



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

April 14, 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, **April 25, 2017**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Bill Rosingana for a Site and Architectural Review Permit (PLN2017-12) to allow the construction of a new single-family residence on property located at **1536 Capri 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: **1536 Capri Drive**

# Project Location Map

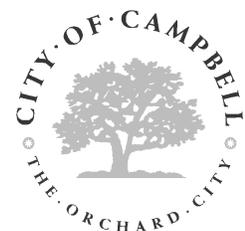
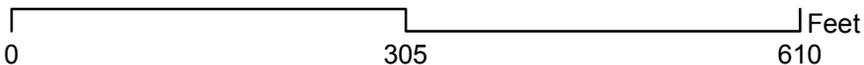


**Project Location:** 1536 Capri Drive

**Application Type:** Site and Architectural Review Permit

**Planning File No.:** PLN2017-12

**Description:** New 3,416 square foot one-story single-family residence with attached garage



Community Development Department  
Planning Division

proposed single-story additions to  
existing single-story residence for the:

# ROISINGANA RESIDENCE

1536 Capri Drive  
Campbell, CA 95008

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER: 406 - 22 - 033

LOT SIZE: 17,582 Gross sq. ft. (Property to center line of street)  
17,230 Net sq. ft.

DEVELOPMENT DATA:	Square Feet		Percent of Site	
	Existing	Proposed	Existing	Proposed
Building coverage	2,410	3,600	15%	21%
Landscape coverage	11,797	9,866	68%	58%
Paving coverage	2,843	3,784	16%	22%
FLOOR AREA RATIO: Total bldg s.f. divided by net lot size	15%			

ADJACENT LAND USES: Use  
North SFR  
South SFR  
East SFR  
West SFR

PARKING:

# Standard Spaces	# Compact Spaces	# Disabled Spaces	# TOTAL PARKING

RESTAURANT AND ASSEMBLY USES:

Seating Count \_\_\_\_\_

RESIDENTIAL PROJECTS:

	UNIT TYPE A	UNIT TYPE B	UNIT TYPE C	UNIT TYPE D
Living Area (square footage)				
Garage Area (square footage)				
Total Area (square footage)				
Number of Bedrooms				
Total Number of Units per Type				

Rvsd. 6/21/16

PROPERTY DATA:

ASSESSOR'S PARCEL NO. 406 - 22 - 033  
EXISTING USE: SINGLE FAMILY RESIDENCE  
ZONING DISTRICT: R - 1 - 10  
OCCUPANCY GROUP: R3/U  
FLOOD ZONE: NO  
CONSTRUCTION TYPE: V - B  
SPECIAL INSPECTION ITEMS: SHEARWALLS  
NUMBER OF EXISTING STORIES: 1  
NUMBER OF PROPOSED STORIES: 1  
FIRE SPRINKLERS REQUIRED: YES

PROJECT DATA SUMMARY:

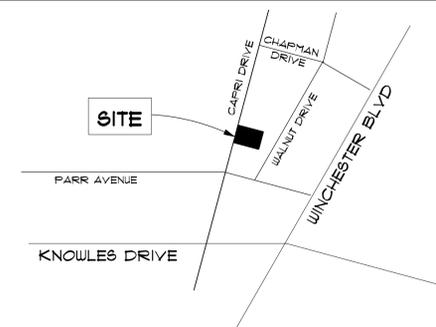
EXISTING LIVABLE AREA: 1,167.00 SF  
ADDITIONAL LIVABLE AREA: 1,465.52 SF  
NEW TOTAL LIVABLE AREA: 2,632.52 SF  
EXISTING ATTACHED GARAGE AREA: 360.00 SF  
PROPOSED ATTACHED GARAGE AREA: 445.83 SF  
PROPOSED STORAGE AREA: 337.79 SF  
NEW COVERED ENTRY AREA: 66.00 SF  
NEW COVERED PATIO AREA: 116.28 SF  
PROPOSED F.A.R. (3,416.14 SF): 19.80%  
PROPOSED LOT COVERAGE: 3,598.42 SF

DRAWING INDEX:

- C1.0 COVER SHEET/CALCULATIONS
- A1.0 SITE PLAN
- A2.0 EXISTING/DEMOLITION FLOOR PLAN
- A2.1 PROPOSED FLOOR PLAN
- A2.2 CALCULATION PLAN
- A4.0 PROPOSED EXTERIOR ELEVATIONS
- A4.1 EXISTING EXTERIOR ELEVATIONS
- A4.2 STREETSCAPE
- A3.0 ROOF PLAN
- A6.0 CROSS SECTIONS

VICINITY MAP:

(NO SCALE)



# Detail Ink

RESIDENTIAL DESIGN

1885 DRY CREEK ROAD CAMPBELL, CA, 95008

VOICE: 408.371.5866

EMAIL: detailink2@msn.com

proposed single-story additions  
and interior remodeling to existing  
single-story residence for the:

