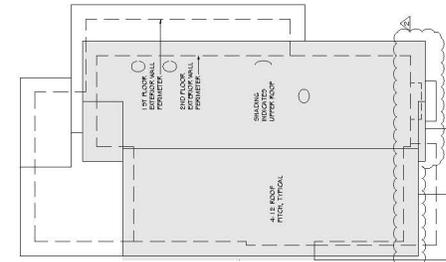
REVISIONS	BY
1. 6-13-16	
2. 8-11-16	
3. 10-14-16	
4. 12-28-16	

PRELIMINARY SET
DESIGN REVIEW SET
PLAN CHECK SET
PERMIT SET
CONSTRUCTION SET

PROPOSED NEW RESIDENCE & COTTAGE FOR
MOORE RESIDENCE
 96 EAST RINCON AVE
 CAMPBELL, CALIFORNIA

DATE: 2-2-16
 SCALE: AS NOTED
 DRAWN: EUCERINO
 JOB: MOORE, BOB + JENNIE
 SHEET

A4
 SHEETS
 OF 4



Engineer
ARNOLD ENGINEERING ASSOCIATES, INC.
 566 MANANA BOULEVARD, SUITE 100
 OAKLAND, CALIFORNIA 94612
 phone: 415-432-1200
 fax: 415-432-1201
 www: www.arnoldeng.com



Stamp
 Project Title

MOORE RESIDENCE
96 EAST RINCON AVENUE
CAMPBELL, CALIFORNIA 95008

Client
ROBERT & JEANNE MOORE
40 HERNANDEZ AVENUE
LOS GATOS, CA 95030

Issues and Revisions

No.	Description	Date
Submittal		08/23/16

Project No. 41-16
Drawn By SC/AEA
Reviewed By AEA
Scale AS SHOWN
Date September 23, 2016
Sheet Title

GRADING & DRAINAGE PLAN

Sheet #

C1

LEGEND:

- CHUB & BUTTER
- CENTRIFUGAL STREET
- PROPERTY LINE
- OVERHEAD SERVICE
- UNDERGROUND JOINT TRENCH
- SWAMPY/SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- EARTHEN SWALE PER 3/04
- POLE CONDUIT AND SWALH
- BLOCK PER 7/02
- FINISH GRAUL/FINISH ELEVATION

ABBREVIATIONS:

