PLANNING COMMISSION
City of Campbell, California

7:30 P.M. July 26, 2016
City Hall Council Chambers Tuesday

AGENDA

ROLL CALL

APPROVAL OF THE MINUTES July 12, 2016

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL REQUESTS
This is the point on the agenda where members of the public may address the Commission on items of concern to the Community that are not listed on the agenda this evening. People may speak up to 5 minutes on any matter concerning the Commission.

PUBLIC HEARINGS

1. **PLN2016-117** Public Hearing to consider the application of Ted S Cribari III and Gayl Leones-Cribari for a Site and Architectural Review Permit (PLN2016-117) to allow construction of a 1,526 square-foot single-story residence and 528 square-foot detached garage for a total floor area of 2,426 square-feet on property located at **600 Chapman Drive.** Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. *Project Planner: Cindy McCormick, Senior Planner*

2. **PLN2016-15** Public Hearing to consider the application of John Metzger for a Modification (PLN2016-15) to a previously approved Site and Architectural Review Permit (S 97-05) to allow a rear covered patio with a rooftop deck on property located at **1365 Harriet Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. *Project Planner: Daniel Fama*, *Acting Senior Planner*

3. **PLN2016-168** Public Hearing to consider the application of Amcoe Sign Company for a Sign Permit (PLN2016-168) to allow an additional number of signs (4 freestanding signs) on properties located at **1500, 1506, 1510, and 1520 Dell Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. *Project Planner: Daniel Fama, Acting Senior Planner*

4. **PLN2016-12** Public Hearing to consider the application of Scott Anger for a Site and Architectural Review Permit (PLN2016-12) to allow the construction of a new single-family residence reusing portions of the existing dwelling on property located at **1376 Capri Drive**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Stephen Rose, Associate Planner*

5. **PLN2016-73** Public Hearing to consider the application of Brice Colton for a Modification (PLN2016-73) to previously-approved Planned Development Permits to allow the exterior remodel of an existing building listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on and offsite improvements and a Tree Removal Permit (PLN2016-154) on property located at **300 & 307 Orchard City Drive**. Staff is recommending that a Negative Declaration be adopted for this project. Tentative City Council Meeting Date: August 16, 2016. Project Planner: *Stephen Rose, Associate Planner*

6. **PLN2015-98**
PLN2015-99 Public Hearing to consider the application of Brian Skarbek for an Administrative Planned Development Permit (PLN2015-98) and Conditional Use Permit (PLN2015-99) to allow an outdoor patio with alcohol service in conjunction with an existing restaurant (Orale) with a request for an exception to a streetscape standard contained within the Winchester Boulevard Master Plan on properties located at **1708, 1740 & 1750 S. Winchester Boulevard**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Stephen Rose, Associate Planner*

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting of **August 9, 2016**, at 7:30 p.m., in the City Hall Council Chambers, 70 North First Street, Campbell, California.

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M. TUESDAY

JULY 12, 2016
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting of July 12, 2016, was called to order at 7:30 p.m., in the Council Chambers, 70 North First Street, Campbell, California by Chair Dodd and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present:	Chair:	Cynthia L. Dodd
	Vice Chair:	Yvonne Kendall
	Commissioner:	Pamela Finch
	Commissioner:	Philip C. Reynolds, Jr.
	Commissioner:	Michael L. Rich
	Commissioner:	Donald C. Young
Commissioners Absent:	Commissioner:	Ron Bonhagen
Staff Present:	Community Development Director:	Paul Kermoyan
	Senior Planner:	Cindy McCormick
	Associate Planner:	Daniel Fama
	Project Planner:	Naz Pouya
	Acting City Attorney:	Heather Lenheart
	Recording Secretary:	Corinne Shinn

APPROVAL OF MINUTES

Motion: **Upon motion by Commissioner Kendall, seconded by Commissioner Finch, the Planning Commission minutes of the meeting of June 28, 2016, were approved as submitted. (6-0-1; Commissioner Bonhagen was absent)**

COMMUNICATIONS

Director Kermoyan listed a number of desk items:
1. Appeal petition regarding Item 3
2. Emails of support for Item 3

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

CONSENT

None

PUBLIC HEARINGS

Chair Dodd read Agenda Item No. 1 into the record as follows:

1. **PLN2016-138** Public Hearing to consider the application of Jaime Arafiles for a Site and Architectural Review Permit (PLN2016-138) to allow for a 499-square-foot, single-story addition to the rear of an existing residence located at **1045 Salerno Drive**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Stephen Rose, Associate Planner*

Mr. Stephen Rose, Associate Planner, presented the staff report.

Chair Dodd asked if there were questions of staff. There were none

Commissioner Kendall provided the Site and Architectural Review Committee report as follows:
- SARC reviewed this item on June 28th and was supportive as presented.

Chair Dodd opened the Public Hearing for Agenda Item No. 1.

Ryan Wallace, Property Owner:
- Thanked the Commission for reviewing his request.
- Said he was available for any questions.

Chair Dodd closed the Public Hearing for Agenda Item No. 1.

Motion: **Upon motion of Commissioner Young, seconded by Commissioner Reynolds, the Planning Commission adopted Resolution No. 4308 approving a Site and Architectural Review Permit (PLN2016-138) to allow for a 499-square-foot, single-story addition to the rear of an existing residence located at 1045 Salerno Drive, subject to the conditions of approval, by the following roll call vote:**

AYES: **Dodd, Finch, Kendall, Reynolds, Rich and Young**
NOES: **None**
ABSENT: **Bonhagen**
ABSTAIN: **None**

Chair Dodd advised that this action is final unless appealed in writing to the City Clerk within 10 calendar days.

Director Paul Kermoyan advised the Commission that staff is working on a Code amendment to modify the processing of addition applications on R-1-8 and larger lots. It would incorporate a three-tier structure. The first tier would be for very minor additions at staff level approvals. The second tier process would be for mid-size additions that can be handled at Director's level. The last tier would be those larger additions that should continue to come before the Planning Commission.

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Commissioner Reynolds advised that he would need to recuse from Item 2 due to professional conflict of interest. He left the dais and chambers for this hearing item.

Chair Dodd read Agenda Item No. 2 into the record as follows:

2. **PLN2016-174** Public Hearing to consider the application of Leah Hernikl, on behalf of T-Mobile, for a Modification (PLN2016-174) of a previously approved Conditional Use Permit to allow the removal and replacement of three antenna panels and associated equipment on a PG&E Lattice Tower located at **1469 S. Bascom Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Stephen Rose, Associate Planner*

Mr. Stephen Rose, Associate Planner, presented the staff report.

Chair Dodd asked if there were questions of staff. There were none.

Chair Dodd opened the Public Hearing for Agenda Item No. 2.

Chair Dodd closed the Public Hearing for Agenda Item No. 2.

Commissioner Finch said that she has no problem at all with this application and offered to make a motion.

Motion: **Upon motion of Commissioner Finch, seconded by Commissioner Kendall, the Planning Commission adopted Resolution No. 4309 approving the Modification (PLN2016-174) of a previously-approved Conditional Use Permit to allow the removal and replacement of three antenna panels and associated equipment on a PG&E Lattice Tower located at 1469 S. Bascom Avenue, subject to the conditions of approval, by the following roll call vote:**

AYES: **Dodd, Finch, Kendall, Rich and Young**
NOES: **None**
ABSENT: **Bonhagen**
ABSTAIN: **Reynolds**

Chair Dodd advised that this action is final unless appealed in writing to the City Clerk within 10 calendar days.

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Chair Dodd read Agenda Item No. 3 into the record as follows:

3. **PLN2016-200** Public Hearing to consider the Appeal (PLN2016-200) of Sarbajit and Sanhita Ghosal of a Fence Exception approved for a reduced setback (PLN2016-98) to allow a seven foot tall fence with a zero setback on the street side property line of a corner lot, located at **1071 Lovell Ave**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Naz Pouya, Project Planner*

Ms. Naz Pouya, Project Planner, presented the staff report.

Director Paul Kermoyan asked Planner Naz Pouya if the property lines come from the GIS.

Planner Naz Pouya said that they come from staff's field measurements.

Director Paul Kermoyan:
- Added on to the staff report.
- Pointed out that one request of the appellant is to be treated like anyone else.
- Explained that there are two types of corner lots. This particular lot is a reverse corner lot. Most of those types of lots don't have a fence around the entire property.

- Offered that the main two reasons for a Fence Ordinance are issues of safety and aesthetics.
- Stated that a property is not required to have a fence but most do.
- Reminded that this fence is before the Commission based on several code complaints filed by members of the public. Code Enforcement is reactive based on community complaints.
- Said that this lot is a corner lot with most of its yard area located on the front, essentially creating two front yards.
- Stated that the San Tomas Area Neighborhood Plan calls for creating open and rural appearance of its area. Most corner lots have open front yards. It is important to have a balanced street system. Staff is trying to compare apples to apples.

Commissioner Rich asked staff to confirm that the Commission does not have the ability to make an exception to allow this fencing to remain on public property.

Planner Naz Pouya said that the Fence Exception is for lesser setbacks and greater heights.

Commissioner Rich asked for verification that the existing fence is currently over the property line.