ROISINGANA RESIDENCE

1536 Capri Drive  
Campbell, CA 95008

A.P.N. 406 - 22 - 033

ZONING: R - 1 - 10

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cover sheet

2017 - 02

January 05, 2017

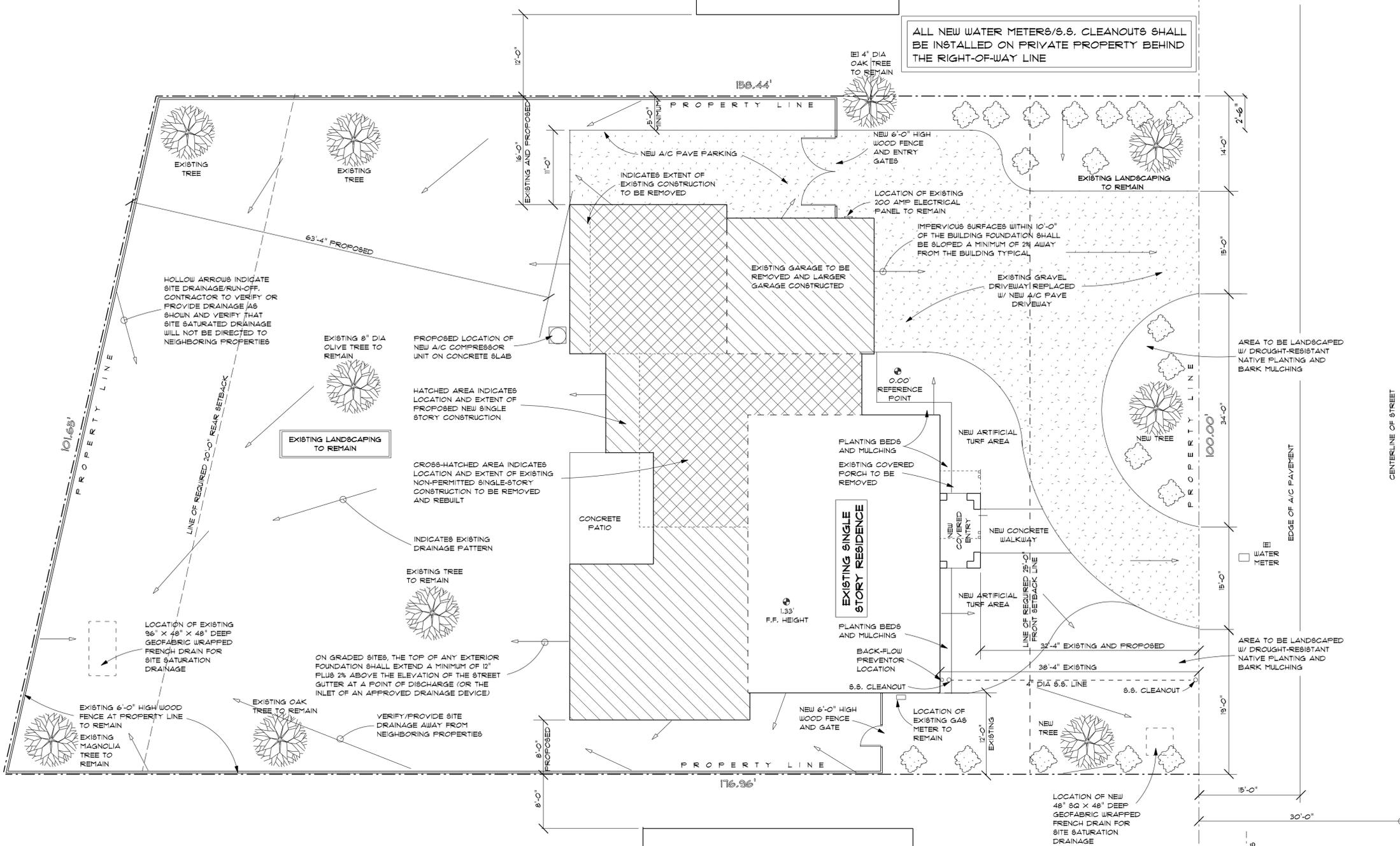
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C1.0

**FIRE PROTECTION NOTES:**

1. FIRE SPRINKLER SYSTEM REQUIRED PER COUNTY OF SANTA CLARA FIRE DEPARTMENT FOR RESIDENCE AND GARAGE PER NFPA STANDARD #13D. SPRINKLER DRAWINGS DETAILS AND CALCULATIONS TO BE PROVIDED A STATE OF CALIFORNIA (C-16) FIRE PROTECTION CONTRACTOR. THIS SHALL BE APPLIED FOR AS A SEPARATE PERMIT
2. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION BY FIRE PROTECTION WATER SUPPLIES. (SEE DRAWINGS BY FIRE PROTECTION DESIGNERS)
3. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND COUNTY OF SANTA CLARA FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION 91-1

ALL NEW WATER METERS/S.S. CLEANOUTS SHALL BE INSTALLED ON PRIVATE PROPERTY BEHIND THE RIGHT-OF-WAY LINE



**BUILDING ADDRESS:**

- A. THE LOCATION AND SIZE OF BUILDING ADDRESS SHALL BE CLEARLY VISIBLE AND LEGIBLE FROM THE ADJACENT PUBLIC WAY OR STREET
- B. ADDRESS LETTERS/NUMBERS SHALL BE MINIMUM 4" HIGH, WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND.
- C. IF BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AND ACCESS TO THE DWELLING IS PROVIDED BY A PRIVATE ROAD, THEN A MONUMENT OR POLE SIGN IS TO BE USED TO IDENTIFY THE SITE ADDRESS

