



**SITE AND ARCHITECTURAL REVIEW COMMITTEE**  
**TUESDAY, APRIL 26, 2016**  
**6:15 p.m.**

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

## **AGENDA**

<b>ITEM/FILE NO.</b>		<b>ADDRESS</b>	<b>START TIME / DURATION</b>	<b>APPLICANT</b>
1.	PLN2015-268	<b>773 Union Ave</b>	6:15 p.m. / 20 Minutes	Terry Pries
Site and Architectural Review Permit for a new two-story single-family residence. Project Planner: <i>Cindy McCormick, Senior Planner</i>				
2.	PLN2016-19	<b>1223 Walnut Dr</b>	6:35 p.m. / 40 Minutes	Majid Saneinejod
Application for a 3-unit townhome subdivision. Project Planner: <i>Cindy McCormick, Senior 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](mailto:planning@cityofcampbell.com).

# MEMORANDUM



Community Development Department  
Planning Division

**To:** Site and Architectural Review Committee **Date:** April 26, 2016  
**From:** Cindy McCormick, Senior Planner  
**Via:** Paul Kermoyan, Community Development Director *PK*  
**Subject:** Site and Architectural Review Permit  
**File No.:** PLN2015-268 ~ 773 Union Ave

## PROPOSAL

The applicant is seeking approval of a Site and Architectural Review Permit to allow construction of a new 3,586 square foot two-story single-family residence with attached garage (reference **Attachment 1** – Project Plans). The new home will replace the existing single-family residence built in 1948. All other structures on the property will also be removed.

## PROJECT SITE

The project site is an approximately 8,346 square-foot (net) lot located on the west side of Union Avenue between Central Park Drive to the north and Bascom Avenue to the south, in the R-1-8 (Single-Family Residential) Zoning District (reference **Attachment 1** – Location Map). Single-family residential properties border the site on all sides. Pursuant to 21.42.020, construction of a new home in the R-1-8 zoning district requires approval of a 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:	8,346 square-feet	
Building Height:	28 feet, 6 inches	35 feet Maximum Allowed
Floor Area:		
1 <sup>st</sup> Floor Living:	1,910 square-feet	
2 <sup>nd</sup> Floor Living:	1,190 square-feet	
Garage:	<u>486 square feet</u>	
Total floor area:	3,586 square-feet	
Floor Area Ratio (FAR):	43%	45% Maximum Allowed
Lot Coverage:		
Residence:	2,396 square-feet	
Porch/Patios:	126 square-feet	
Total lot coverage:	2,522 square-feet	
Building (Lot) Coverage:	30%	40% Maximum Allowed

<u>Setbacks</u>	<u>Proposed</u>	<u>Minimum Required</u>
Garage:	52 feet, 8 inches	25 feet
Front:	52 feet, 8 inches	20 feet
Right Side:	9 feet	5 feet
Left Side:	7 feet, 10 inches	5 feet
Rear:	42 feet, 4 inches	5 feet

## **DISCUSSION**

Project Description: The proposed two-story 3,586 square-foot residence and attached garage will replace the existing 1,454 square foot single-story home and garage which has become somewhat dilapidated overtime.

Design and Site Layout: The proposed design includes a light tan colored stucco exterior with dark tan trim and barrel tile roof. A portion of the home and chimney would be covered in a tan colored stone veneer. The garage has been designed with double carriage style doors. The proposed home is similar in scale to the home immediately left of the subject property. While the new home would be larger than the home to the right, it will be located towards the front of the lot, thereby minimizing its impact on the adjacent home which is situated towards the rear of the lot. Given these circumstances, the proposed home should not have an adverse aesthetic impact upon existing adjoining properties and should complement the surrounding neighborhood.

Landscaping: The proposed landscape plan includes three new trees in the rear yard and one new tree in the front yard. The front yard will be landscaped by turf, flowering bushes and river rock.