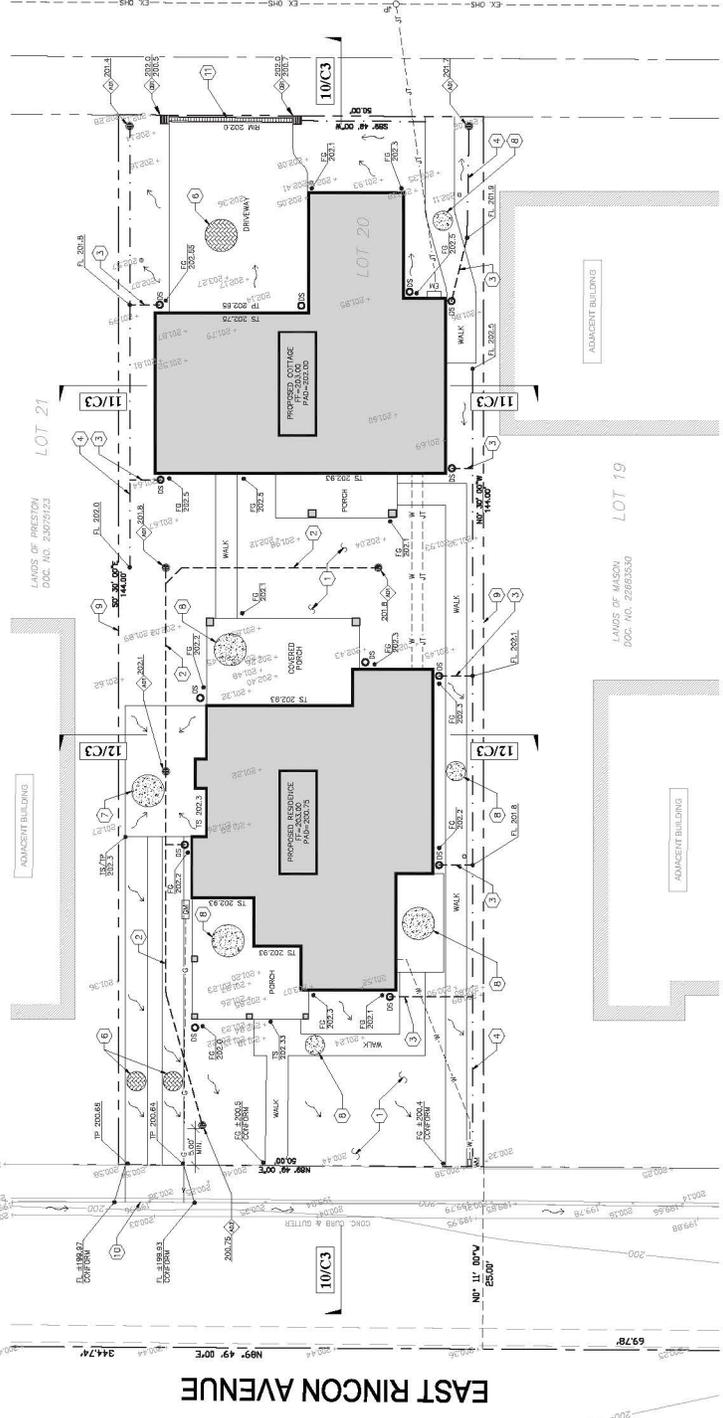
- TC TOP OF CONCRETE/TOUR
- FG FINISHED GRADE
- HW HORIZONTAL WALL
- FL FLOW LINE
- TS TOP OF PAVEMENT
- TM TOP OF METER
- DM GAS METER
- EM ELECTRICAL METER/PANEL
- HW WATER METER
- SDM SLOPE DOWN
- SDM SLOPE UP
- S.A.D. SEE ARCHITECTURAL DRAWINGS

KEYED NOTES:

1. SLS FOR ALL EXISTING PAVEMENT AND LANDSCAPE.
2. 4" DUCTILE IRON PIPE WITH 7% MIN. SLOPE FOR PAV.
3. CONDUIT SHALL BE CLOSE FIT/DOWNSIZED TO SIZE.
4. NO REDUCTION SWALE PER 3/04.
5. ALL PIPES SHALL BE SLOPE ON STRONGER. FLEP IS NOT TO BE USED UNLESS SPECIFICALLY NOTED TO THE CONTRARY.
6. INTERLOCKED PERFORATED PAVEMENT PER 3/02/03, S.A.D.
7. CONCRETE PAVING PER 3/02/03, S.A.D.
8. CONCRETE WALK/PATIO, S.A.D. SEE 4/03.
9. SLS FOR EX. AND PROPOSED FENCES.
10. DRAINAGE APPROX. SEE CAMPBELL PUBLIC WORKS STANDARD DETAIL D-15-15 SEE S.A.D. ENCLOSURE-1 PERMITS REQUIRED.
11. TRENCH BRUSH AT STRIKING, SEE 7/04.

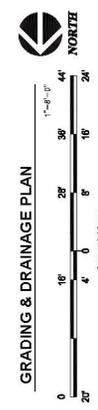
NOTES:

1. THE TOPOGRAPHIC MAP AND SURVEY WAS PROVIDED BY KEVIN SMITH.
2. LAND SURVEYING DATED NOVEMBER 2012, JOB NO. 12/0208.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.



ALL CONTRACTORS WILL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD.

UTILITIES NOTE:
 CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD.