**PROPOSED FRONT PAVING:**

FRONT YARD SETBACK AREA:	2,500.00 SF
ALLOWABLE IMPERVIOUS AREA (50%):	1,250.00 SF
PROPOSED IMPERVIOUS AREA:	1,085.60 SF

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Revisions:


site plan

scale: 1/8" = 1'-0"

2016 - 41

Sheet

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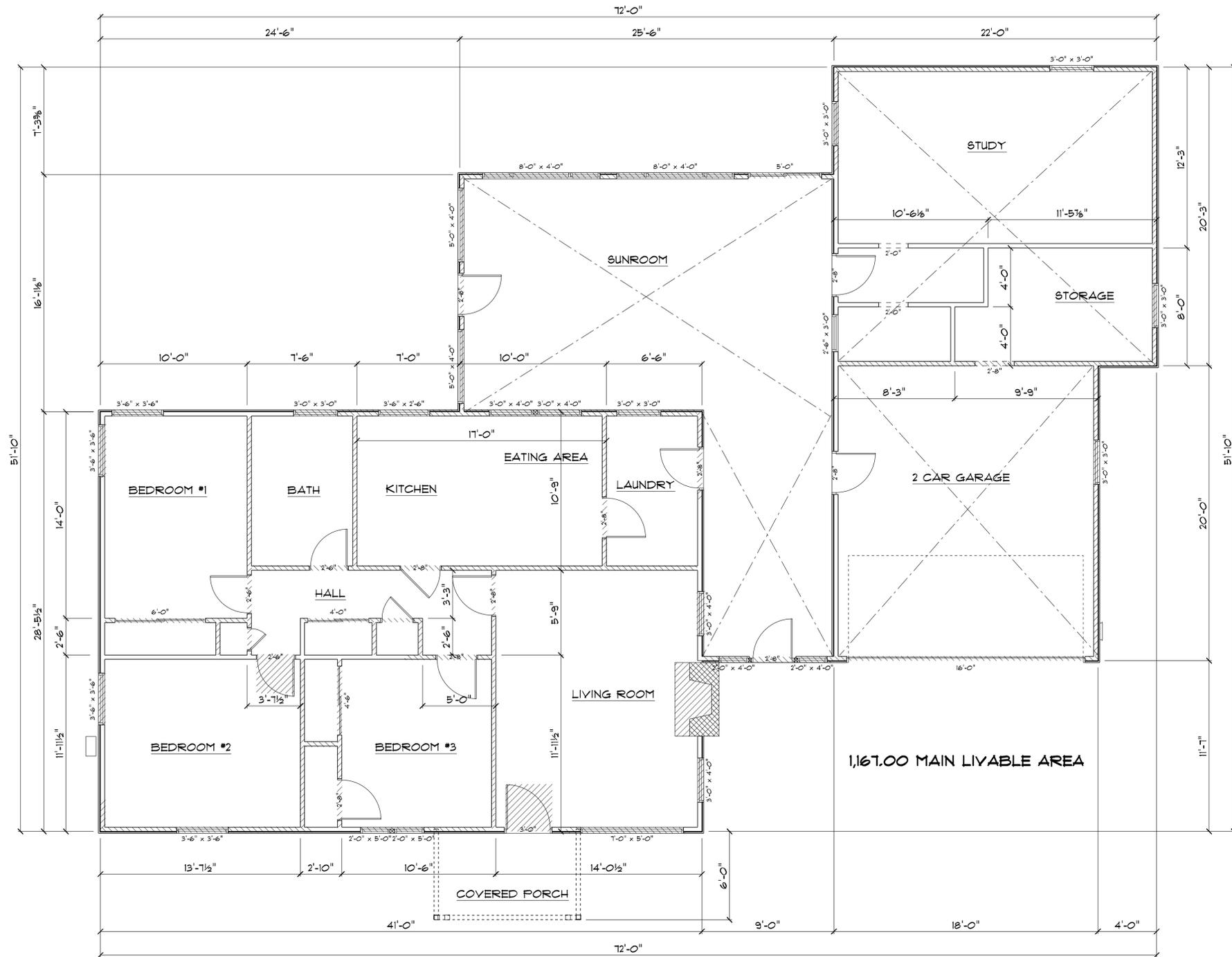
January 05, 2011



CAPRI DRIVE



1536 CAPRI DRIVE, CAMPBELL, CALIFORNIA



proposed single-story additions  
and interior remodeling to existing  
single-story residence for the:

## ROISINGANA RESIDENCE

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Revisions:

revised 02-07-11

existing floor/  
demolition plan

scale: 1/4" = 1'-0"

