



**SITE AND ARCHITECTURAL REVIEW COMMITTEE
TUESDAY, JANUARY 26, 2016
7:00 p.m.**

**Doetsch Conference Room/City Hall
70 N. First Street, Campbell, CA 95008**

AGENDA

ITEM/FILE NO.		ADDRESS	START TIME / DURATION	APPLICANT
1.	PLN2015-285	940 Stonehurst Way	7:00 PM / 15 Minutes	Eric Greenblatt
Site and Architectural Review Permit for a one-story, 554 s.f. addition to the rear and side of an existing one-story, 1,866 s.f. single-family residence. Project Planner: <i>Daniel Fama, Associate Planner</i>				

Questions about this agenda can be directed to the Community Development Department, Planning Division, at (408) 866-2140 or by email at planning@cityofcampbell.com.

MEMORANDUM



Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date:** February 2, 2016
From: Daniel Fama, Associate Planner *DF*
Via: Paul Kermoyan, Community Development Director *PK*
Subject: Site and Architectural Review Permit
File No.: PLN2015-285 ~ 940 Stonehurst Way

PROPOSAL

The applicant is seeking approval of a Site and Architectural Review Permit to allow a one-story 554 square-foot addition to the rear and side of an existing one-story, 1,866 square-foot single-family residence, which would replace an existing unpermitted addition of the same size (reference Attachment 1 – Project Plans).

PROJECT SITE

The project site is located within the Cambrian 36 annexed area, commonly known as "Campbell Village," along Stonehurst Way, south of Cambrian Drive (reference **Attachment 2** – Location Map). This portion of the annexation area was pre-zoned to the R-1-8 (Single-Family Residential) Zoning District. Pursuant to CMC 21.42.20, an addition to a single-family residence requires approval of Site and Architectural Review Permit by the Planning Commission.

PROJECT DATA

Zoning Designation:	R-1-8 (Single-Family Residential)	
General Plan Designation:	Low-Density Residential (less than 4.5 units/gr. acre)	
Net Lot Area:	11,000 sq. ft.	
Building Height:	14 ½ feet	35 feet Maximum Allowed
Building Square Footage:		
Existing Living Area:	1,386 square-feet	
Existing Garage:	480 square feet	
Proposed Living Area:	<u>554 square-feet</u>	
	2,420 square-feet	
Floor Area Ratio (FAR):	.22	.45 Maximum Allowed
Building (Lot) Coverage:	22%	40% Maximum Allowed
Setbacks	<u>Proposed</u>	<u>Required</u>
Front (west):	26 ½ feet	20 feet
Side (north):	12 feet	5 feet or half the wall height
Side (south):	8 ½ feet	5 feet or half the wall height
Rear (east):	36 ½ feet	5 feet or half the wall height
Garage (west):	26 ½ feet	25 feet

DISCUSSION

Review of the Site and Architectural Review Permit application is governed by the [City's Design Guidelines for Additions to Single-Family Homes](#). This document provides design guidance in terms of architectural compatibility, scale and mass, surface articulation, building orientation, and privacy. The guidelines are not meant to prescribe any particular style, but rather provide an overall framework for ensuring that additions to homes are compatible with both the existing structure and surrounding neighborhood.

Design: The proposed 554 square-foot addition would match the existing residence's materials and colors, incorporating composition roofing and stucco walls (reference **Attachment 3** – Color/Material Sheet). It would extend from the side and rear of the residence, terminating at gabled ends at either side. As the addition would be consistent with the existing residence in terms of materials, height, and form, it can be found consistent with the *Guidelines*. Additionally, due to the presence of the unpermitted addition, the proposed addition would enhance the character of the house by providing architectural continuousness between the existing home and the new addition.

Site Layout: The proposed addition would replace the existing unpermitted addition located to the rear and south side of the house, adjacent to the property's swimming pool (reference **Attachment 4** – Site Photographs). It would connect to the existing kitchen, allowing for an expanded kitchen and new family and dining room.