Planner Naz Pouya said it was over on both the front and side street sides.

Commissioner Rich said that even if moved back, the current fence design does not meet the appearance requirements.

Planner Naz Pouya said that while there is some lattice, most of the fence is closed in style.

Commissioner Rich verified that the Planning Commission can give an exception to the level of openness of the fence.

Planner Naz Pouya replied if the Commission felt it was appropriate.

Director Paul Kermoyan added that the Ordinance gives the Commission great latitude.

Commissioner Rich verified that the existing fencing will have to be moved back. Staff's recommendation is for a more open design of the fence.

Director Paul Kermoyan said the fencing on the left requires a Fence Exception. Staff recommends that the fencing in the front yard be open rail, which is more open than it currently is.

Commissioner Rich added that the fencing is required to be move back onto private property.

Commissioner Finch added that open rail is more acceptable under the Code.

Commissioner Reynolds asked if there was any input from either Public Works or Campbell Police Department regarding traffic and speed patterns on this corner specifically.

Planner Naz Pouya:
- Said that Public Works staff reviewed this application and measured the property lines.
- Added that there have been reports of vehicles cutting the corner so Public Works added striping and reflectors on the roadway to guide cars around that corner.

Commissioner Reynolds asked staff if PD has been questioned about traffic issues there.

Planner Naz Pouya cautioned that privacy fencing is not a way of creating traffic calming.

Director Paul Kermoyan:
- Said that the Commission is focusing on safety issues but there are two reasons for fence regulations that are – safety and aesthetics.
- Added that staff did not secure ticket or accident data from PD since the issues at hand are aesthetics and compliance with code requirements for the fencing itself.
- Stated that if necessary, this item can be continued and brought back with additional information from PD regarding ticketing and accidents in this area.

Commissioner Rich reiterated that this fence review was initiated by public complaints about what was put in place here.

Planner Naz Pouya said that the concerns of the reporting parties were “too tall” and “not right”. One complainant said that the fencing as it is makes walking a dog more hazardous.

Chair Dodd recognized the letter from the appellant. The appellant’s point is that as long as it meets Code, it should be permitted.

Planner Naz Pouya reminded that the existing fence is taller than allowed without a Fence Exception.

Director Paul Kermoyan reminded that the approval being appealed already granted exceptions. Staff is seeking a compromise between the side and front fencing sought by the appellants. He pointed out that others on similar type corner properties have either no fencing or open rail style fences.

Commissioner Rich verified that staff is seeking 50 percent open style fencing and specified setbacks.

Director Paul Kermoyan said that a solid fence up to six feet in height is allowed. If a fence is higher than six feet, it must be 50 percent open in style. A three-and-a-half foot high fence could be solid.

Chair Dodd reiterated that a seven-foot fence is supposed to be 50 percent open. The City is offering to leave that fence "as it is".

Director Paul Kermoyan said that this Fence Exception is necessary because the appellants seek relief from the required five-foot setback and instead ask for a one-and-a-half foot setback. In exchange, staff is asking for the opening up of the front fencing to incorporate a post and rail style of fence.

Commissioner Rich asked if the height is reduced because of visibility.

Director Paul Kermoyan said that the reduced height provides improve visibility that allows pedestrians more time to react if there happens to be a car backing out of their driveway.

Commissioner Rich said that he could support a reduction of one foot in height and moving it back off the public right-of-way.

Chair Dodd opened the Public Hearing for Agenda Item No. 3.

Sarbajit Ghosal, Appellant and property owner of 1071 Lovell Avenue:

- Said he appreciates staff's assistance in this matter.
- Distributed his presentation points in writing.
- Explained that most of their usable open space is location in the front. Their backyard is very small with a kitchen garden.
- Reported that this house has had a tall fence around it since 1968 per historic photographs from that time frame.
- Said that the things they have done so far have brought this fencing into compliance with the Code. They have reduced the "wall" space by approximately 60 percent.
- Stated that they propose to reduce the fence to six feet and move it to the property line as determined by a survey. They are willing to leave a small section to preserve the line-of-sight.
- Advised that they offer two alternative options. Option 1 is for a low fence for a 10-foot distance thus providing line-of-sight visibility. Option 2 is having a small fence to wall off a five-foot area, a six-foot fence at the property line.
- Added that they are requesting that no further modifications to the front fence be required. More expense will result from changes.
- Pointed out that the President of the San Tomas Area Community Coalition (STACC) provided a letter of support for their request. Pretty much every neighbor is in support.
- Advised that despite their 9,000 square foot parcel, they are left with just about 800 square feet of useable open space.
- Added that often neighborhood kids play on their property.

- Urged the Planning Commission to approve a six-foot fence along the side property line and to leave the front fencing “as is”.

Commissioner Rich clarified with Mr. Ghosal that his request differs from the staff recommendation. He wants his fence at the property line while staff wants it pushed back by one-and-a-half feet from the property line. Additionally, the Ghosals want the frontage fence as it is currently constructed.

Chris Bracher, Resident on Lovell Avenue:
- Explained that his home is three houses to the west of this property.
- Said he is here this evening to provide additional information.
- Reported that there had been a tall fence on this property for many decades. As a result, traffic didn’t go around that corner as quickly.
- Said he has lived on Lovell since 2006.
- Stated he understands the lowering of the front fence.
- Explained that the side yard barrier is important and he hopes the Ghosals can keep it as it is.
- Asked that the traffic issues be taken into consideration.
- Suggested that they be allowed to have a more private yard fence. They have more side yard space than backyard space.

Commissioner Reynolds reported that he met with the Ghosals on their property.

Morgan Gerhart, Resident on Sonuca:
- Advised that she lives adjacent to the Ghosals’ side property and has since 2009.
- Added that she is in support of their request for side yard fencing and a variance.
- Stated that she has the same concerns as others since that road is used as a significant cut-through.
- Reported that a few years’ ago a car ended up in her yard. The driver was drunk.
- Said that the full fence was in place when the Ghosals moved into the neighborhood. Their new fence has significantly opened things up.
- Opined that she doesn’t notice a difference between the Ghosals' side fence, as compared to others in this neighborhood. Modifications to the front fence have opened up the house.
- Concluded that the neighborhood is in favor of the exceptions they have asked for.

Jennifer Didone, Resident on Sonuca Avenue:
- Reported that her property has a Fencing Exception.
- Advised that four houses on Sonuca have smaller lots. Along Sonuca just four houses front on the street while the remainder are side yards with their front doors facing other streets.
- Said if the fencing is pushed back then they end up with less open space.
- Described her fence as starting with a three-foot retaining wall, then a six-foot wood fence and then two-foot lattice at the top.
- Added that all the houses in her area have six-foot solid with two-foot lattice fencing to help create the same aesthetics.
- Stated that the previous fence at this home for decades was much taller.

- Advised that she had secured traffic citation information from Campbell PD. Between 2011 and 2016, there were eight traffic citations.
- Pointed out that 44 kids live within these three blocks, 13 of which go to Rolling Hills. Many of those kids play in the Ghosals' yard. Since so many of the backyards are tiny, the ability for children to play safely in a front yard is very important.

Commissioner Reynolds said he was impressed with the details offered by Ms. Didone. He asked for her impressions about the amount of available open space and park area in her neighborhood.

Jennifer Didone:
- Said that there are lots of parks nearby, including Budd and San Tomas Aquino.
- Pointed out that one neighbor has a pool and another has a basketball court.
- Admitted that she wishes that the Sonuca would dead-end at her house. There have been eight known crashes near her home.
- Stated that safety is more a driving issue than their fence.

Commissioner Rich said that the citations referenced are a separate issue as to whether the Commission takes staff's recommendation or the appellants' request.

Jennifer Didone reminded that lots of kids play in the Ghosals' yard.

Commissioner Rich said that staff is not asking for the removal of the fencing. The discussion under way is what type of fence is preferred.

Jennifer Didone reminded that the City made an exception on her fence. It's on her property line and is higher than normal. It is aesthetically pleasing.

Director Paul Kermoyan said that the fence as it currently is constructed obstructs the line-of-sight for drivers on Sonuca. He added that staff looks at a request in its totality. They must consider the whole picture and apply the standards uniformly.

Chair Dodd asked if staff has seen the proposals offered this evening by the appellants.

Planner Naz Pouya said that the original approval made by staff was made based on minimum code requirements. A Fence Exception is a discretionary decision.

Director Paul Kermoyan said that if the appellants wanted to duplicate the fencing currently in place on other properties in this neighborhood, staff would be supportive.

Chair Dodd closed the Public Hearing for Agenda Item No. 3.

Commissioner Rich:
- Said that he was in favor of the staff recommendations except for the front fence.
- Stated that he likes that design and finds that it flows better.
- It should be pushed back so that it is entirely on their private property.

- Pointed out that a closed fence allows balls to stay inside the yard rather than rolling out onto the street.

Commissioner Finch:
- Recounted that her neighbors had a post and rail fence and balls often went out onto the street.
- Said she too agrees with the current design of the front fence.
- Stated that, as a realtor, she sees the front of this house being on Sonuca rather than Lovell.
- Advised that she does support taking the fence placement back so it is entirely on private property.
- Said that it is important to try and preserve safety. On a street with no sidewalks, there is more reason for fencing of some sort.
- Reminded that it seems that the neighbors are in favor of this request. It's attractive and offers enough visibility.
- Said that the angle (Option 2) is better than Option 1 as proposed by the appellants.