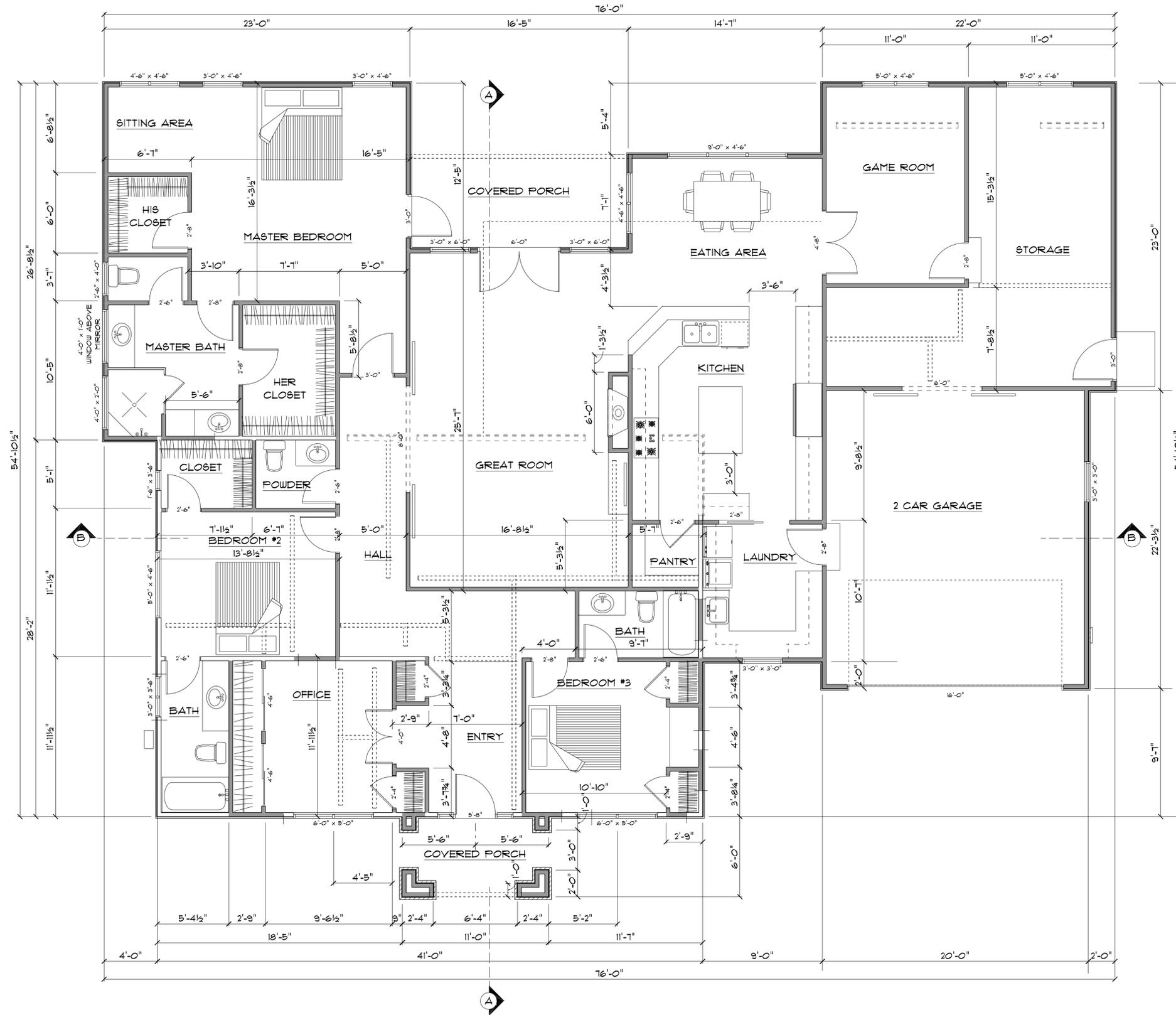
2016 - 41

January 05, 2017

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**LEGEND:**

	• EXISTING INTERIOR WALL TO REMAIN
	• EXISTING INTERIOR WALL TO BE REMOVED
	• NEW INTERIOR 2 X 4 STUDWALL
	• EXISTING EXTERIOR STUDWALL TO REMAIN
	• NEW 2 X 4 EXTERIOR STUDWALL W/ EXTERIOR FINISH TO MATCH IEI

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Revisions:

_____	revised 02-01-11
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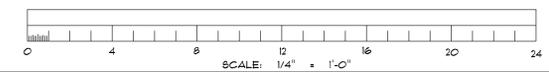
**proposed floor plan**

scale: 1/4" = 1'-0"