## **OPTIONS**

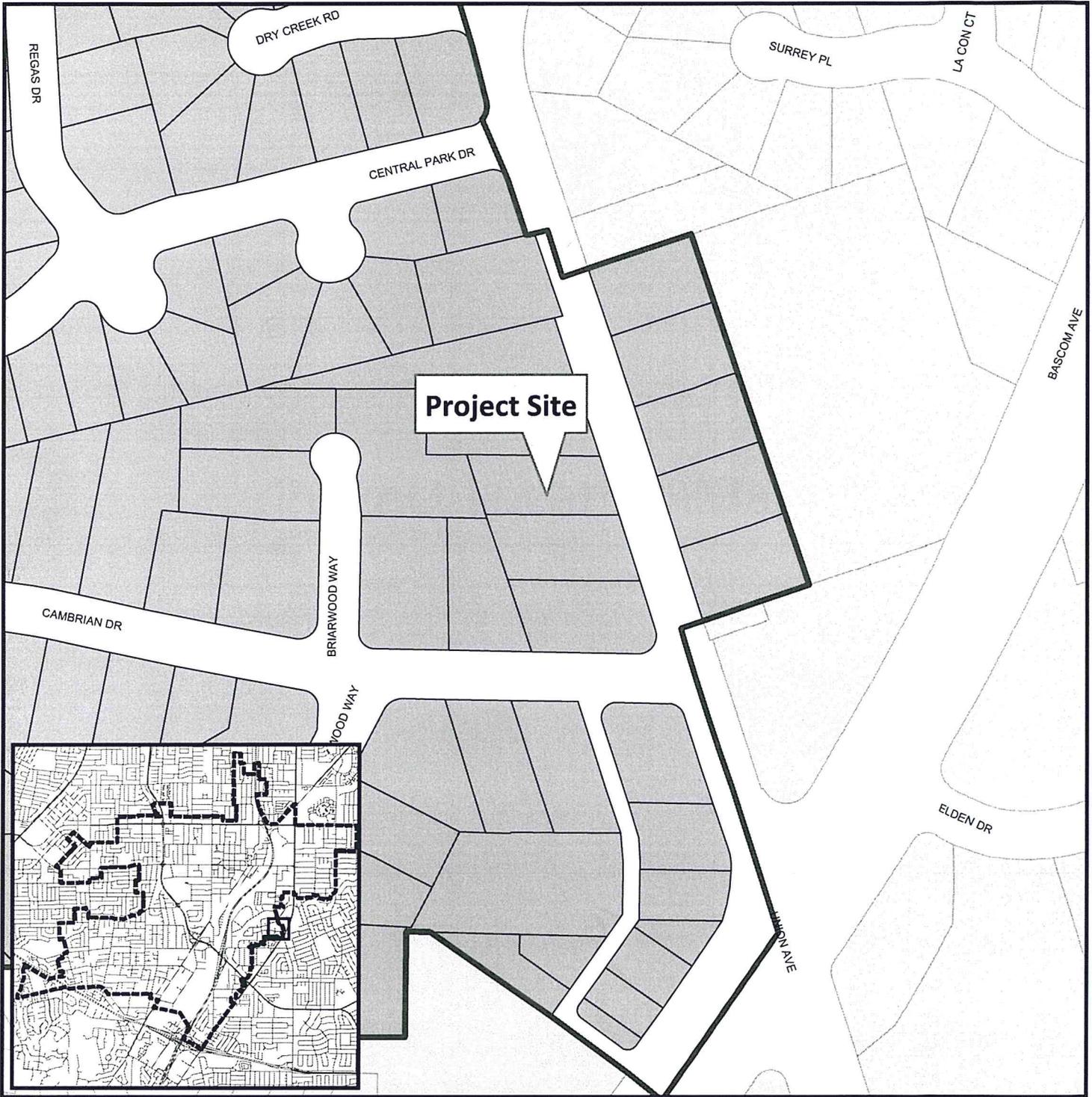
The SARC should review the project's proposed architecture, materials, and landscaping. If the SARC believes that the project meets the findings for site and architectural review approval, it may recommend approval to the Planning Commission as proposed, or subject to specific revisions.

In making a recommendation, the SARC should give consideration to the structure's design and site layout and its potential impact on the surrounding neighborhood.

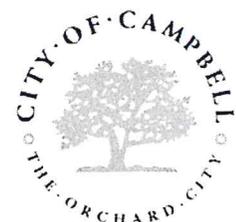
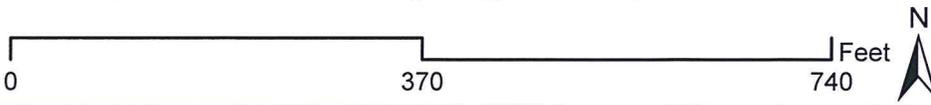
### Attachments:

1. Location Map
2. Project Plans

# Project Location Map



**Project Location:** 773 Union Ave  
**Application Type:** Site and Architectural Review  
**Planning File No.:** PLN2015-268  
**Description:** New 2-story single-family home