Commissioner Young:
- Reported that he walked this neighborhood.
- Said that safety is more an issue of the line-of-sight when turning the corner.
- Pointed out that the reason for setbacks is safety.
- Stated that the front fence is not a visual intrusion and that eliminating any encroachment onto the public right-of-way makes sense.
- Opined that the old fence looked like a fortress and the new fence is more open.
- Admitted he worried about encroaching on the existing utility pole.
- Stated that the side fence should be pushed back off the public right-of-way.

Commissioner Kendall:
- Agreed with Commissioner Young but said that she'd like to see the front fence opened up.
- Reminded that the San Tomas Area Neighborhood Plan calls for having things be open.
- Admitted that she is feeling more in alignment with staff's recommendations and that she actually prefers having no fence in front. There are lots of properties without front fences. It currently looks closed off to her.

Commissioner Rich asked Commissioner Kendall if she is recommending the front fence be open or not be there at all.

Commissioner Kendall said open but that she could be swayed to leave it as it is.

Commissioner Rich recommended the open fence design.

Commissioner Kendall said that if she could convince the other Commissioners, there would be no fence at all there. However, she is satisfied with the low fence as long as it meets setbacks and entirely off the public right-of-way.

Commissioner Reynolds:
- Stated that he would support the appellants' request.
- Reported that he observed cars taking the left turn from Sonuca onto Lovell crossing the painted white lines on the street intended to guide the path of vehicular traffic.
- Said that he read the staff report and believes the appellants claim that traffic sped up when their fence came down.
- Recounted that he is growing shrubs in front of his house to create a barrier other than a fence.
- Reminded that lots of children use the Ghosals' yard and that is a fast corner. There have been accidents.
- Advised that more traffic enforcement is needed and recommended that staff notify PD of that need.
- Cautioned that most tickets given during enhanced enforcement efforts end up being issued to residents of the neighborhood.
- Stated that he'd like to move the fence behind the property line. There is no need for a private fence in the public right-of-way. As long as the fence is on private property he is okay with it, including its height.
- Pointed out that there is no opposition here tonight and STACC supports this request so he too will support this request.

Commissioner Young:
- Said that this approval may set precedent.
- Suggested low fences with shrubs as a creative solution.
- Added that the appellant indicated they would move the fence back so it is fully on their property line.

Chair Dodd:
- Cautioned that design is not the purview of this Commission.
- Said that the decision on the line for tonight's consideration is the placement of the fence and the percentage of openness. Anything else is up to the appellants.
- Suggested focusing on one issue at a time.
- Said that she was concerned about line-of-sight for the driveway with a six foot fence on the side property line.

Commissioner Finch:
- Pointed out that just findings for denial have been drafted by staff.
- Said that this item might have to be continued in order that conditions can be drafted.

Planner Naz Pouya agreed that the item would need to be continued if the Commission chooses to approve aspects of the appeal.

Chair Dodd:
- Said that she is hoping for agreement.

- Supported staff's recommendations for the side fence to be approved based on safety.

Commissioner Reynolds said that in regards to the side fence and visibility from the driveway, he is okay with Option 2 as suggested by the appellants.

Director Paul Kermoyan pointed out that Option 2 is a deliberate attempt to circumvent the Code and results in completely blocking off more.

Commissioner Reynolds asked Director Paul Kermoyan whether omitting that and adding a left angle if staff would be okay with that.

Director Paul Kermoyan replied yes.

Commissioner Reynolds said that what they are trying to gain is that when vehicles are backing out of the driveway, the fence is moved five feet further away to increase visibility.

Chair Dodd asked if that would be aesthetically appealing.

Commissioner Reynolds replied yes. They are taking out a block and giving it an off-set. That is different than a standard right angle.

Commissioner Finch said if the Commission includes this, a five-foot wall, it will be reduced in height.

Commissioner Reynolds said that if it is currently six feet, we're not gaining anything.

Commissioner Young said that he was in favor of setbacks since line-of-sight is a big deal.

Commissioner Rich said he was okay with the staff recommendation but he wants to see the front yard fence in a closed style.

Commissioner Kendall:
- Said that the setback already approved for the side fence represents an exception.
- Added that a compromise fits more closely with the intent of things.
- Suggested denying this appeal.

Commissioner Finch:
- Said that she likes Option 2 but with an angle on the other side too. It will soften the starkness of the fence to pull it back.
- Added that she is okay with the 1.5-foot setback for the side fence.

Chair Dodd said it seems that the Commission has reached consensus with staff recommendations on the side fence.

Director Paul Kermoyan said that it seems the consensus of the Commission is to allow the front fence to stay closed as it is. Staff will come back with a resolution that upholds the appeal on part of the administrative approval and denies some of the points of appeal.

Chair Dodd stated that the consensus is that the side fence needs to be setback so that part of the appeal is denied while most seem to think that the front fence is okay.

Director Paul Kermoyan said he heard four Commissioners express support for the current design of the front fence.

Chair Dodd said that the support is not for the style of fence but the issue of the fence being of open or closed design.

Commissioner Young expressed concern that the side fence is encroaching upon the drip line of a rather large tree.

Chair Dodd asked for clarification on the recommendation for the front fence.

Commissioner Finch said that it seems the Commission does not want to push the fence back as far as staff recommended but rather to allow it to be placed closer to the property line but “on the property and not on the public right-of-way.” The Commission is in favor of the current style of that fence.

Commissioner Kendall asked staff if they didn’t support the setbacks being suggested by the Commission.

Planner Naz Pouya said that currently the front fence is higher than three-and-a-half feet. However, the Commission can approve an exception from height limitations.

Commissioner Finch suggested placing the fence as close to the property line as possible but to lower it to the required maximum height of three-and-a-half feet.

Commissioner Young asked if anyone else was concerned about the encroachment of this fencing on the drip line of the large tree.

Chair Dodd asked if he is referring to the front fence.

Commissioner Finch suggested not pushing the fence as far as staff recommends but rather allowing it closer to the property line as long as it is entirely on the private property and not at all on the public property. She advised that she is in favor of the current style of that fence.

Commissioner Kendall asked if that means that the staff recommendations for setbacks are not supported.

Planner Naz Pouya said that for a fence over three-and-a-half feet tall the Commission has the ability to approve an exception for height.

Commissioner Finch stated her recommendation to have the fence as close to the property line as well as lowered to three-and-a-half feet.

Commissioner Kendall said that she was indifferent to the design of the fence but would not want to see it more closed up than it currently is.

Commissioner Reynolds said that he was okay with the height of the front fence. It is more important to consider the safety of children allowing them to play in their yard with balls that won't end up on the street. He said that he supports the side fence being on the property line but not in the public right-of-way.

Chair Dodd asked if he supports the front fence running along the front property line as long as it is three-and-a-half feet high?

Planner Naz Pouya stressed that no part of the fence should encroach on the public right-of-way which depends upon the type of footing used.

Chair Dodd said the front fence is supported at a three-and-a-half foot height and doesn't matter if it is open or closed in style.

Planner Naz Pouya said that staff's preference was for an open style fence there.

Chair Dodd said that she agrees with Commissioner Kendall that some aspect of openness is desirable.

Commissioner Rich stated his support for a three-and-a-half foot height for the front fencing and located at the property line.

Commissioner Finch asked if the time is right to make a motion.

Director Paul Kermoyan said that a motion for continuance with directions to staff would be appropriate.

Motion: **Upon motion of Commissioner Finch, seconded by Commissioner Rich, the Planning Commission CONTINUED TO A DATE UNCERTAIN the consideration of an Appeal of a Fence Exception approved for a reduced setback (PLN2016-98) to allow a seven foot tall fence with a zero setback on the street side property line of a corner lot, located at 1071 Lovell Ave, with the following direction to staff:**

- **Staff will come back with findings denying the appeal for the side yard fence;**
- **Staff will modify the findings for the front yard fence requiring it to be at the private property line without encroaching onto public property,**
- **The front fence will be at a three-and-a-half foot height or lower with a ratio of openness.**

by the following roll call vote:
AYES: Dodd, Finch, Kendall, Reynolds, Rich and Young
NOES: None
ABSENT: Bonhagen
ABSTAIN: None

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REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan had no additions to his written report.

ADJOURNMENT

The Planning Commission meeting adjourned at 9:16 p.m. to the next Regular Planning Commission Meeting of **July 26, 2016**.

SUBMITTED BY: _____
Corinne Shinn, Recording Secretary

APPROVED BY: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

RESOLUTION NO. 4308

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A SITE AND ARCHITECTURAL REVIEW PERMIT (PLN2016-138) TO ALLOW FOR A 499-SQUARE-FOOT, SINGLE-STORY ADDITION TO THE REAR OF AN EXISTING RESIDENCE LOCATED AT **1045 SALERNO DRIVE.** FILE NO.: PLN2016-138

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file number PLN2016-138:

Environmental Finding(s)

1. The project qualifies as a Categorically Exempt project per Section 15301, Class 1 of the California Environmental Quality Act (CEQA), pertaining to minor alterations to existing private structures.