2016 - 41

January 05, 2017

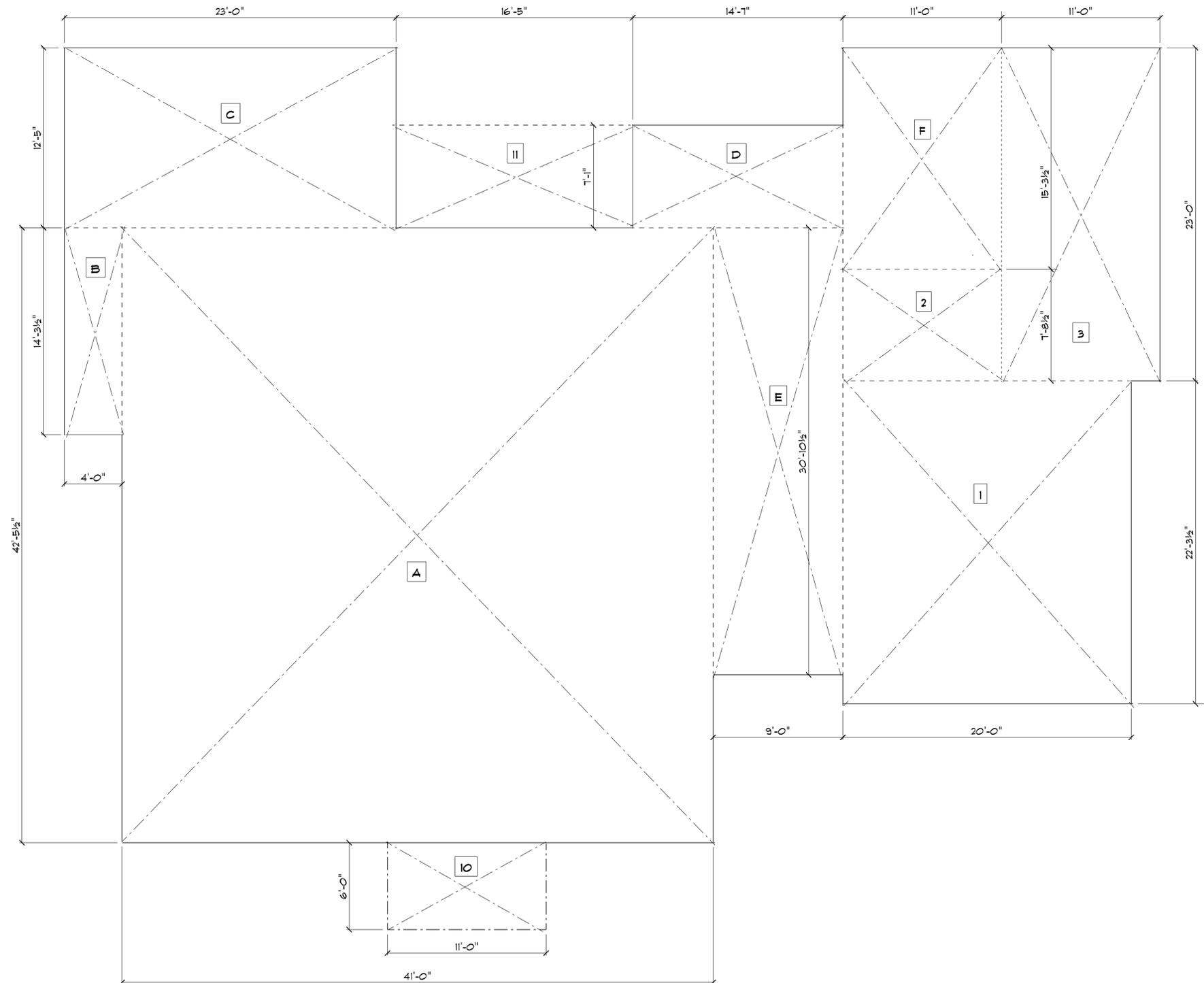
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**A2.1**



1536 CAPRI DRIVE, CAMPBELL, CA 95008

### SQUARE FOOT CALCULATIONS:

KEY	SIZE	SQ. FT.
A	41'-0" x 42'-5 1/2"	1,740.79
B	4'-0" x 14'-3 1/2"	57.16
C	23'-0" x 12'-5"	285.58
D	14'-1" x 1'-1"	103.29
E	9'-0" x 30'-10 1/2"	271.50
F	11'-0" x 15'-3 1/2"	168.20
<b>TOTAL MAIN FLOOR LIVABLE AREA</b>		<b>2,632.52</b>
I	20'-0" x 22'-3 1/2"	445.83
<b>TOTAL GARAGE AREA</b>		<b>445.83</b>
2	11'-0" x 1'-8 1/2"	84.79
3	11'-0" x 23'-0"	253.00
<b>TOTAL NON-CONDITIONED STORAGE AREA</b>		<b>337.79</b>
10	11'-0" x 6'-0"	66.00
<b>TOTAL FRONT PORCH AREA</b>		<b>66.00</b>
11	16'-5" x 1'-1"	116.28
<b>TOTAL REAR PORCH AREA</b>		<b>116.28</b>
<b>TOTAL FLOOR AREA</b>		<b>3,416.14</b>
<b>TOTAL LOT COVERAGE AREA</b>		<b>3,598.42</b>



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#### Revisions:

revised 02-07-17

calculation plan

scale: 1/4" = 1'-0"

2016 - 47

January 05, 2017

Sheet

A2.2





EXISTING STREETSCAPE



PROPOSED STREETSCAPE

proposed single-story additions  
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Revisions: \_\_\_\_\_  
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streetscape

no scale

2016 - 41

January 05, 2017

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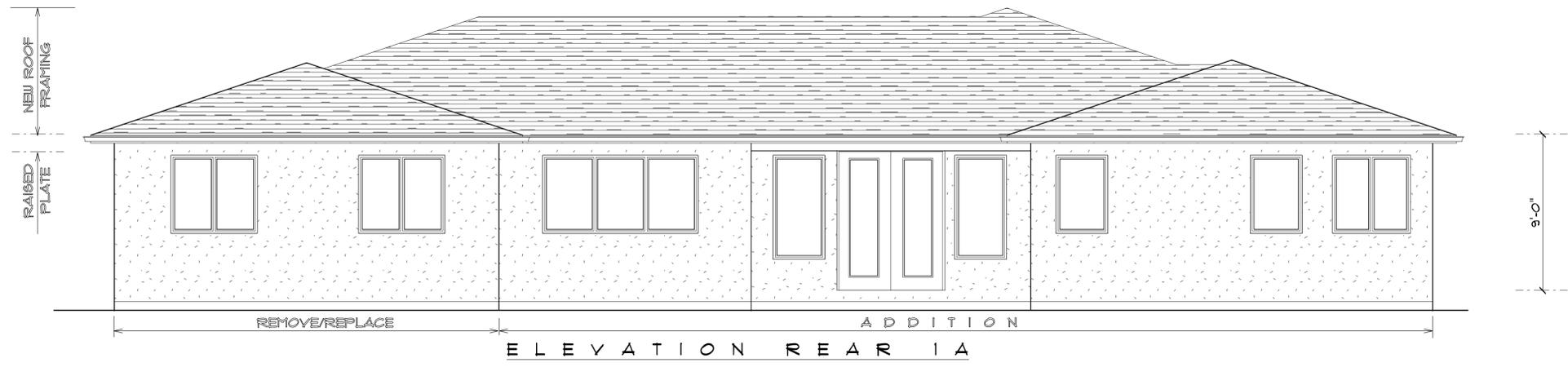