Community Development Department  
Planning Division





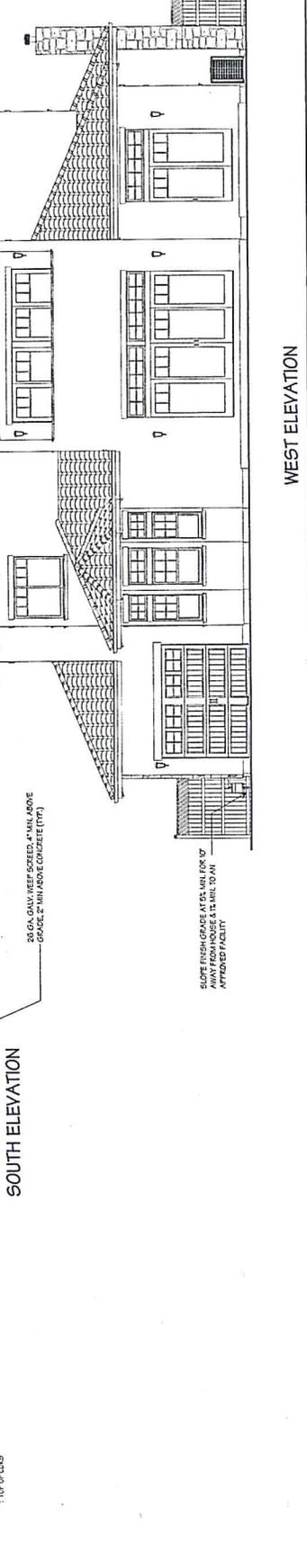
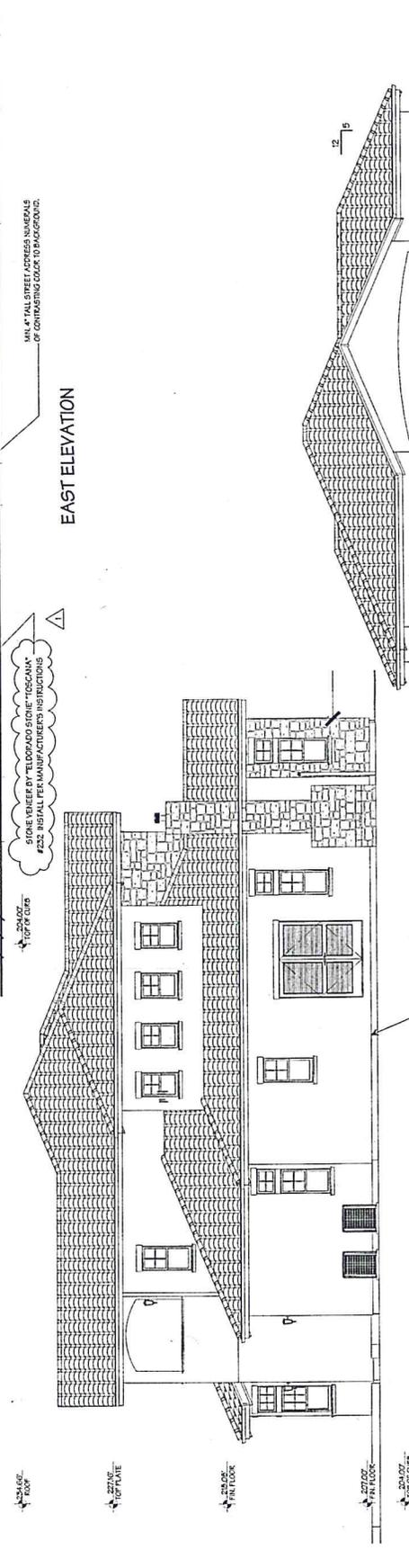
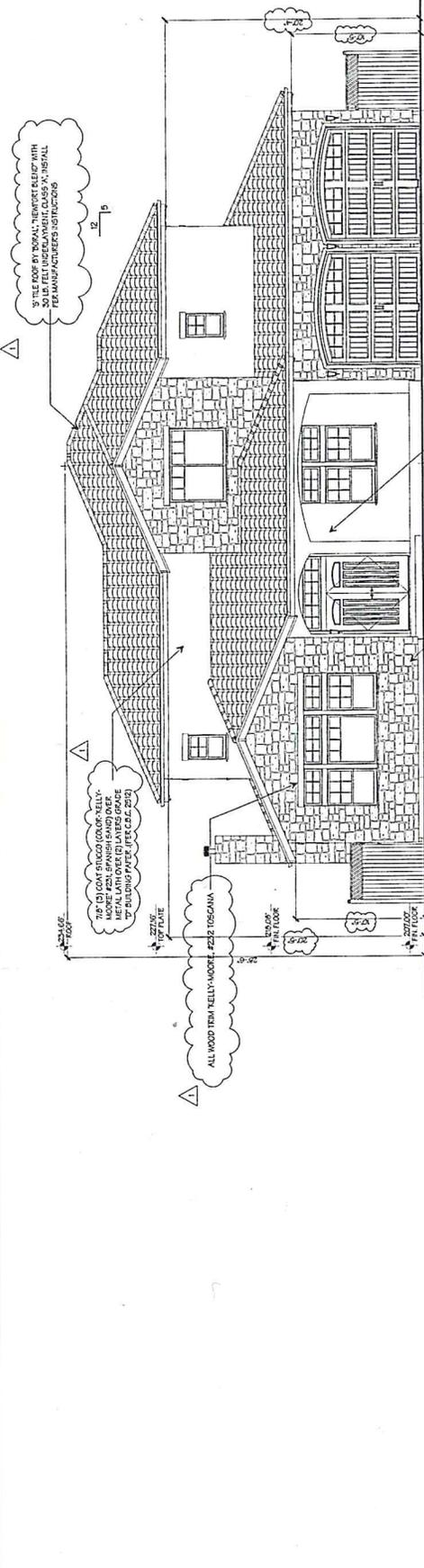