GRADING QUANTITIES:

QUANTITY	OUT	FILL	POST
GRAVITY	0.10	40.10	3646
IMPORT	44.10		2290
EXPORT	0.10		

IMPERVIOUS AREA:

IMPERVIOUS AREA	PER	FOOT
TOTAL IMPERVIOUS	2735	3646
TOTAL DISTURBED	2290	

Engineer
ARNOLD ENGINEERING ASSOCIATES, INC.
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 OAKLAND, CALIFORNIA 94612
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 Fax: 916-832-1201
 www.arnoldeng.com



Project Title

MOORE RESIDENCE
96 EAST RINCON AVENUE
CAMPBELL, CALIFORNIA 95008

Client
ROBERT & JEANNE MOORE
40 HERNANDEZ AVENUE
LOS GATOS, CA 95030

Issues and Revisions

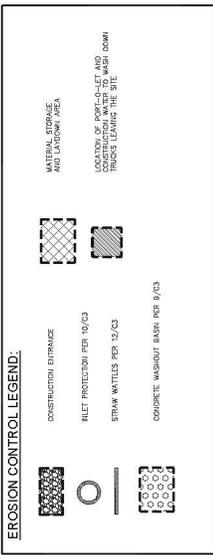
No.	Description	Date
0823/16	Submittal	08/23/16

Project No. 41-16
Drawn By SC/AEA
Reviewed By AEA
Scale AS SHOWN
Date September 23, 2016
Sheet Title