Evidentiary Findings

1. The project site is zoned R-1-8 (Single Family Residential) on the City of Campbell Zoning Map.

2. The project site is designated Low Density Residential (4.5 units/gr. acre) on the City of Campbell General Plan Land Use diagram.

3. The project site is located within the Cambrian 36 annexed area, commonly known as "Campbell Village," on the west side of Salerno Drive, south of Curtner Avenue.

4. The proposed project consists of a one-story 2,502 square-foot (1,414 sq. ft. residence, 499 sq. ft. detached garage) single-story, single-family residence with a building coverage of 28% and a floor area ratio of 27.5%.

5. The proposed project will be compatible with the R-1-8 (Single Family Residential) Zoning District with approval of a Site and Architectural Review Permit.

6. The existing residence provides two parking spaces, satisfying the applicable parking requirement.

7. The proposal is consistent with the City adopted Design Guidelines for Single Family Homes.

Based upon the foregoing findings of fact and pursuant to CMC Section 21.42.020, the Planning Commission further finds and concludes that:

1. The project will be consistent with the General Plan;

2. The project will aid in the harmonious development of the immediate area;

3. The project is consistent with applicable adopted design guidelines; and

4. This project is Categorically Exempt under Section 15301, Class 1 of the California Environmental Quality Act (CEQA), pertaining to minor to minor alterations to existing private structures.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Site and Architectural Review Permit (PLN2016-138) to allow for a 499-square-foot, single-story addition to the rear of an existing residence located at **1045 Salerno Drive**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 12th day of July, 2016, by the following roll call vote:

AYES:	Commissioners:	Dodd, Finch, Kendall, Reynolds, Rich and Young
NOES:	Commissioners:	None
ABSENT:	Commissioners	Bonhagen
ABSTAIN:	Commissioners:	None

APPROVED: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

RECOMMENDED CONDITIONS OF APPROVAL
Site and Architectural Review Permit – 1045 Salerno Drive (PLN2016-138)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Site and Architectural Review Permit (PLN2016-138) to allow for a 499-square-foot, single-story addition to the rear of an existing residence located at **1045 Salerno Drive**. The project shall substantially conform to the project plans and color and material board as received by the Planning Division on May 31, 2016, except as may be modified by the Conditions of Approval herein.

2. Permit Expiration: The Site and Architectural Review Permit approval shall be valid for one year from the date of final approval (expiring July 22, 2017). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline will result in the Site and Architectural Review Permit being rendered void.

3. Planning Final Required: Planning Division clearance is required prior to final Building Permit clearance. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

4. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director prior to installation of the lighting for compliance with all applicable Conditions of Approval, ordinances, laws and regulations. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.

5. Fences/Walls: Any newly proposed fencing and/or walls shall comply with Campbell Municipal Code Section 21.18.060 and shall be submitted for review and approval by the Community Development Department.

6. Contractor Contact Information Posting: The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

7. Construction Activities: The applicant shall abide by the following requirements during construction:

a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.

c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.

d. Unnecessary idling of internal combustion engines shall be strictly prohibited.

e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.

f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division

8. Permits Required: A building permit application shall be required for the proposed addition to the existing structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

9. Plan Preparation: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be “wet stamped” and signed by the qualifying professional person.

10. Construction Plans: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

11. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

12. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Elevation bench marks shall be called out at all locations that are identified as “natural grade” and intended for use to determine the height of the proposed structure.

13. Title 24 Energy Compliance: California Title 24 Energy Compliance forms shall be blue-lined on the construction plans. 8½ X 11 calculations shall be submitted as well.

14. Special Inspections: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Appendix Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

15. Non-point Pollution Control Program: The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.

16. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:

    a. West Valley Sanitation District (378-2407)
    b. Santa Clara County Fire Department (378-4010)
    c. Bay Area Air Quality Management District (Demolitions Only)
    d. School District:
        i) Campbell Union School District (378-3405)
        ii) Campbell Union High School District (371-0960)
        iii) Moreland School District (379-1370)
        iv) Cambrian School District (377-2103)

    Note: To determine your school district, contact the offices identified above or visit: http://www.sccoe.k12.ca.us/resourcesfamilies/districtlocator. Obtain the School District payment form from the City Building Division, after the Division has approved the building permit application.

17. Intent to Occupy During Construction: Owners shall declare their intent to occupy the dwelling during construction. The Building Inspection Division may require the premises to be vacated during portions of construction because of substandard and unsafe living conditions created by construction.

18. Build it Green: Applicant shall complete and submit a "Build it Green" inventory of the proposed new single family project prior to the issuance of a building permit.

19. Stormwater Requirements: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

20. CA Green Building Code: This project is subject to the mandatory requirements for new residential structures (Chapter 4) under the California Green Building Code, 2013 edition.

FIRE DEPARTMENT

21. Formal Plan Review: Review of this development proposal is limited to accessibility of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work the applicant shall make application to, and receive from, the Building Division all applicable construction permits.

RESOLUTION NO. 4309

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A MODIFICATION (PLN2016-174) OF A PREVIOUSLY-APPROVED CONDITIONAL USE PERMIT TO ALLOW THE REMOVAL AND REPLACEMENT OF THREE ANTENNA PANELS AND ASSOCIATED EQUIPMENT ON A PG&E LATTICE TOWER LOCATED AT **1469 S. BASCOM AVENUE.** FILE NO.: PLN2016-174

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file number PLN2016-174:

Environmental Finding

The project qualifies as a Categorically Exempt project per Section 15301, Class 1 of the California Environmental Quality Act (CEQA), pertaining to minor alterations to existing private structures.

Evidentiary Findings

1. The General Plan land use designation for this property is Open Space and the proposed wireless telecommunications facility, as conditioned, is in compliance with the following policies of the General Plan:

   Policy LUT-9.31: Wireless Telecommunication Facilities: Minimize the visual impact of wireless telecommunication facilities by designing them as an integral architectural feature to a structure.

   Policy LUT-13.1: Variety of Uses: Attract and maintain a variety of uses that create an economic balance within the City while maintaining a balance with other community land use needs, such as housing and open space, and while providing high quality services to the community.

2. The subject property is within the P-F / O-S (Public Facilities / Open Space) zoning district.

3. The requested Modification (PLN2016-174) to the previously approved Conditional Use Permit (PLN2010-144) would allow for the removal and replacement of three (3) 5-foot tall panels, with three (3) 7.5-foot tall panels on an existing PG&E Lattice Tower. To accommodate the larger panels, the applicant's request would entail the removal and replacement of the existing pipe mounting bracket, for a larger mounting bracket sized appropriately for the new equipment.

4. Modifications of non-stealth wireless telecommunication facilities are permitted in the P-F / O-S (Public Facilities / Open Space) zoning district subject to the approval of a Modification of the previously approved Conditional Use Permit.

5. The purpose of use permit review of wireless telecommunications facilities is to minimize the adverse visual impacts and operational effects of these facilities using appropriate design, siting and screening techniques while providing for the personal communications needs of residents, local business and government of the city and the region.

6. On August 1, 2006, the City Council adopted Ordinance 2070, which codified the City's current wireless facilities development standards and procedural requirements under CMC 21.34 (Wireless Telecommunications Facilities).

7. On February 22, 2011 the Planning Commission adopted Resolution No. 4013 approving a Conditional Use Permit (PLN2010-144) to install new wireless telecommunications antennas and related equipment on a PG&E transmission tower. The approval established an expiration date of March 5, 2021.

8. On February 17, 2012, Congress passed the Middle Class Tax Relief and Job Creation Act, which contained Section 6409(a), known as the "Spectrum Act" for the regulation of wireless telecommunication facilities. Section 6409(a) mandates that local governments "may not deny, and shall approve" an Eligible Facilities Request ("EFR") provided that the request does not "substantially change the physical dimensions of the existing wireless tower of base station".

9. On January 8, 2015, the FCC published new rules implementing Section 6409(a) of the Middle Class Tax and Job Creation Act of 2012 ("Spectrum Act"), under the title "Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies" which included definitions, processing requirements, timelines and remedies for applications that seek to modify an existing wireless telecommunication facility – including thresholds to test whether an applicant's proposal for an EFR causes a 'substantial change'.

10. The proposed wireless facility modification does not exceed the thresholds outlined for an "Eligible Facility Request (EFR)" and will retain the expiration date of March 5, 2021 as established by the previously approved Conditional Use Permit (PLN2010-144).

Based upon the foregoing findings of fact and pursuant to Section 21.46.040 (Findings and Decision for a Conditional Use Permit) and Chapter 21.34 (Wireless Telecommunication Facilities) of the Campbell Municipal Code, the Planning Commission further finds and concludes that:

1. The proposed use is consistent with the General Plan.

2. The proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code as conditioned.

3. The proposed development would be consistent and compatible with the General Plan and will aid in the harmonious development of the immediate area.

4. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area.

5. The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate.

6. The design, location, size, and operating characteristics of the proposed use, as conditioned, are compatible with the existing and future land uses on-site and in the vicinity of the subject property.