REVISIONS	BY	DATE
1	PLANNING	07-24-15
2		08-11-15
3		08-11-15
4		08-11-15
5		08-11-15
6		08-11-15
7		08-11-15
8		08-11-15
9		08-11-15
10		08-11-15

**HOMETEC**  
 ARCHITECTURE, INC.  
 RICHARD A. HARTMAN  
 AIA  
 619 NORTH FIRST STREET, SAN JOSE, CA 95112  
 408.999.8200  
 hometec.com

NEW HOME FOR  
**MR. TERRY PRIES**  
 775 UNION AVENUE, CAMPBELL, CA

Date: 7-22-15  
 Scale: 1/4" = 1'-0"  
 Drawn: RAH  
 Job: 14-023  
 Sheet: A-4  
 of: 8

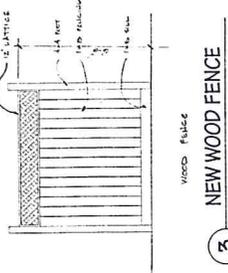


REVISIONS BY	
PLANNING	
11-24-15	

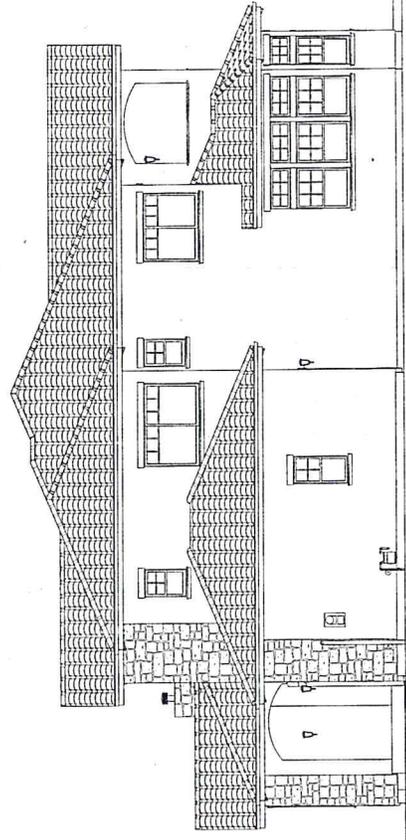
**HOMETEC**  
 ARCHITECTURE, INC.  
 RICHARD A. HARTMAN  
 A.I.A.  
 18000 WALKER DRIVE  
 FOUNTAIN VALLEY, CALIFORNIA 92708  
 419 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOME FOR  
**MR. TERRY PRIES**  
 773 UNION AVENUE, CAMPBELL, CA

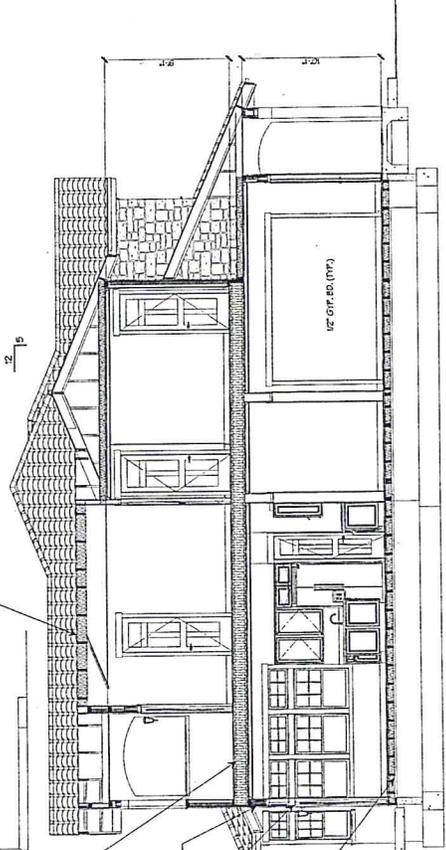
DATE	7-23-15
SCALE	1/4" = 1'-0"
DRAWN	RWH
JOB	H-023
Sheet	A-5
of	5 SHEETS



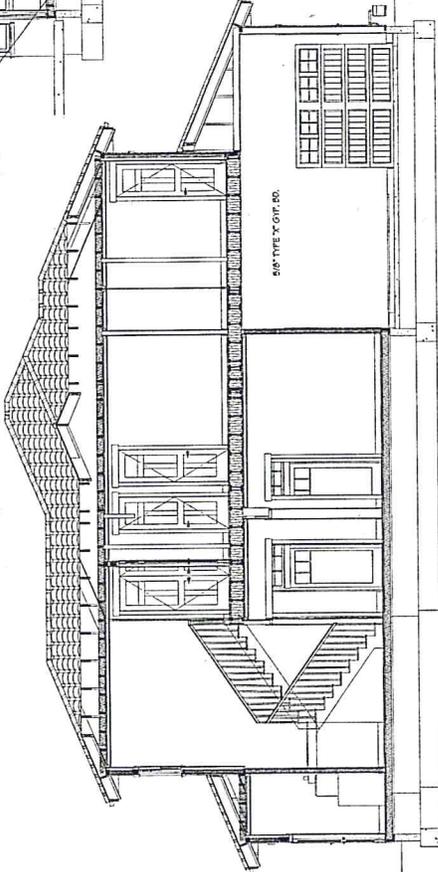
**3**  
 NEW WOOD FENCE



NORTH ELEVATION



**1** SECTION



**2** SECTION

224'-0" ROOF  
 227'-6" 1<sup>ST</sup> FLOOR  
 230'-0" 2<sup>ND</sup> FLOOR  
 237'-0" FIN. FLOOR  
 239'-0" TOP OF CIP