FRONT ELEVATION IB



ELEVATION LEFT IA



ELEVATION REAR IA



RIGHT SIDE ELEVATION IA

**PROPOSED EXTERIOR FINISHES:**

ROOFING:	CLASS "A" COMPOSITION ROOFING CERTAINTED PRESIDENTIAL "SHADOW GRAY" OR LANDMARK "BIRCHWOOD"
STUCCO FINISH:	LIGHT TEXTURE PAINT, KELLY MOORE KMS181 "LIGHT TRUFFLE" (GREY/BEIGE)
FASCIAS, BARGE RAFTERS AND TRIM:	KELLY MOORE KMS193-3 "JASMINE HOLLOW" (MEDIUM GREY/BROWN)
GARAGE DOOR:	STAINED CUSTOM WOOD OVERHEAD
STONE TRIM:	ELDORADO STONE LIMESTONE "CASTILLO"
WINDOWS:	MEDIUM BROWN CLAD EXTERIOR

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Revisions:

revised 02-01-11

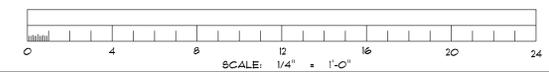
exterior elevations

scale: 1/4" = 1'-0"

2016 - 41

January 05, 2017

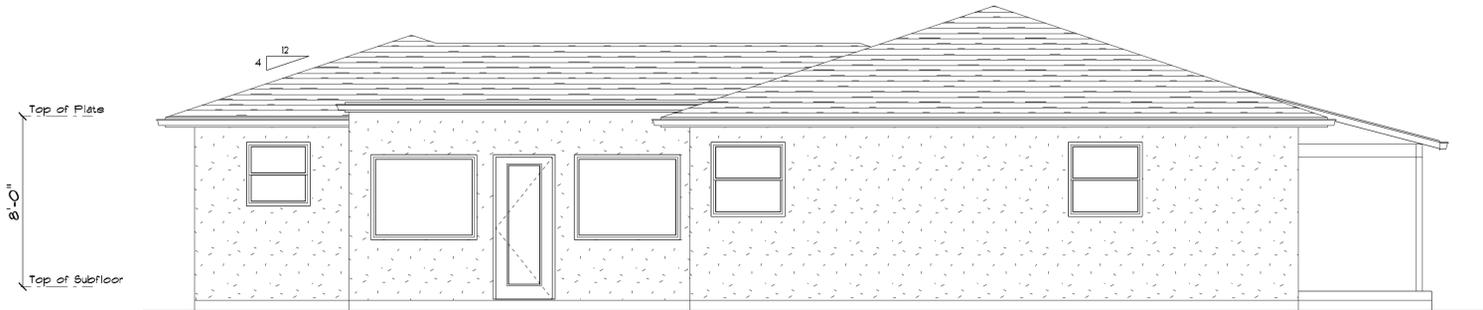
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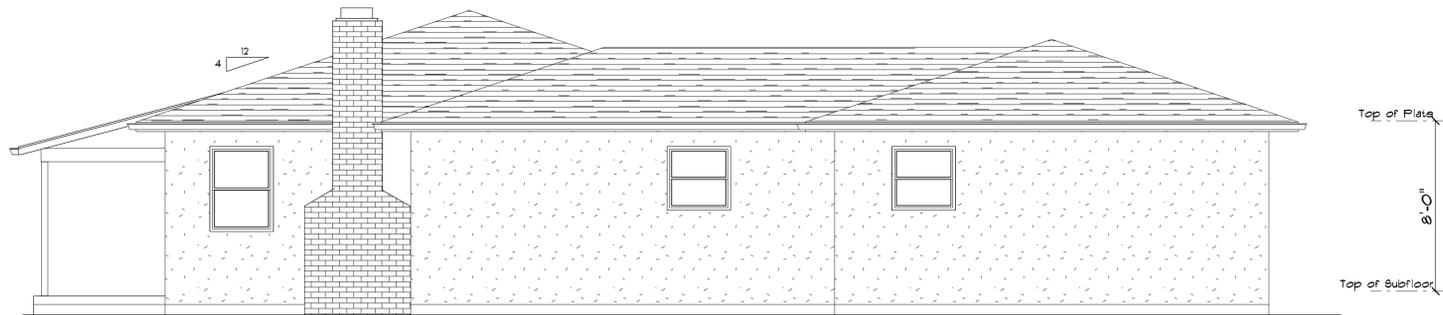
1536 CAPRI DRIVE, CAMPBELL, CA 95008