EROSION CONTROL PLAN

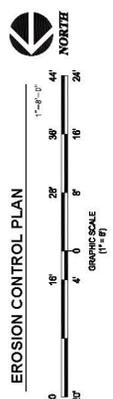
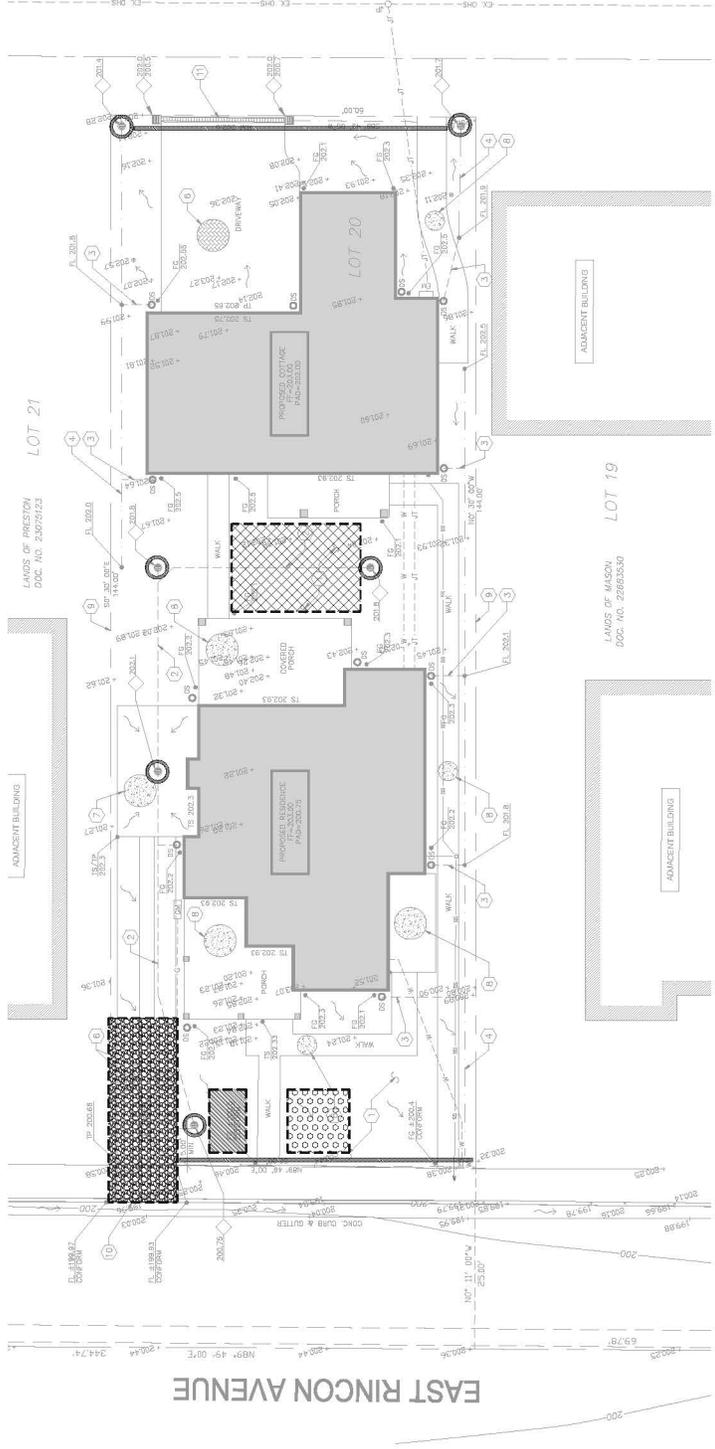
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- MAINTENANCE NOTES:**
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 a. PERFORM INSPECTIONS OF ALL EROSION CONTROL DEVICES AT THE END OF EACH WORKING DAY.
 b. MAINTAINED AS REQUIRED PERIODICALLY AND AS NECESSARY.
 c. INSPECTED AFTER EACH RAIN AND REPAIRED AS NEEDED.
 d. ALL EROSION CONTROL DEVICES MUST BE REPAIRED.
 e. ALL EROSION CONTROL DEVICES MUST BE REPAIRED.
 f. ALL EROSION CONTROL DEVICES MUST BE REPAIRED.
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- EROSION CONTROL NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND MAINTAINING ALL EROSION CONTROL DEVICES AFTER EACH STORM AND AFTER ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.
 - STORM WATER SHALL BE COLLECTED AND STORED IN THE PERMANENT STORM AND SEWER MAINS. PROVISIONS FOR PERMANENT STORM AND SEWER MAINS SHALL BE MADE AS SHOWN ON THESE PLANS.
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 - CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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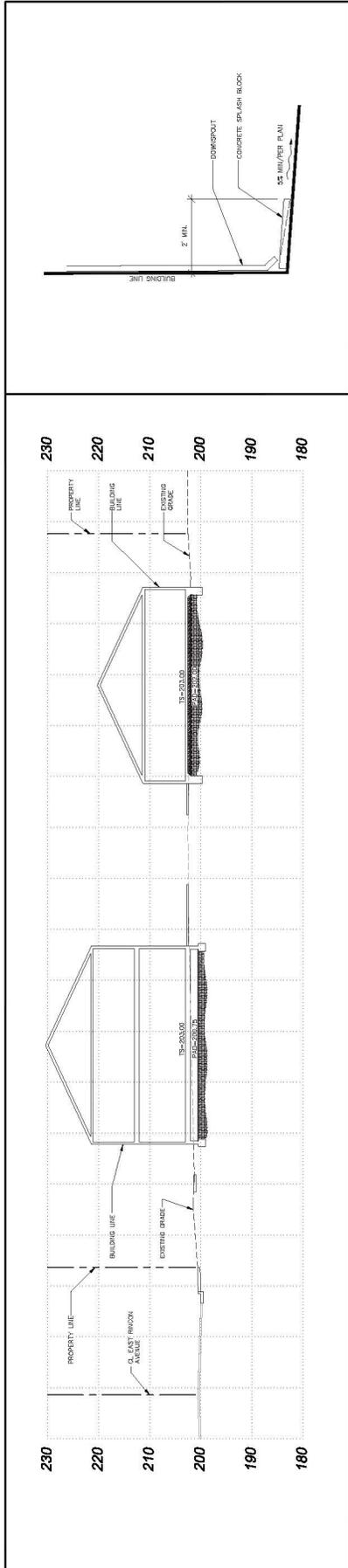