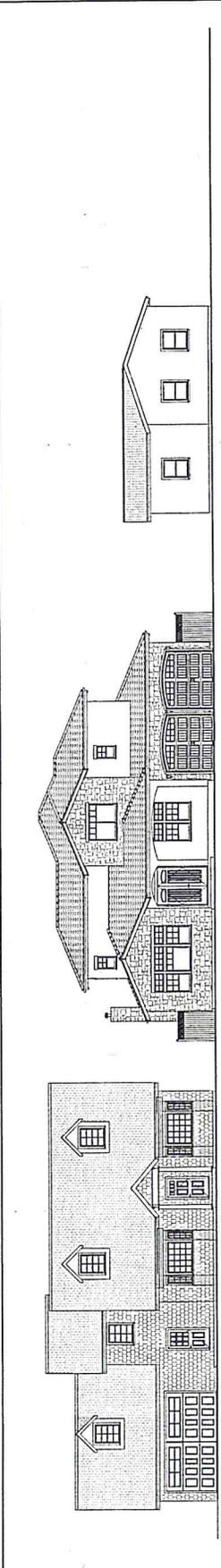
224'-0" ROOF  
 227'-6" 1<sup>ST</sup> FLOOR  
 230'-0" 2<sup>ND</sup> FLOOR  
 237'-0" FIN. FLOOR  
 239'-0" TOP OF CIP

REVISIONS	BY
PLANNING	2/24/9

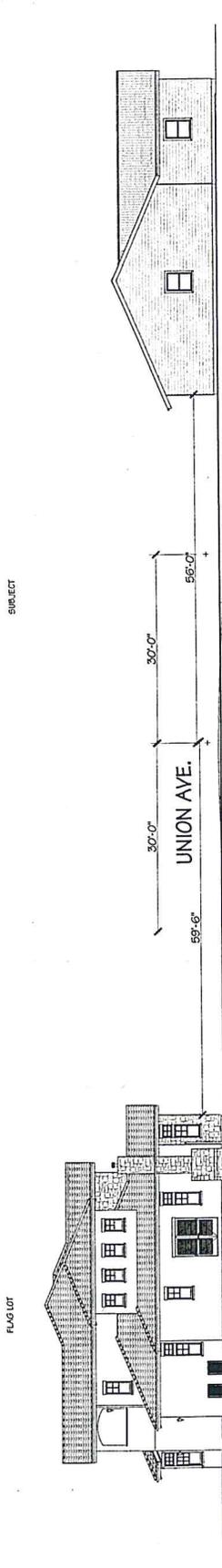
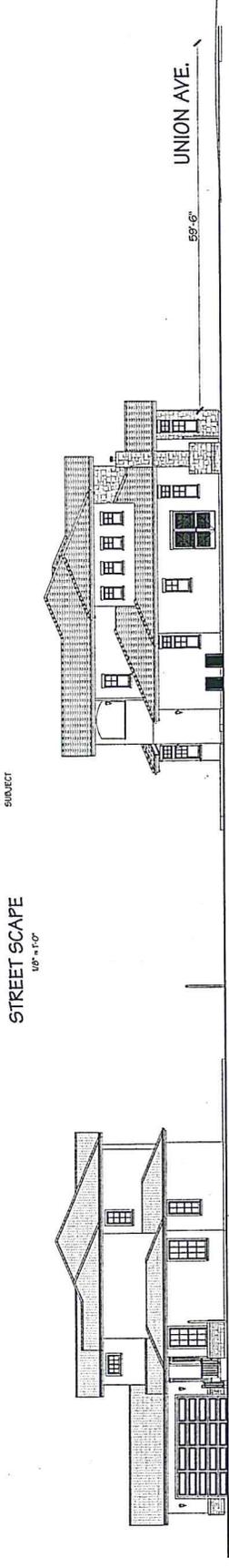
RICHARD A. HARTMAN  
 AIA  
 ARCHITECT  
 619 NORTH FIRST STREET, SAN JOSE, CA 95112  
**HOMETEC**  
 ARCHITECTURE, INC.