7. The establishment, maintenance, or operation of the proposed use, as conditioned, at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

8. The project will aid in the harmonious development of the immediate area.

9. The project is consistent with applicable adopted design guidelines.

10. The proposed wireless facility is consistent with the standards set forth within the City's Wireless Telecommunication Ordinance regarding the height, placement and design of wireless facilities.

11. The applicant's proposal does not cause a 'substantial change' and therefore qualifies as an Eligible Facility Request.

12. As an Eligible Facility Request (EFR), the local jurisdiction's discretion is limited.

13. The project is Categorically Exempt under Section 15301, Class 1 of the California Environmental Quality Act (CEQA), pertaining to minor alterations to existing private structures.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Modification (PLN2016-174) of a previously-approved Conditional Use Permit to allow the removal and replacement of three antenna panels and associated equipment on a PG&E lattice tower located at **1469 S. Bascom Avenue**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 12th day of July, 2016, by the following roll call vote:

AYES:	Commissioners:	Dodd, Finch, Kendall, Reynolds, Rich and Young
NOES:	Commissioners:	None
ABSENT:	Commissioners	Bonhagen
ABSTAIN:	Commissioners:	None

APPROVED: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

RECOMMENDED CONDITIONS OF APPROVAL
Modification to Conditional Use Permit – 1469 S. Bascom Avenue (PLN2016-174)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division:

1. Approved Project: Approval is granted for Modification (PLN2016-174) to a previously approved Conditional Use Permit (PLN2010-144) to allow the removal and replacement of three antenna panels and associated equipment on an existing PG&E Lattice Tower located at **1469 S. Bascom Avenue**. The project shall substantially conform to the Project Plans and Photo-simulations dated as received on May 19, 2016, except as modified by the Conditions of Approval contained herein.

2. Revisions to Plans: Prior to building permit submittal, the project plans shall note that all antenna panels shall be painted a non-reflective gray finish to match the PG&E tower. This condition of approval is required to maintain the concealment element established by the previously approved Conditional Use Permit (PLN2010-144) established by Planning Commission Resolution No. 4013.

3. Length of Permit Term: As an “Eligible Facility Request (EFR)”, the Modification approved herein does not serve to extend the expiration date of the previously approved Conditional Use Permit (PLN2010-144). As such, the Modification approved herein shall expire on March 5, 2021. If the use is to continue after that time, the applicant shall apply for a new permit.

4. Previous Conditions of Approval: As an “Eligible Facility Request (EFR)” all conditions of approval from the previously approved Conditional Use Permit (PLN2010-144) established by Planning Commission Resolution No. 4013 shall remain in effect, except as modified herein.

ITEM NO. 1

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · July 26, 2016

PLN2016-117
Cribari & Leones

Public Hearing to consider the application of Ted Cribari and Gayl Leones for a Site and Architectural Review Permit (PLN2016-117) to allow construction of a 2,054 square foot single-story single-family residence on property located at **600 Chapman Drive** in the R-1-8 (Single-Family Residential) Zoning District.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution**, incorporating the attached findings, approving a Site and Architectural Review Permit to allow an addition to an existing single family residence, subject to the attached Conditions of Approval.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15301, Class 1 of the California Environmental Quality Act (CEQA), pertaining to additions to existing structures.

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:	10,000 sq. ft.	
Dwelling Height:	~14.2 feet	35 feet Maximum Allowed
Detached Garage Height:	~11.7 feet	14 feet Maximum Allowed
Building Square Footage:		
Existing Floor Area:	1,620 square-feet	
Demolished Floor Area:	- 326 square-feet	
Addition:	+ 232 square-feet	
Detached Garage:	+ 528 square-feet	
	2,054 square-feet	
Floor Area Ratio (FAR):	21%	45% Maximum Allowed
Building (Lot) Coverage:	21%	40% Maximum Allowed

Setbacks	Proposed	Minimum Required
Front (Residence):	~25.5 feet	25 feet
Right Side (Corner):	~25.5 feet	12 feet
Left Side (Residence):	~17.3 feet	8 feet or 60% wall height
Left Side (Detached Garage):	5 feet	5 feet
Rear (Residence):	~38.3 feet	25 feet
Rear (Detached Garage):	5 feet	5 feet

DISCUSSION

Project Location: The project site is an approximately 15,000 square-foot (gross) lot located on the corner of Chapman Drive and Stevens Court. The site is currently developed with a single-family residence and attached garage built in 1946. Single-family residential properties border the site on all sides.

Project Description: The project includes construction of a 528 square foot detached garage and a 232 square foot addition / major remodel of an existing 1,620 square foot single-story single-family residence. The existing 326 square foot attached garage will be demolished. The total new floor area will be 2,054 square feet (reference **Attachment 4** – Project Plans). The colors and materials of the addition and detached garage will match the existing home. The new home would retain the existing height and general massing of the existing home but would add a new gable porch element to the façade.

ANALYSIS

Zoning District: The project site is located in the R-1-10 (Single-Family Residential) Zoning District and the San Tomas Area Neighborhood (reference **Attachment 3** – Location Map).

General Plan: The General Plan land use designation for the project site is Low Density Residential (less than 4.5 units per gross acre). The proposed residence would be consistent with the following General Plan Land Use Strategy:

> Strategy LUT-5.2a: Neighborhood Compatibility: Promote new residential development and substantial additions that are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics

Consistency with Design Guidelines: The proposed design is consistent with the STANP Guidelines. The proposed home will complement the neighborhood and incorporate representative architectural features (e.g., scale and mass, gable roof lines) of homes in the San Tomas area. Privacy impacts are minimized by maintaining a single-story design.

Site Layout: The single-story residence is located on a 10,000 square-foot (net) corner lot and will meet all required setbacks. The detached garage will take access from Chapman Drive.

Landscaping: The proposed site plan includes new and existing landscaping consisting of trees, bark, turf, shrubs, and flowering plants. No trees are proposed for removal.

Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) reviewed this application at its meeting of July 12, 2016. The Committee was supportive of the project as presented.

Attachments:
1. Findings for Approval of File No.: PLN2016-117
2. Conditions of Approval of File No.: PLN2016-117
3. Location Map
4. Project Plans

Prepared by: Cindy McCormick

Cindy McCormick, Senior Planner

Approved by:

Paul Kermoyan, Community Development Director

FINDINGS FOR APPROVAL OF FILE NO. PLN2016-117

SITE ADDRESS: 600 Chapman Drive
APPLICANT: Ted Cribari and Gayl Leones
OWNER: Ted Cribari and Gayl Leones
P.C. MEETING: July 26, 2016

Findings for Approval of a Site and Architectural Review Permit to allow an addition to an existing single family residence:

The Planning Commission finds as follows with regard to file number PLN2016-117:

1. The project site is zoned R-1-10 (Single Family Residential) on the City of Campbell Zoning Map.
2. The project site is designated Low Density Residential (<3.5 units/gr. acre) on the City of Campbell General Plan Land Use diagram.
3. The proposed project will be compatible with the R-1-10 (Single Family Residential) Zone District with approval of a Site and Architectural Review Permit.
4. The project site is located along Chapman Drive.
5. The application is subject to design review under the San Tomas Area Neighborhood Plan.
6. The proposed design is consistent with the San Tomas Area Neighborhood Plan (STANP) Guidelines. The proposed home will complement the neighborhood and incorporate representative architectural features (e.g., scale and mass, gable roof lines) of homes in the San Tomas area. Privacy impacts are minimized by maintaining a single-story design.
7. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required Conditions of Approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact and pursuant to CMC Section 21.42.020, the Planning Commission further finds and concludes that:

1. The project will be consistent with the General Plan;
2. The project will aid in the harmonious development of the immediate area; and
3. The project is consistent with applicable adopted design guidelines.
4. Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

CONDITIONS OF APPROVAL FOR FILE NO. PLN2016-117

SITE ADDRESS: 600 Chapman Drive
APPLICANT: Ted Cribari and Gayl Leones
OWNER: Ted Cribari and Gayl Leones
P.C. MEETING: July 26, 2016

The applicant is hereby notified, as part of this application, that he/she is required to meet the following conditions in accordance with the ordinances of the City of Campbell and the State of California. Where approval by the Community Development Director, City Engineer, Public Works Director, City Attorney, or Fire Department is required, that review shall be for compliance with all applicable Conditions of Approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified:

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Site and Architectural Review Permit (PLN2016-117) to allow construction of a 2,054 square foot single-story single-family residence on property located at **600 Chapman Drive** in the R-1-8 (Single-Family Residential) Zoning District. The project shall substantially conform to the revised project plans stamped as received by the Planning Division on May 24, 2016, except as may be modified by the Conditions of Approval herein.

2. Permit Expiration: The Site and Architectural Review Permit approval shall be valid for one year from the date of final approval (expiring August 5, 2017). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline will result in the Site and Architectural Review Permit being rendered void.

3. Planning Final Required: Planning Division clearance is required prior to Building Permit final. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

4. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director prior to installation of the lighting for compliance with all applicable Conditions of Approval, ordinances, laws and regulations. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.

5. Fences/Walls: Any newly proposed fencing and/or walls shall comply with Section 21.18.060 of the Campbell Municipal Code and shall be submitted for review and approval by the Community Development Department.