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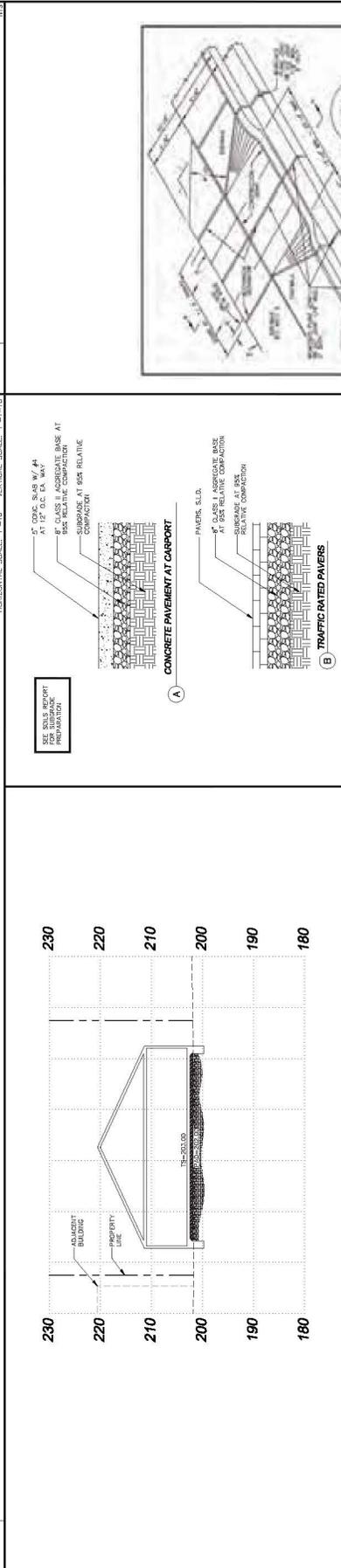
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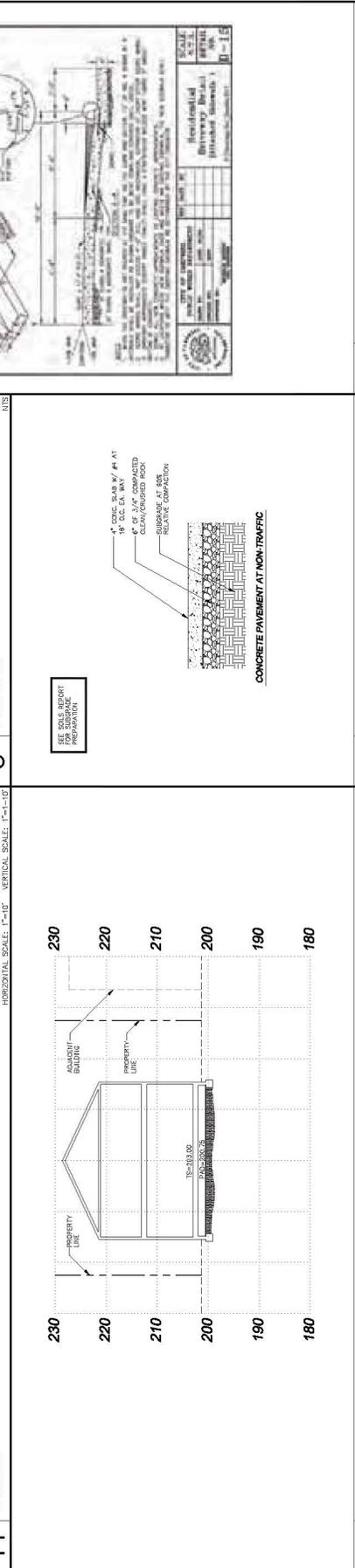
SECTIONS & DETAILS