NEW HOME FOR  
**MR. TERRY PRIES**  
 773 UNION AVENUE, CAMPBELL, CA

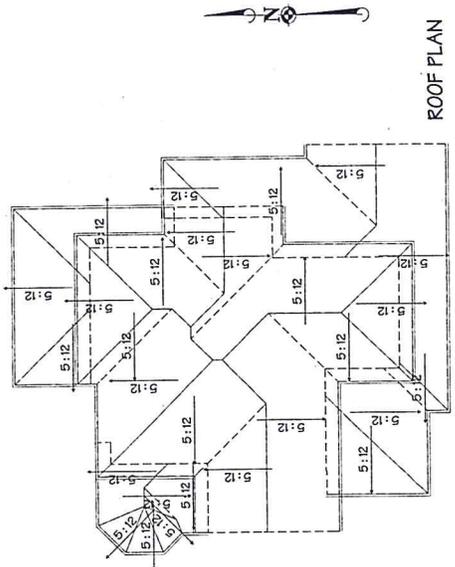
Date: 7/22/05  
 Scale: 1/8" = 1'-0"  
 Drawn: FAH  
 PFD: 14-023  
 Sheet: **A-6**  
 of 5 sheets



STREET SCAPE  
1/8" = 1'-0"



STREET SECTION  
1/8" = 1'-0"



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





# MEMORANDUM



Community Development Department  
Planning Division

**To:** Site and Architectural Review Committee **Date:** April 26, 2016  
**From:** Cindy McCormick, Senior Planner *CM*  
**Via:** Paul Kermoyan, Community Development Director *PK*  
**Subject:** Planned Development Permit, Tentative Parcel Map, Zoning Map Amendment,  
Tree Removal Permit, CEQA review (Negative Declaration)  
**File No.:** PLN2016-019 ~ 1223 Walnut Ave

## PROPOSAL

The applicant is seeking approval of a Tentative Parcel Map to create three single family lots and one commonly owned lot, Zoning Map Amendment to change the zoning from R-M (Multiple-Family Residential) to P-D (Planned Development) permit for site configuration, architectural design and to create lots which do not have frontage on a public street, and Tree Removal Permit. The project consists of a three-unit attached townhome development on a (10,001 square foot net) lot. Each townhome would be approximately 2,100 to 2,300 square feet in area including a two-car garage (reference **Attachment 2** – Project Plans).

## PROJECT SITE

The project site is an approximately 12,814 square-foot (gross) lot located on Walnut Drive between Wendell Drive and Hacienda Avenue, in the R-M (Single-Family Residential) Zoning District (reference **Attachment 1** – Location Map). Walnut Drive is unique in that the street has two General Plan designations. The northern end of the street (three lots on the west side of Walnut Drive and the subdivision on the opposite corner of Walnut Drive and Hacienda Avenue) has a low-medium density designation of 6-13 units per acre, while the remainder of the street has a low density designation of less than 6-units per acre. The property immediately to the left of the subject property is zoned multi-family but currently has a single-story single-family home on the lot. The subject property is currently developed with an approximately 1,125 square foot one-story single-family home and 392 square-foot attached garage. Abutting land uses include a single-family residence to the south, single-family townhomes to the north and east, and a senior living facility to the west. Pursuant to CMC Sec. 21.54.050, the Site and Architectural Review Committee's purview is to review the site and architectural design proposal and make a recommendation as appropriate to the Planning Commission.

## PROJECT DATA

Zoning Designation:	R-M (Multi-Family Residential)
General Plan Designation:	Low-Medium Density Residential (6-13 units/gr. acre)
Gross Lot Area:	12,814 square feet
Net Lot Area:	10,001 square feet

**Table 1 - Project Data**

<b>Lot #</b>	<b>Net Lot (Sq. ft.)</b>	<b>Living Area (Sq. ft.)</b>	<b>Garage (Sq. ft.)</b>	<b>Total F.A. (Sq. ft.)</b>	<b>Open Space<sup>1</sup> (Sq. ft.)</b>
1	2,537	1,726	400	2,126	430
2	1,748	1,801	400	2,201	498
3	2,985	1,881	400	2,281	1,407
4*	2,741	driveway / private road and guest parking			
<b>Total</b>	<b>10,011</b>	<b>5,408</b>	<b>1,200</b>	<b>6,608</b>	<b>2,335</b>

\* “lot 4” is the common area lot to be maintained by a homeowners association

**Table 2 – Floor Area Comparisons**

<b>Reference</b>	<b>Net Lot (Sq. ft.)</b>	<b>Floor Area (FAR)</b>
<b>Proposed Project</b>	10,001	6,608 SF (66%)
<b>Abutting Subdivision<sup>2</sup></b>	8,462	5,554 SF (66%)
<b>Neighboring Subdivision<sup>3</sup></b>	81,170	42,838 SF (53%)
<b>R-M District</b>	9,000	50%

**DISCUSSION**

**STANP:** The property is subject to the San Tomas Area Neighborhood Plan (STANP). The STANP is the result of resident concerns over increasing traffic and small lot Planned Development subdivisions that are out of character with the neighborhood. The STANP provides design guidance in terms of scale and mass, surface articulation, building orientation, and privacy impacts. The STANP provides additional standards for Planned Developments including height and setbacks. New Planned Developments must be well integrated into the primarily low-density single family residential area with homes that are in proportion to lot size.