6. Landscaping: The construction drawings submitted for a building permit shall include a front yard landscaping plan, including irrigation details and associated calculations, prepared in compliance with Campbell Municipal Code Chapter 21.26 (Landscaping Requirements) and with Chapter 2.7, Division 2, of Title 23 of the California Code of Regulations (Model Water Efficient Landscape Ordinance). All landscaping shall be maintained in good health.

7. Construction Activities: The applicant shall abide by the following requirements during construction:

    a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

    b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.

    c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.

    d. Unnecessary idling of internal combustion engines shall be strictly prohibited.

    e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.

    f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division

Note: No building code issue has been reviewed at Development Review Committee; it will be reviewed in the Building Permit process. Please be aware that building codes are changing constantly; plans submitted for building permit shall comply with the code in effect at that time. Submit permit application together with required documents to the Building Inspection Division to obtain a building permit. No construction can be commenced without an appropriate building permit. To the satisfaction of the building division manager/building official:

8. PERMITS REQUIRED: A building permit application shall be required for the proposed complete remodeling and addition to the existing structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

9. PROJECT DESCRIPTION: This project is proposed as a "remodel and addition to an existing dwelling". The scope of work proposed under this project closely reflects the construction of a new single-family dwelling. The Building Inspection Division will consider this project as a "Remodel & Addition, However, fees will be calculated based on the comparative similarities to new construction. This project has been reviewed under the provisions of Chapter 18.32 of the City Campbell Municipal Code to determine how this project was defined. Applicant should be careful to not go beyond what has been approved in this review. Changes beyond this review could result in the project being reclassified.

10. PLAN PREPARATION: Portions of this project require plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be "wet stamped" and signed by the qualifying professional person.

11. CONSTRUCTION PLANS: The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

12. SIZE OF PLANS: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

13. SITE PLAN: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details.

14. SEISMIC REQUIREMENTS: Additions and Alterations to (e) residential structures shall comply with Section 3404 of the 2013 California Building Code (CBC).

15. TITLE 24 ENERGY COMPLIANCE: California Title 24 Energy Compliance forms CF-1R and MF-1R shall be blue-lined on the construction plans. 8½ X 11 calculations shall be submitted as well.

16. SPECIAL INSPECTIONS: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

17. The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.

18. APPROVALS REQUIRED: The project requires the following agency approval prior to issuance of the building permit:

    a. West Valley Sanitation District (378-2407)
    b. Santa Clara County Fire Department (378-4010)
    c. Bay Area Air Quality Management District (Demolitions Only)

d. San Jose Water Company (279-7900)
e. School District:
   i. Campbell Union School District (378-3405)
   ii. Campbell Union High School District (371-0960)
   iii. Moreland School District (379-1370)
   iv. Cambrian School District (377-2103)

   To determine your district, contact the offices identified above. Obtain the School District payment form from the City Building Division, after the Division has approved the building permit application.

19. P.G.& E.: Applicant is advised to contact Pacific Gas and Electric Company as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process. Applicant should also consult with P.G. and E. concerning utility easements, distribution pole locations and required conductor clearances.

20. INTENT TO OCCUPY DURING CONSTRUCTION: Owners shall declare their intent to occupy the dwelling during construction. The Building Inspection Division may require the premises to be vacated during portions of construction because of substandard and unsafe living conditions created by construction.

21. CONSTRUCTION FENCING: This project shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction. The construction site shall be secured to prevent vandalism and/or theft during hours when no work is being done. All protected trees shall be fenced to prevent damage to root systems.

22. BUILD IT GREEN: Applicant shall complete and submit a "Build it Green" inventory of the proposed new single family project prior to issuance of building permit.

23. STORM WATER REQUIREMENTS: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

24. This project shall comply with the mandatory requirements for Residential Structures, Chapter 4 of the California Green Building Code 2013 ed.

25. This Structure, if subsequently is classified as a new Single Family Dwelling under Chapter 18.32 of the Campbell Municipal Code, shall be equipped with residential fire sprinklers compliant with Section R313 of the California Residential Code 2013 ed.

Public Works Division

26. Storm Drain Area Fee: Prior to issuance of any grading or building permits for the site, the applicant shall pay the required Storm Drain Area fee, currently set at **$2,120.00** per net acre, which is **$487.00**

27. Water Meter(s) and Sewer Cleanout(s): Proposed water meter and sewer cleanout shall be installed on private property behind the public right-of-way line.

28. The following conditions only apply if the applicant has a need to install / upgrade utility services (water, sewer, gas, etc.) in the street

    Utility Encroachment Permit: Separate permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

    Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.

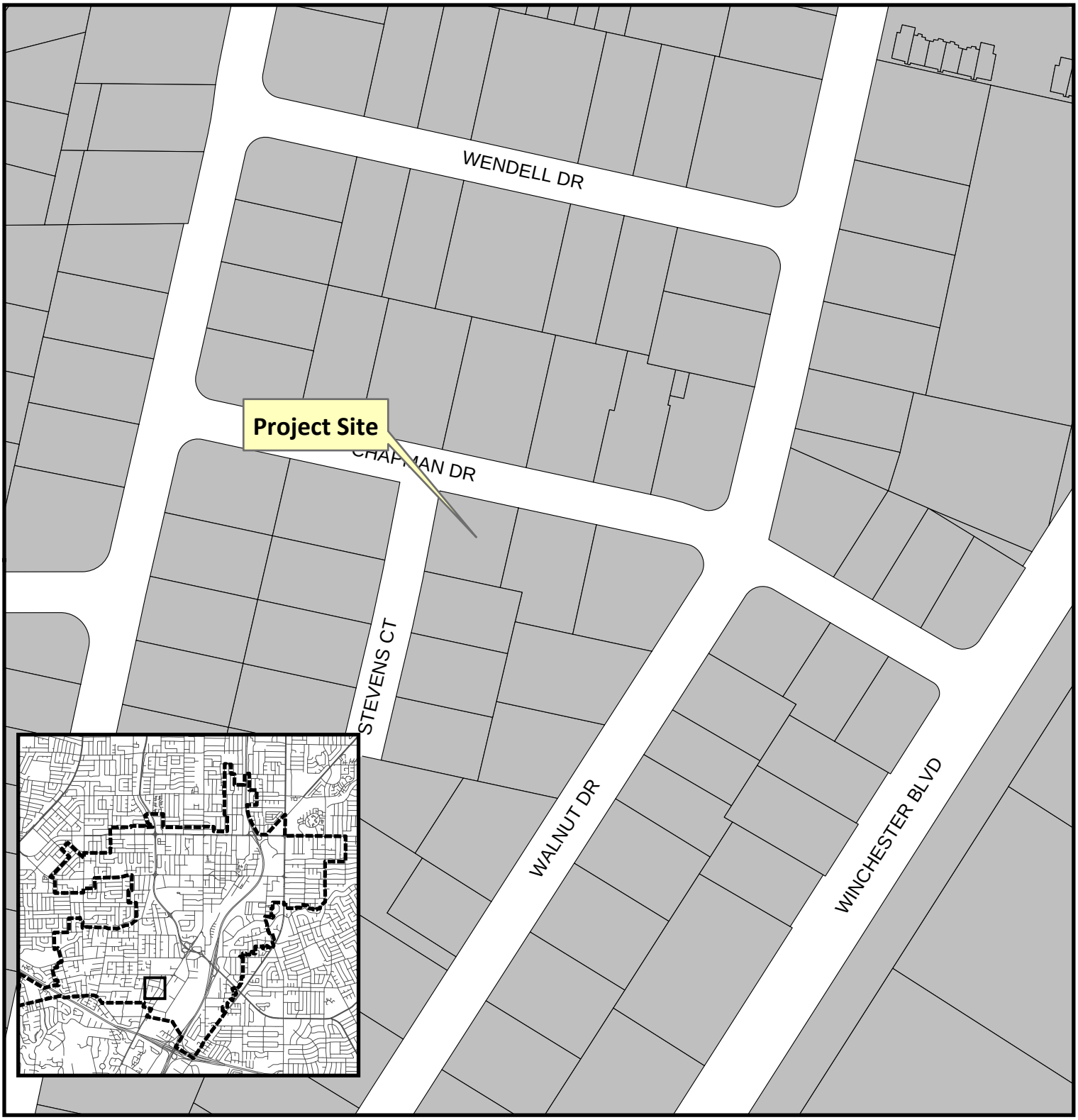
    Pavement Restoration: Based on the utility coordination plan, the applicant shall prepare a pavement restoration plan for approval by the City Engineer prior to any utility installation or abandonment. Streets that have been reconstructed or overlaid within the previous five years will require boring and jacking for all new utility installations. Chapman Drive and Stevens Court have not been reconstructed or overlaid in the last 5 years. The pavement restoration plan shall indicate how the street pavement shall be restored following the installation or abandonment of all utilities necessary for the project.

29. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

    Resources to achieve these objectives include *Stormwater Best Management Practices Handbook for New Development and Redevelopment* ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; *Start at the Source: A Design Guidance Manual for Stormwater Quality Protection* ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and *Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source* ("Using Site Design Techniques") by BASMAA, 2003.