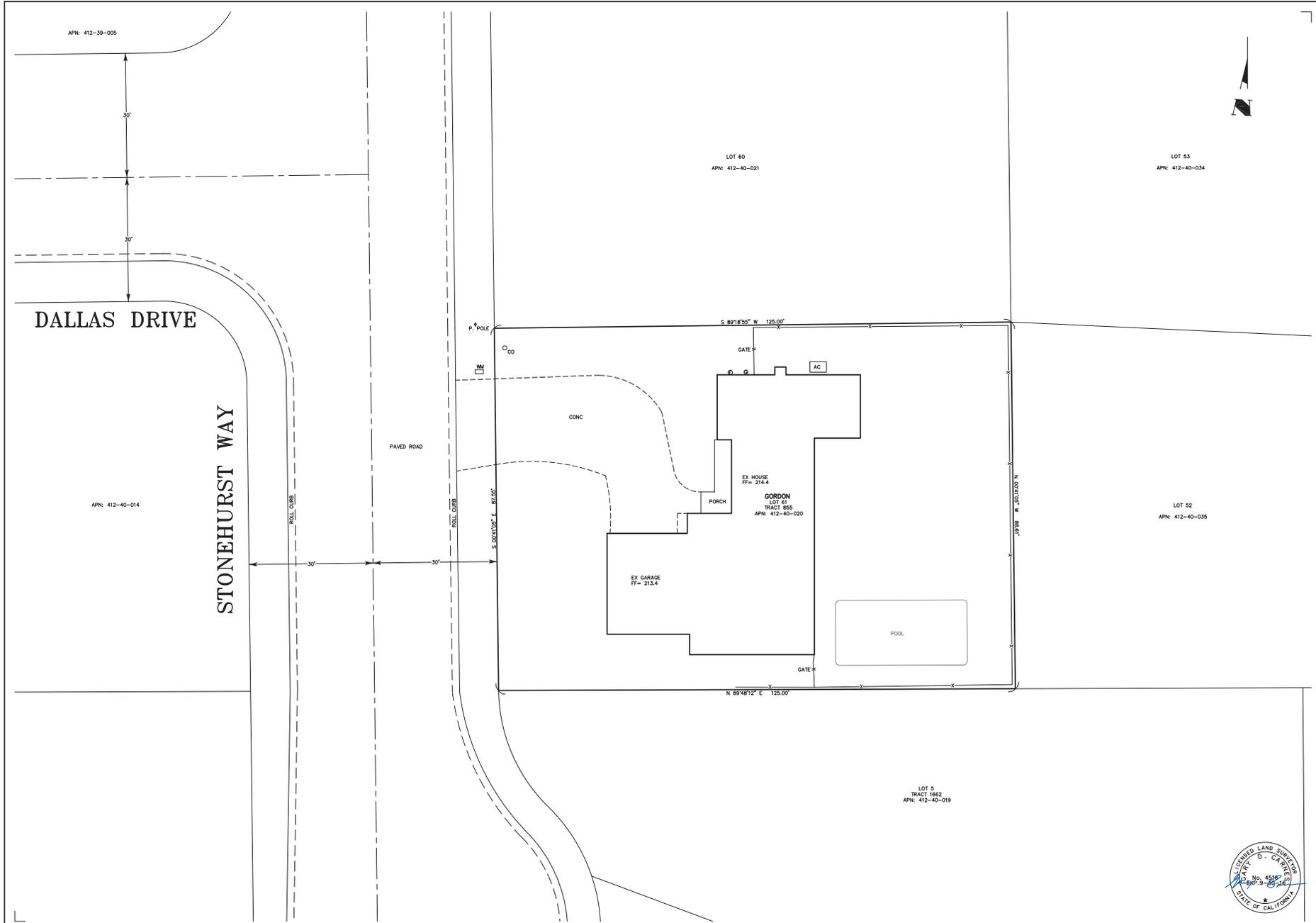
Landscaping: Whenever a building is expanded, the City may require conformance to the City's landscaping requirements (CMC 21.26.030). The property's front yard is already landscaped and no additional landscaping is warranted.

OPTIONS

The SARC should discuss the project's proposed architecture, materials, and landscaping. If the SARC believes that the applicant has adequately addressed any concerns the Committee may have, it may recommend approval to the Planning Commission as proposed, or subject to specific revisions.