**P-D Zoning:** The existing zoning on the property is R-M (Multi-Family Residential). Although the townhome project is attached, the project requires a P-D (Planned Development) zoning designation because each home in the subdivision will be located on a separate lot, where two lots will not have frontage on the public street. In cases where the P-D Zoning Ordinance and the STANP conflict, the STANP policies prevail. In cases where both the P-D Zoning Ordinance and STANP are silent, the City looks to the standards that would be permitted using the underlying

<sup>1</sup> Minimum 300 SF of open space required per R-M zoning standards (not including front setback area).

<sup>2</sup> The 3-unit townhome project is located at the southwestern corner of Walnut Dr. and Hacienda Ave, immediately right of the subject property.

<sup>3</sup> The 23-unit townhome development is located at the northeastern corner of Walnut Dr. and Hacienda Ave, across the street.

General Plan land use designation. In this case the Low-Medium General Plan designation is equivalent to the R-M (Multi-Family Residential) zoning district.

**Floor Area:** Floor area is not specified in either the STANP or the P-D Zoning Ordinance. Therefore, staff refers to the underlying General Plan equivalent (the R-M zoning district) for the floor area standard. The proposed 66% FAR is above the 50% maximum FAR allowed in the R-M zoning district but is consistent with the adjacent subdivision which was built in 1993 as a Planned Development. However, the proposal is inconsistent with the 53% FAR of the larger subdivision across the street which was built in 1980 under the multi-family zoning standard. The applicant has been informed that the maximum floor area permitted under the R-M zoning is 50%; however the applicant is requesting flexibility under the Planned Development zoning.

If the SARC finds that the proposal as a whole is consistent with site characteristics, demonstrates good design, and creates an optimum quantity and use of open space, then the SARC could recommend approval of the proposed FAR. Alternatively, the SARC could recommend that the applicant reduce the floor area to be more consistent with the R-M zoning (50%) or to be an average FAR of the two nearest subdivisions (~60%). A lower FAR could provide more open space by reducing the building footprint. Moreover, a lower FAR could be found more consistent with the primarily single-family residential characteristics of Walnut Avenue and the San Tomas area.

**Site Layout:** The three-unit attached townhome takes access from Walnut Drive. A single private road/driveway will serve the three units. Each unit has their own two-car garage in addition to a guest parking space within the development. A portion of the curb along the private roadway will be designated as a fire lane in case of emergency.

**Design Scale and Massing:** Staff has worked with the applicant on the design of the townhome structure. In particular, the original proposal has been redesigned to add more surface articulation to the left side façade in order to be more compatible with the single-story home to the left. The Mediterranean design is similar in style (stucco, barrel tile roof) to the subdivision to the right. The entry way of 'lot 1' faces the public street, giving the appearance of a single-story home. Two of the three garage doors face inward, so that only one garage door faces the neighboring property, minimizing aesthetic impacts of the three-unit attached townhome structure. The design incorporates a neutral color palette of tans and browns.

**Landscaping:** There are 10 existing trees on the property, only one of which is over 12-inches in diameter. One 13.6 inch Black acacia tree will be removed. While the Black acacia tree provides good screening, it is considered a nuisance and should be removed, as its roots are invasive towards water sources. Nine trees will remain on the property, exceeding the six-tree minimum requirement for this property (one tree per 2,000 square feet of net lot area). The project also includes new landscaping in front of the home facing Walnut Drive, as well as some minimal landscaping in front of the other two homes. The driveway and guest parking spaces shall be constructed of permeable pavers as a condition of approval.

**Privacy:** The subject property is located next to an existing single-story single-family dwelling. The second story of the structure is approximately 17 feet from the property line and approximately 31 feet from the single-story home on the adjacent property. There are nine

second-story windows facing the single-story home, including two smaller bathroom windows that are setback an additional seven feet. Of the seven bedroom windows, four bedrooms require emergency egress. If the SARC has concerns about privacy, it could recommend that the applicant relocate the egress windows for bedroom #3 on lots 2 and 3 so that they face towards each other rather than towards the neighboring property. Smaller windows could be added to the bedroom's south elevation to break up any massing issues and allow cross-ventilation into the bedroom.

**Public Improvements:** Given the intensification of this property and to ensure consistency with the existing development to the north and across the street, the Public Works Department has recommended that the applicant construct City standard curb, gutter and detached sidewalk. While Walnut Drive is designated to remain unimproved per the STANP, the City Council can review and approve exceptions to STANP policies (reference STANP page 21). Outside of the STANP area, the scope of the project would trigger frontage improvements per Campbell Municipal Code 11.24.040.