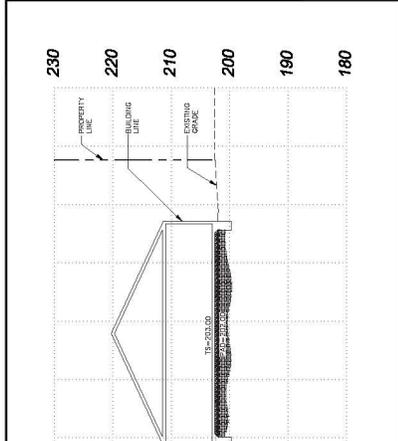
10 SECTION HORIZONTAL SCALE: 1"=10'-0" VERTICAL SCALE: 1"=1'-0" 015



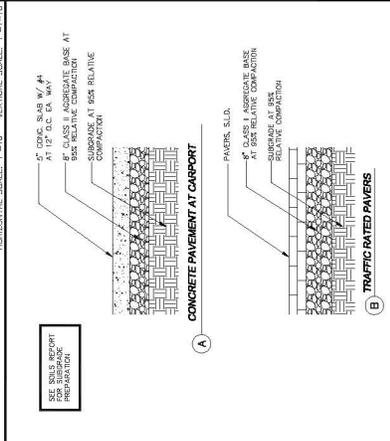
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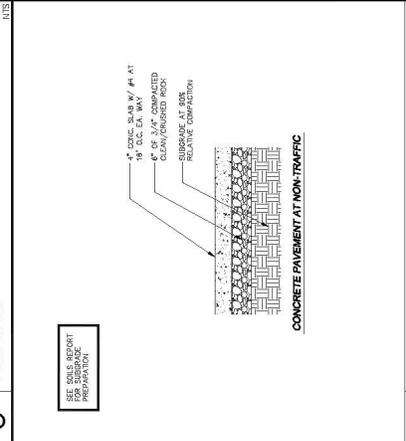
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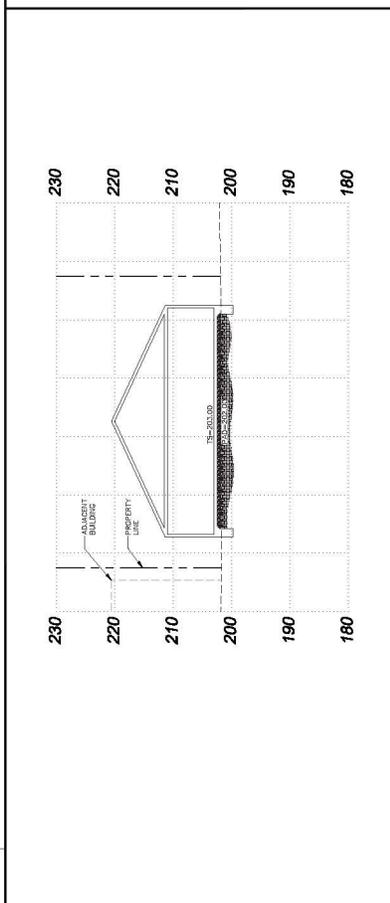
3 DETAIL HORIZONTAL SCALE: 1"=10'-0" VERTICAL SCALE: 1"=1'-0" 015



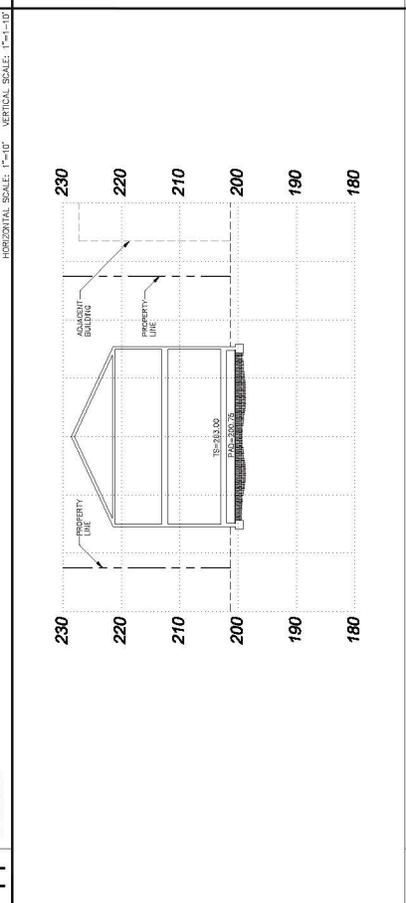
5 PAVEMENT HORIZONTAL SCALE: 1"=10'-0" VERTICAL SCALE: 1"=1'-0" 015