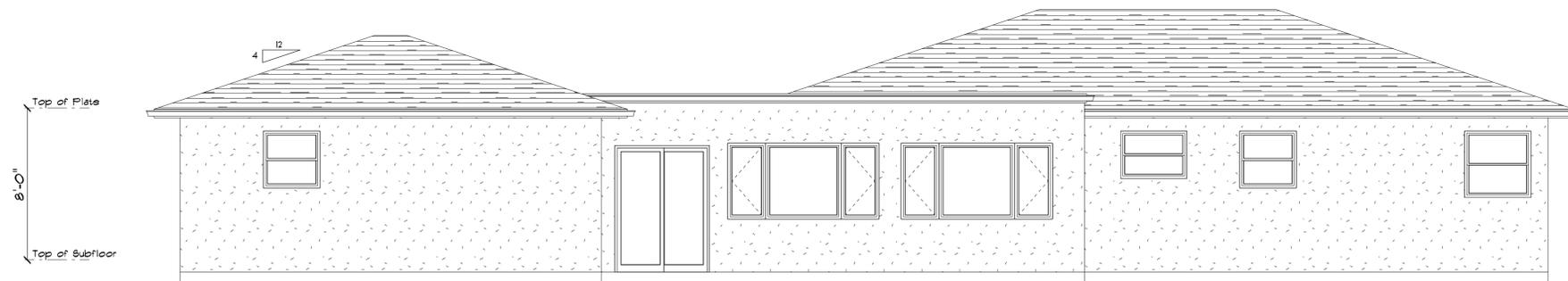
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

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Revisions:

revised 02-07-11

existing exterior  
elevations

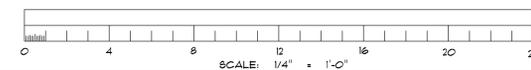
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2016 - 41

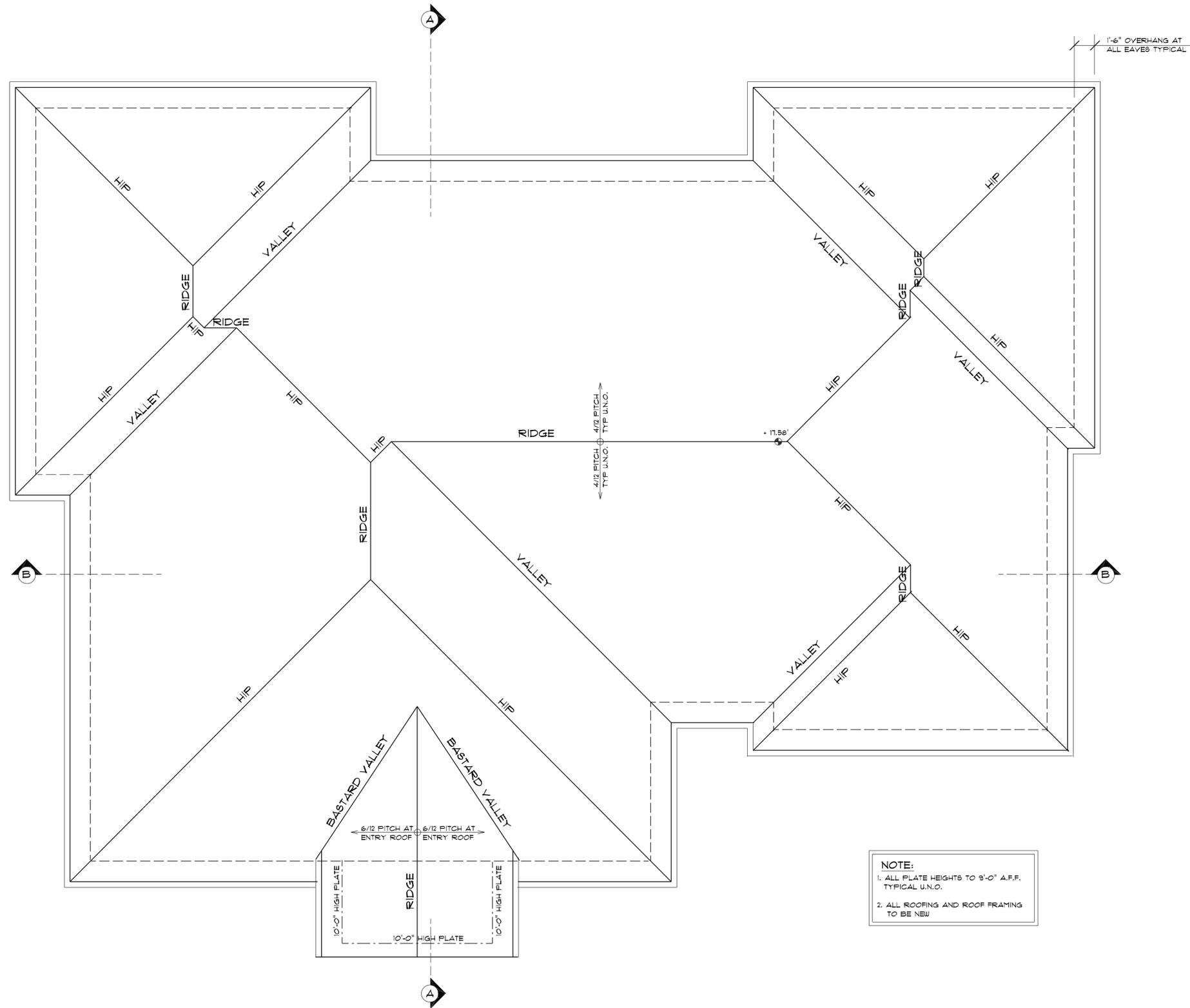
January 05, 2017

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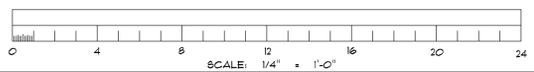
**A4.1**