### **SARC REVIEW**

The SARC should discuss the project's proposed site layout and architecture, including site circulation, building form and orientation, colors and materials, landscaping, and potential privacy impacts to neighbors. Consideration should be given to the following:

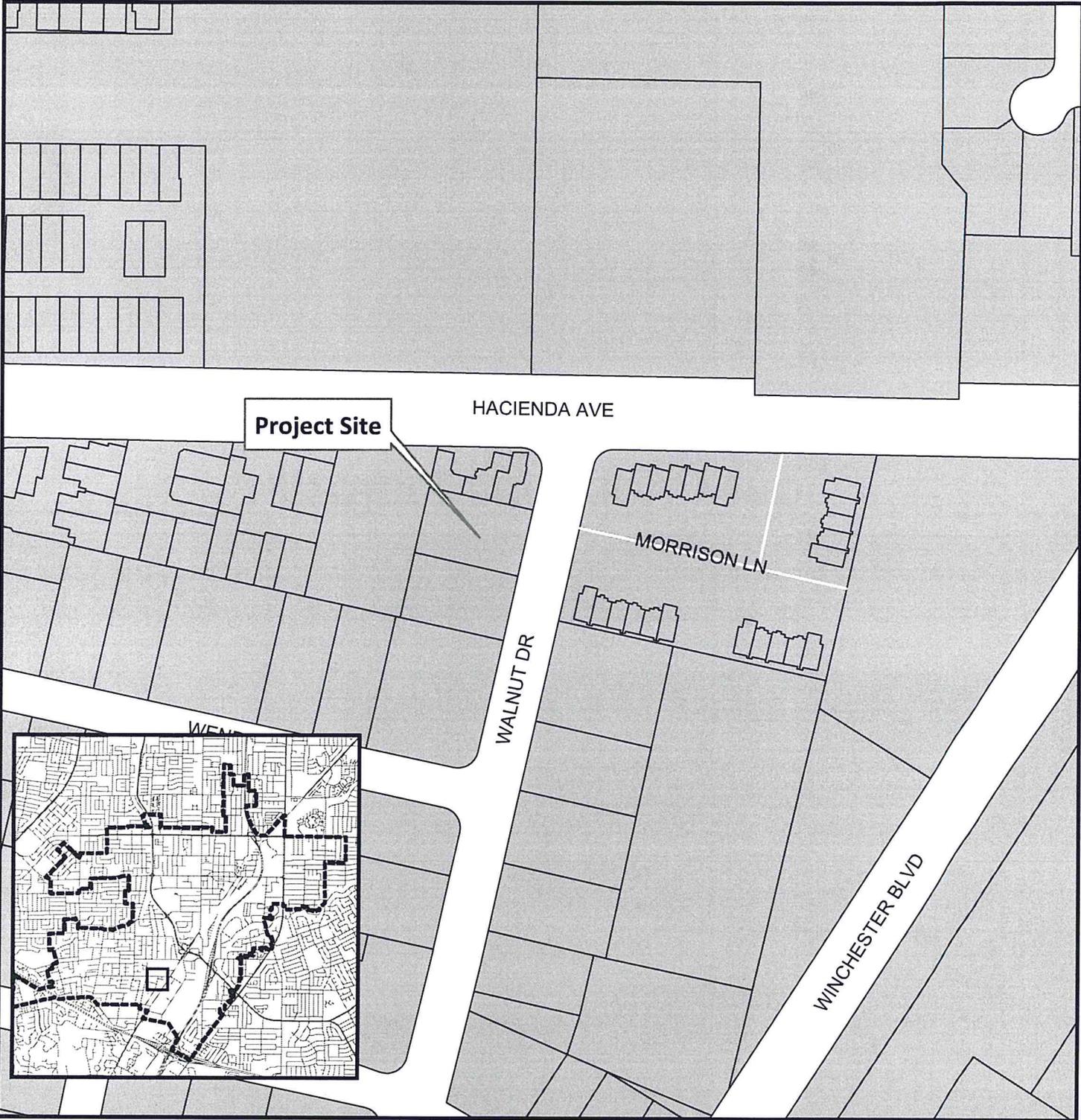
- Are the proposed number of units, floor area, and lot coverage appropriate for the site?
- Is the site layout and architecture compatible with the surrounding neighborhood?
  - Setbacks, site access/circulation, guest parking space placement, pedestrian walkways
  - Mass and bulk, height, wall and roof plane articulation, colors and materials
- Does the number, placement and size of second floor windows adequately minimize privacy impacts on neighboring properties?
- Does the proposal create an optimum quantity and use of open space and good design?
- Does the landscape plan ensure harmony with adjacent development?
- Does the project adequately preserve existing healthy trees?

If the SARC believes that the project satisfies approval criteria related to site and architecture, it may recommend approval to the Planning Commission as proposed. If the SARC believes that there are elements of the project that can be improved or refined, it can recommend specific revisions as a condition of recommending approval.

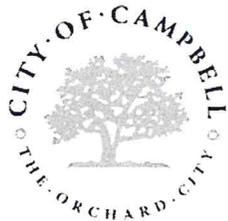
#### Attachments:

1. Location Map
2. Project Plans

# Project Location Map



**Project Location:** 1223 Walnut Drive  
**Application Type:** Planned Development, PM, TRP, ZMA  
**Planning File No.:** PLN2016-019  
**Description:** 3-unit attached Townhome Development



Community Development Department  
Planning Division