6 PAVEMENT HORIZONTAL SCALE: 1"=10'-0" VERTICAL SCALE: 1"=1'-0" 015



1 SPLASH BLOCKS HORIZONTAL SCALE: 1"=10'-0" VERTICAL SCALE: 1"=1'-0" 015



3 DETAIL HORIZONTAL SCALE: 1"=10'-0" VERTICAL SCALE: 1"=1'-0" 015

Engineer

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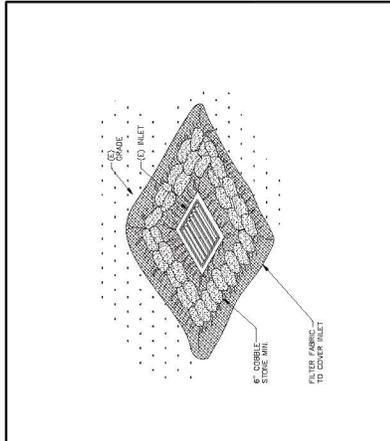
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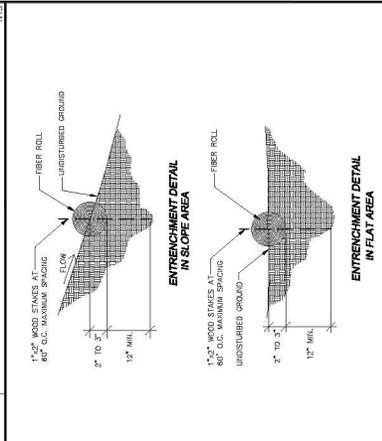
EROSION CONTROL DETAILS

Sheet #

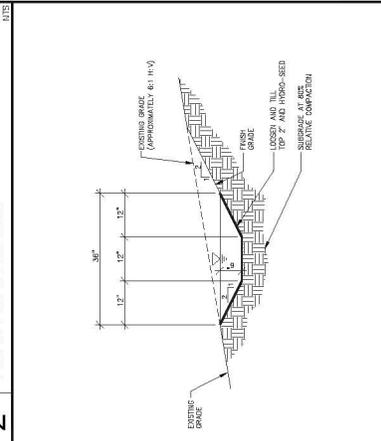
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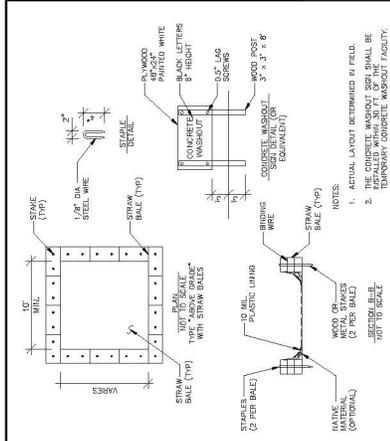
1 INLET PROTECTION