Project Location Map

Attachment 3



600 Chapman Drive
Site & Architectural Review; PLN2016-117
Construction of 1,526 square-foot
single-story residence and 528 square foot detached
garage for a total floor area of 2,426 square feet.

0 115 230 Feet

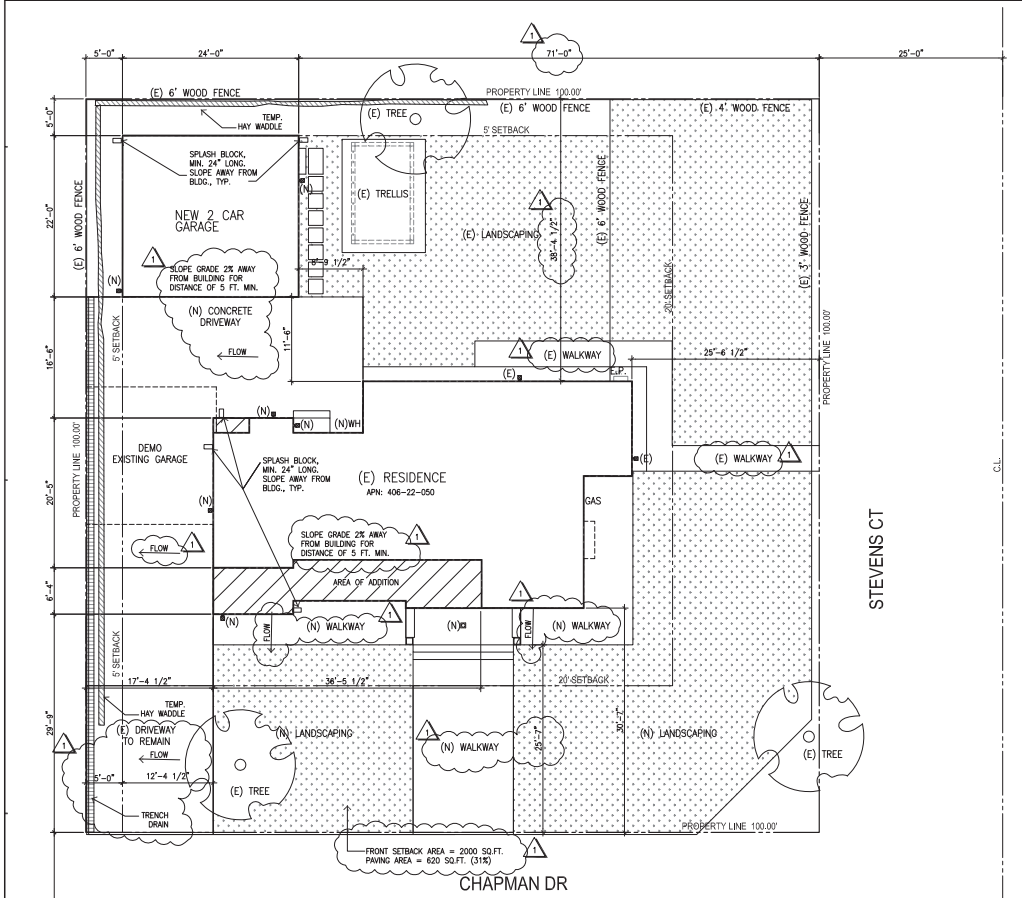
CITY OF CAMPBELL · THE ORCHARD CITY

N

Community Development Department
Planning Division

CRIBARI RESIDENCE REMODELING

600 CHAPMAN DR
CAMPBELL, CA 95008



GENERAL NOTES

A. ALL TREE PROTECTIVE FENCING SHALL BE INSTALLED & INSPECTED BY LOCAL JURISDICTION AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION.

B. NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIP LINE OF ANY ORDINANCE PROTECTED TREES ON THE SITE.

C. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

D. ALL UTILITIES FOR NEW CONSTRUCTION SHALL BE UNDERGROUND. FOR REMODELS AND RENOVATIONS, CHECK W/ LOCAL JURISDICTIONS.

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

NORTH

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (TITLE 24) AND ALL OTHER LOCAL CODES AND ORDINANCES OF THE GOVERNING AUTHORITY HAVING JURISDICTION, AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THESE DOCUMENTS TO COMPLY THERETO.
2. ALL DRAWINGS ARE TO BE USED IN CONCERT WITH EACH OTHER. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCY BETWEEN THE DOCUMENTS, HE SHALL PROMPTLY REQUEST FROM THE DESIGNER CLARIFICATION OF GOVERNING CRITERIA. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT PLACEMENT, ORIENTATION AND COORDINATION OF WORK. INFORMATION SHOWN IN THE LARGEST GRAPHIC ARE INTENDED TO SUPPLEMENT INFORMATION OF SMALLER, PRECEDING REFERENCE DRAWINGS.
3. NOTATIONS MARKED "TYPICAL" (TYP.) SHALL BE CONSISTENT THROUGHOUT ALL SUCH REFERENCE NOMENCLATURE, SYMBOLS AND DRAWING INDICATIONS OF LIKE OR SIMILAR KIND.
4. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONSTRUCTION CONDITIONS AND DIMENSIONS PRIOR TO ORDERING, FABRICATING, AND INSTALLATION OF ANY ASSOCIATED WORK. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL PROMPTLY REQUEST FROM THE DESIGNER CLARIFICATION PRIOR TO COMMENCEMENT OF ASSOCIATED WORK.
5. DIMENSIONS ARE RELATED SPECIFICALLY TO FACE OF CONCRETE, FACE OF MASONRY, FACE OF EXTERIOR STUDS, CENTERLINE OF STRUCTURAL COLUMNS AND BEAMS, OR CENTERLINE OF INTERIOR STUDS, UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS ARE INDICATED FROM FINISHED SURFACES OF MATERIALS OR ASSEMBLIES.
6. BUILDING ELEVATION REFERENCES ARE FROM DIRECT APPLICATION OF FINISH FLOORING APPLIED TO THE STRUCTURAL FLOOR SUBSTRATE OF THE GROUND FLOOR DATUM (MAIN ENTRANCE). CONTRACTOR SHALL INCLUDE REQUIRED DEPRESSIONS AND/OR PROJECTIONS IN ACHIEVING REQUIRED ELEVATIONS. CEILING HEIGHTS ARE REFERENCED TO FINISHED SURFACES UNLESS OTHERWISE NOTED.
7. KEYNOTES USED ON THE DRAWINGS ARE FOR ASSEMBLIES, MATERIAL REFERENCES AND NOTES. REFER TO THE KEYNOTE LEGEND ON THE RESPECTIVE DRAWING FOR THE INFORMATION WHICH RELATES TO EACH KEYNOTE. NOT ALL KEYNOTES REFERENCED MAY BE APPLICABLE TO SIMILAR TYPE DRAWINGS.
8. EXISTING WORK IS SHOWN FOR REFERENCE ONLY. THE OWNER AND CONTRACTOR DO NOT GUARANTEE EXISTING CONDITIONS INDICATED ON THESE DOCUMENTS.
9. MATERIALS SUSPECTED OF CONTAINING ASBESTOS THAT ARE DISCOVERED DURING THE PROGRESS OF THE WORK SHALL BE REPORTED TO THE OWNER. WORK IN THAT PARTICULAR AREA SHALL BE SUSPENDED UNTIL THE OWNER TESTS THE SUSPECT MATERIAL AND IT IS FOUND TO BE SAFE, OR UNTIL THE SUSPECT MATERIAL HAS BEEN PROPERLY ABATED.
10. CONTRACTOR SHALL VERIFY, AT SITE, ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BIDS. SITE VISITS DURING BIDDING SHALL BE COORDINATED WITH THE OWNER IN ACCORDANCE WITH PROVISIONS OF THE SPECIFICATIONS.
11. CONTRACTOR SHALL PROTECT ALL EXISTING WORK. ANY DAMAGED WORK SHALL BE REPLACED WITH THE SAME MATERIALS, INCLUDING MATCHING THE EXISTING COLORS AND TEXTURES.
12. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES.
13. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
14. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS, AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH LOCAL ORDINANCES.

PROJECT INFORMATION

APN:	406-22-050
ZONING:	R1-10
STORIES:	1
OWNER/CONTACT:	Ted and Gayl Cribari 408-605-6665
PLANS PREPARED BY:	D-SQUARE STUDIO 2193 Summerton Dr San Jose, CA 95122 408-625-9171
GROSS SITE AREA:	15,625 sq.ft.
NET SITE AREA:	10,000 sq.ft.
(E) BUILDING AREA:	1,284 sq.ft.
(E) COVERED PATIO:	46 sq.ft.
(E) GARAGE:	326 sq.ft.
TOTAL:	1,656 sq.ft.
AREA OF NEW ADDITION:	232 sq.ft.
NEW TOTAL AREA:	1,888 sq.ft.
(N) COVERED PATIO:	78 sq.ft.
(N) GARAGE	528 sq.ft.
TOTAL:	2,504 sq.ft.
(E) LOT COVERAGE:	16%
(N) LOT COVERAGE:	25%
(E) FAR:	0.16
(N) FAR:	1,976 ÷ 528 / 10,000 = 0.25
PRIVATE OPEN SPACE:	1,500 sq.ft.
REMODELING AREA:	790 sq.ft.