1536 CAPRI DRIVE, CAMPBELL, CALIFORNIA



**NOTE:**  
 1. ALL PLATE HEIGHTS TO 9'-0" A.F.P. TYPICAL U.N.O.  
 2. ALL ROOFING AND ROOF FRAMING TO BE NEW



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Revisions:

revised 02-07-11

roof plan

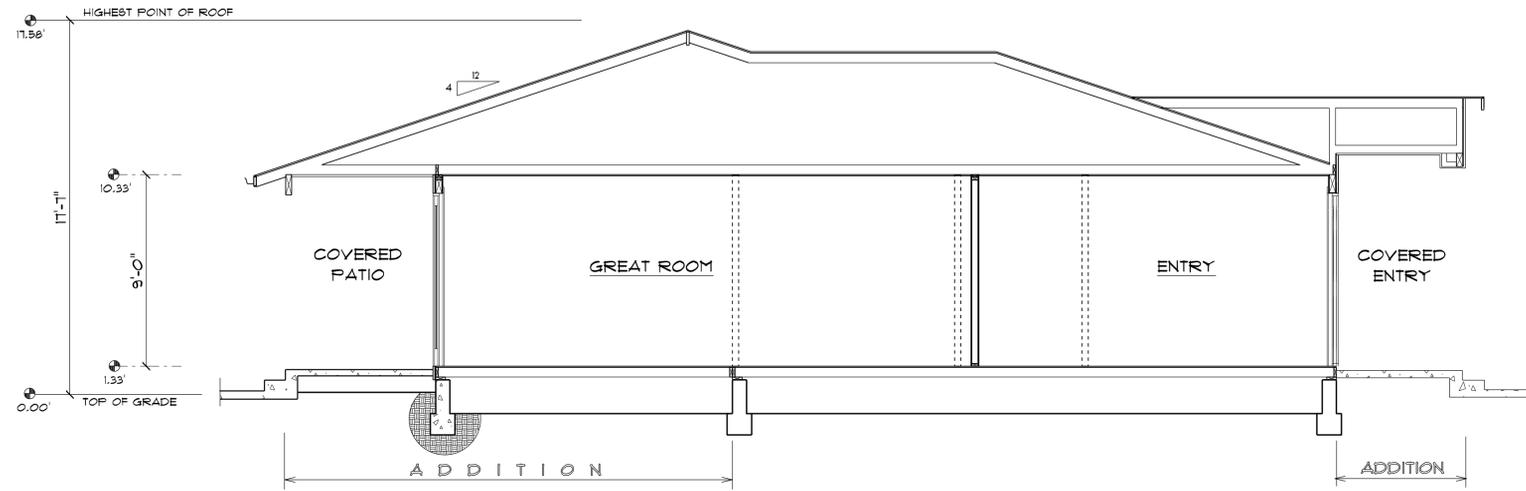
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2016 - 47

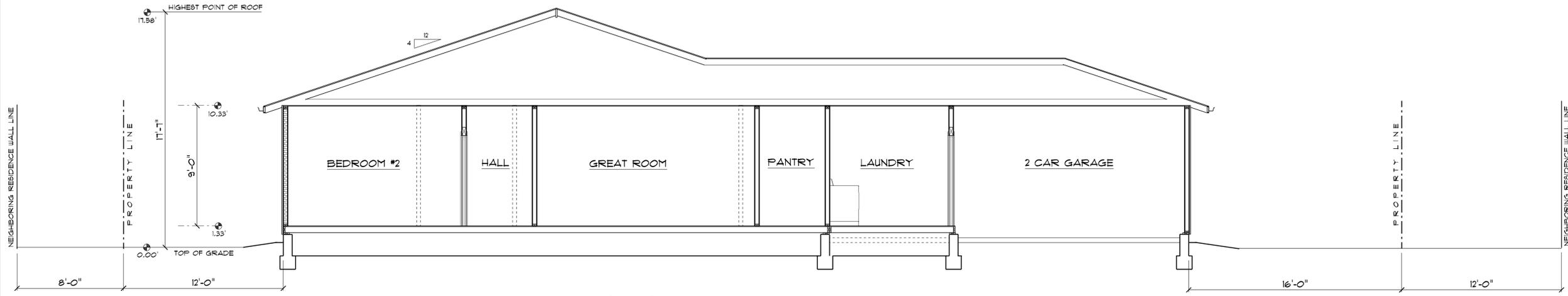
January 05, 2017

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1536 CAPRI DRIVE, CAMPBELL, CA 95008



CROSS SECTION A



CROSS SECTION B

proposed single-story additions  
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Revisions:

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- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

cross sections

scale: 1/4" = 1'-0"

2016 - 47

January 05, 2017

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**A6.0**