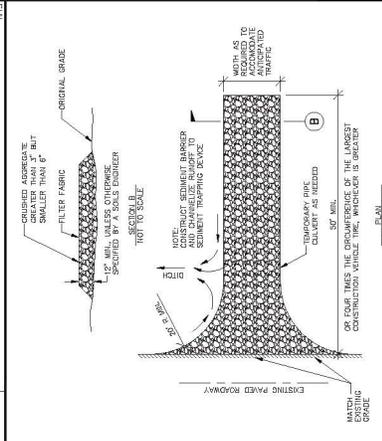
2 STRAW WATTLE DETAIL



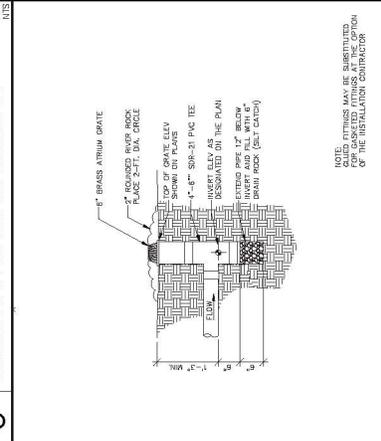
3 EARTH SWALE



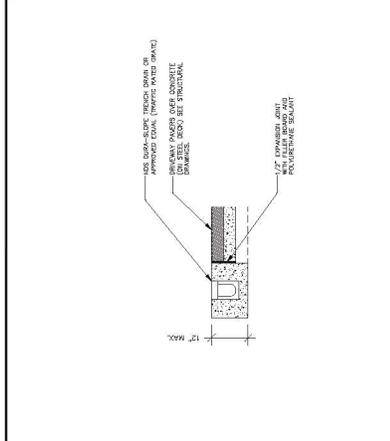
4 CONCRETE WASHOUT



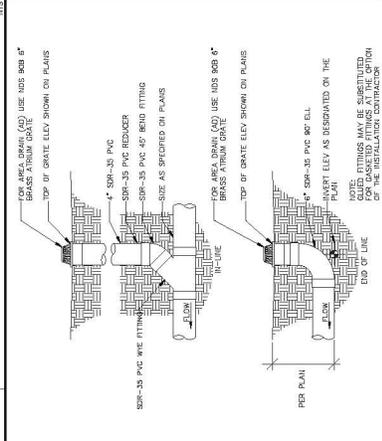
5 STABILIZED CONSTRUCTION ENTRANCE



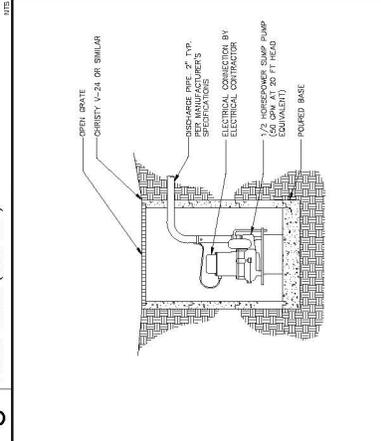
6 AREA DRAIN (BUBBLE UP RELEASE)



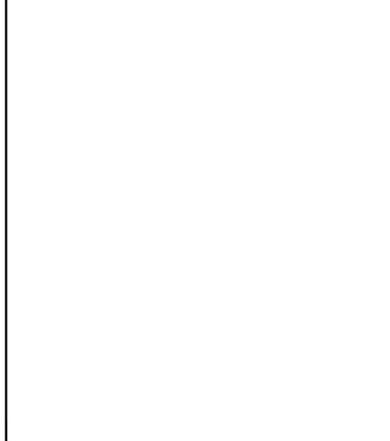
7 TRENCH DRAIN AT DRIVEWAY



8 AREA DRAIN (NDS-90B)



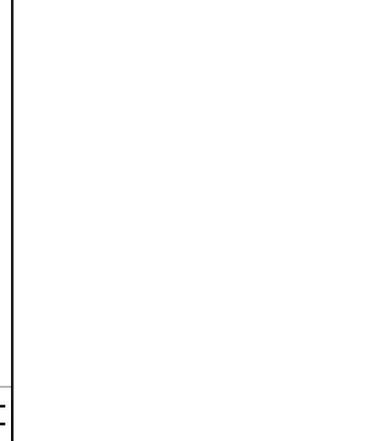
9 CATCH BASIN WITH SUMP PUMP



10



11



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