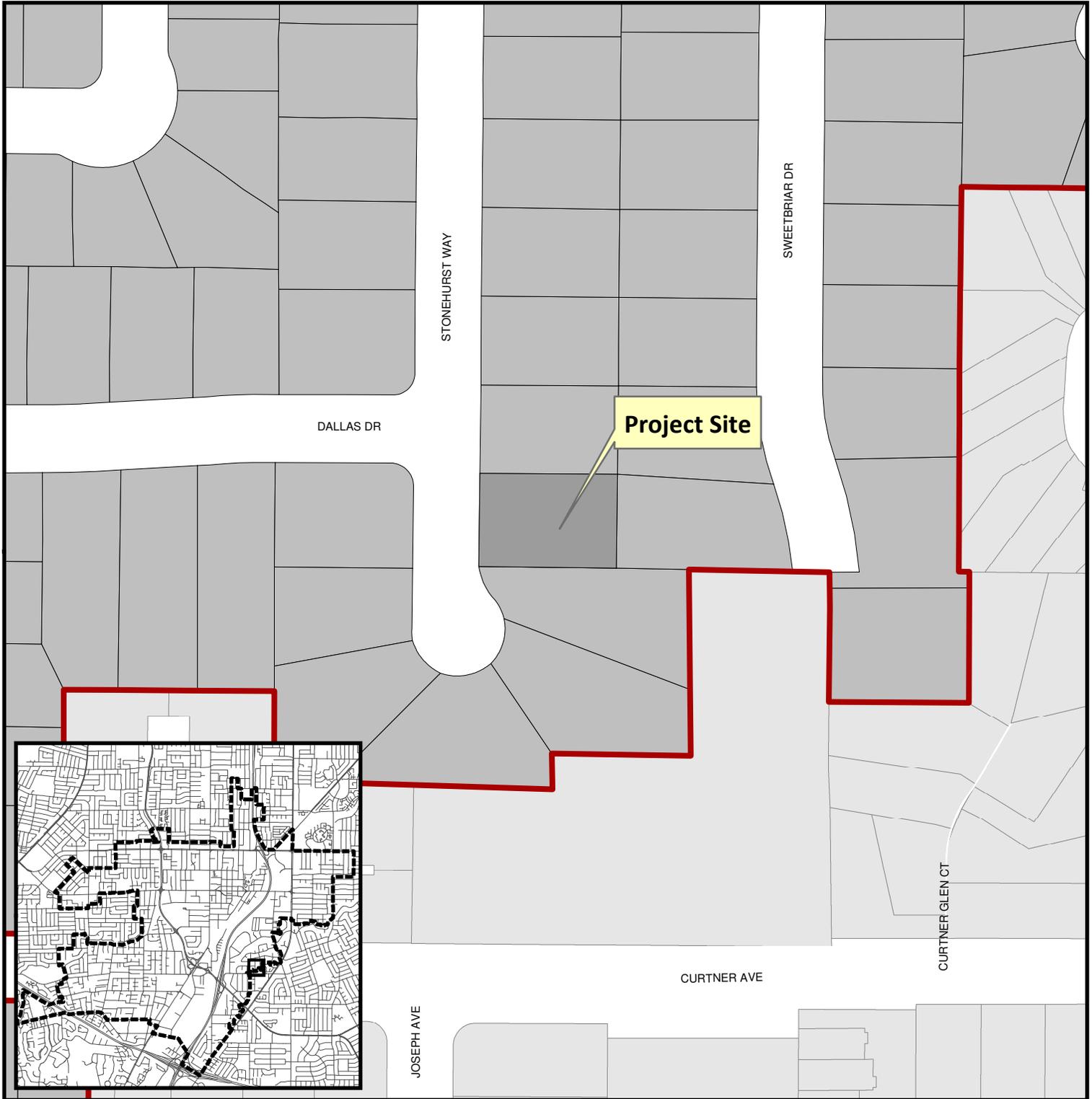
Attachments:

1. Project Plans
2. Location Map
3. Color/Material Sheet
4. Site Photographs

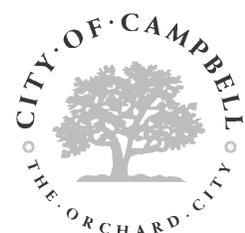
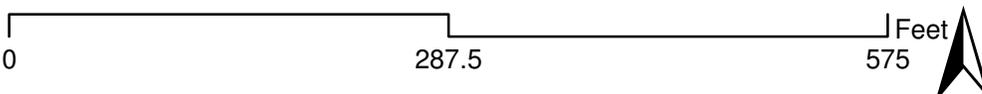


SHEET 1 OF 1	DATE : 7-15-16	TOPOGRAPHIC MAP FOR JESSICA GORDON LOT 61, TRACT 855 CITY OF CAMPBELL, CALIF.		CARNES & ASSOCIATES 9505 SUGAR BABE DRIVE GILROY, CALIFORNIA 95020 408-847-2013
	SCALE : 1" = 10'	No. DATE	REVISION	
DRAWN BY : A.K.B.	PROJ. MANAGER :			
Job No. 1876 (REG. GORDON/TOW) G.C.				

Project Location Map



Project Location: 940 Stonehurst Way
Application Type: Site and Arc. Review Permit
Planning File No.: PLN2015-285



Community Development Department
Planning Division

MATERIALS

GORDON RESIDENCE
940 STONEHURST WAY
CAMPBELL, CALIFORNIA



EXISTING STUCCO FINISH, NEW STUCCO TO MATCH



EXISTING ASPHALT ROOF, NEW ROOF TO MATCH



EXISTING FASCIA, NEW TO MATCH



EXISTING TRIM, NEW TO MATCH

GORDON RESIDENCE
940 STONEHURST WAY
CAMPBELL, CALIFORNIA