DEVELOPMENT DATA

BUILDING COVERAGE EXISTING	1,620 SQ.FT	16%
BUILDING COVERAGE PROPOSED	2,054 SQ.FT	20%
LANDSCAPE COVERAGE EXISTING	5,745 SQ.FT	57%
LANDSCAPE COVERAGE PROPOSED	3,896 SQ.FT	38%
PAVING COVERAGE EXISTING	2,135 SQ.FT	21%
PAVING COVERAGE PROPOSED	3,500 SQ.FT	35%

ALL ADJACENT LAND USES ARE RESIDENTIAL
2 STANDARD PARKING COVERED SPACES
3 BEDROOMS

VICINITY MAP

USABLE REAR YARD CALC.

WIDTH OF PROPERTY AT 20' FROM FRONT PROPERTY LINE = 42'
42 X 20 = 840 MINIMUM USABLE REAR YARD AREA

PROPOSED USABLE REAR YARD AREA = 1928 SQ. FT.

CODES

APPLICABLE CODES:

2013	CALIFORNIA BUILDING CODE (CBC), (2012 INTERNATIONAL BUILDING CODE)
2013	CALIFORNIA RESIDENTIAL CODE (CRC)
2013	CALIFORNIA REFERENCE STANDARDS CODE (CRSC)
2013	CALIFORNIA ELECTRICAL CODE (CEC), (2014 NATIONAL ELECTRICAL CODE)
2013	CALIFORNIA MECHANICAL CODES (CMC), (2012 UNIFORM MECHANICAL CODE)
2013	CALIFORNIA PLUMBING CODE (CPC), (2012 UNIFORM PLUMBING CODE)
2013	CALIFORNIA FIRE CODE (CFC), (2012 INTERNATIONAL FIRE CODE)
2013	CALIFORNIA ENERGY CODE
2013	CALIFORNIA GREEN BUILDING STANDARDS CODE
2013	CALIFORNIA EXISTING BUILDING CODE (CEBC)

SHEET INDEX

ARCHITECTURAL

A-0.0	TITLE SHEET - SITE PLAN
A-1.0	CAL GREEN
A-2.0	EXISTING / DEMO PLAN
A-2.1	NEW FLOOR PLAN
A-3.0	ELEVATIONS
A-3.1	ELEVATIONS
A-3.2	ELEVATIONS / SECTION
A-4.0	GARAGE ELEV / STREETSCAPE
A-5.0	ROOF PLAN

PROJECT DESCRIPTION

REMODEL OF 790 SQ.FT. APPROX INCLUDING KITCHEN, LIVING, DINING, LAUNDRY ROOM, GUEST BEDROOM, BATHROOM WITH AN ADDITION OF 232.53 SQ.FT. DEMO OF EXISTING GARAGE AND NEW GARAGE IN THE BACK OF THE PROPERTY. NEW PORCH

CRIBARI RESIDENCE REMODELING
600 CHAPMAN DR, CAMPBELL, CA 95008

REVISIONS:
1. PLANNING 05-17-16

SHEET	TITLE SHEET & SITE PLAN
SCALE	AS SHOWN
DATE	3.04.2016
PRJ.No.	2016-01

DRAWN BY:
www.d-squarestudio.com
408-625-9171

A-0.0

PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS:
20% REDUCTION OF WATER USE ARE NOW PRESCRIPTIVELY DESIGNATED WITHIN CALGREEN TEXT.
PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:

- 4.303.1.1 WATERS CLOSETS: ≤ 1.28 GAL/FLUSH
- 4.303.1.2 URINALS: ≤ 0.5 GAL/FLUSH
- 4.303.1.3.1 SINGLE SHOWERHEADS: ≤ 2.0 GPM @ 80 PSI
- 4.303.1.3.2 MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME
- 4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS: ≤ 1.5 GPM @ 60 PSI
- 4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDINGS: ≤ 0.5 GPM @ 60 PSI
- 4.303.1.4.3 METERING FAUCETS: ≤ 0.25 GALLONS PER CYCLE
- 4.303.1.4.4 KITCHEN FAUCETS: ≤ 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS:
SPECIFIES THAT PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
RELOCATES PROVISIONS FOR MULTIPLE SHOWERHEADS TO SECTION 4.303.1.3.2.

4.304.1–OUTDOOR WATER USE–IRRIGATION CONTROLS
AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH:
1) CONTROLLER SHALL BE WEATHER OR SOIL MOISTURE–BASED THAT AUTOMATICALLY RESPOND TO THE PLANTS NEEDS AS WEATHER CONDITION CHANGE
2) WEATHER–BASED WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE SEPARATE WIRED OR WIRELESS RAIN SENSORS THAT CONNECT OR COMMUNICATE WITH THE CONTROLLERS. SOIL MOISTURE–BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

INSTALL SEALED COMBUSTION FURNACE

INSTALL HIGH EFFICIENCY AIR CONDITIONING WITH ENVIRONMENTALLY PREFERABLE REFRIGERANTS

USE DUCT MASTIC ON ALL DUCT JOINTS AND SEAMS

CAL GREEN 4.303.1 AS AN ALTERNATE TO PRESCRIPTIVE COMPLIANCE, A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED THROUGH CALCULATIONS

CAL GREEN 4.406.1 JOINTS AND OPENINGS. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED

CAL GREEN 4.503.1 GAS FIREPLACE SHALL BE A DIRECT–VENT SEALED–COMBUSTION TYPE. WOOD STOVE OR PELLET STOVE SHALL COMPLY W/ US EPA PHASE II EMISSION LIMITS

CAL GREEN 4.505.2 VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS

CAL GREEN 4.505.3 19% MOISTURE CONTENT OF BUILDING FRAMING MATERIALS

CAL GREEN 702.1 HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS

DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

TIGHTLY SEAL THE AIR BARRIER BETWEEN GARAGE AND LIVING AREA (PERFORMANCE TEST REQUIRED).

INSULATE ALL HOT WATER PIPES.

USE TRADITIONAL TRUNK, BRANCH, & TWIG PLUMBING WITH DEMAND CONTROLLED CIRCULATION LOOPS.

USE LOW–VOC OR ZERO–VOC PAINT (< 50 GPL VOCs REGARDLESS OF SHEEN)

USE LOW–VOC COATINGS THAT MEET SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1113.
www.aqmd.gov/rules/reg/reg11/r1113.pdf

USE LOW–VOC CAULKS, CONSTRUCTION ADHESIVES AND SEALANTS THAT MEET SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.
www.aqmd.gov/rules/reg/reg11/r1168.pdf

REDUCE FORMALDEHYDE IN INTERIOR FINISHES. MEET CURRENT CA AIR RESOURCES BOARD (CARB) AIRBORNE TOXIC CONTROL MEASURE (ATCM) FOR COMPOSITE WOOD FORMALDEHYDE LIMITS BY MANDATORY COMPLIANCE DATES. CGBC TABLE 4.504.5.

ALL CARPET AND 50% OF RESILIENT FLOORING SHALL BE LOW EMITTING.

INSTALL ENERGY STAR DISHWASHER, CLOTHES WASHER THAT MEETS CEE TIER 2 REQUIREMENTS (MODIFIED ENERGY FACTOR 2.0, WATER FACTOR 6.0 OR LESS), AND ENERGY STAR QUALIFIED REFRIGERATOR LESS THAN 25 CUBIC FEET CAPACITY.

DIVISION 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY
4.406.1–RODENT PROOFING
SPECIFIES THE AREAS NEEDING RODENT PROOFING ARE SOLE/BOTTOM PLATES.
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO PREVENT PASSAGE OF RODENTS.

4.408.1–CONSTRUCTION WASTE REDUCTION BY AT LEAST 50 PERCENT
RECYCLE AND/OR SALVAGE FOR REUSE A MIN. OF 50% OF THE NON–HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4; OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.
DOCUMENTATION IS REQUIRED PER SECTION 4.408.5.
EXCEPTIONS:
1 – EXCAVATED SOIL AND LAND–CLEARING DEBRIS.
2 – ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL ENFORCING AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
3 – THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

4.408.2–CONSTRUCTION WASTE MANAGEMENT PLAN
A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL. SEE CAL GREEN 4.408 FOR REQUIREMENTS

4.408.2.1–DOCUMENTATION
DOCUMENTATION OF COMPLIANCE WITH THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE PROVIDED TO THE CITY DEMONSTRATING COMPLIANCE. THE PLAN SHALL BE UPDATED AS NECESSARY AND ACCESSIBLE DURING CONSTRUCTION. SEE CITY FOR FORMS

4.408.3–WASTE MANAGEMENT COMPANY
UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT DIVERTED CONSTRUCTION AND DEMOLITION WASTE MATERIALS MEET THE REQUIREMENTS IN SECTION 4.408.1.

4.410–BUILDING MAINTENANCE AND OPERATION
AN OPERATION AND MAINTENANCE MANUAL ACCEPTABLE TO THE CITY SHALL BE AVAILABLE AT FINAL INSPECTION AND SHALL BE PLACED IN THE BUILDING. SEE CALL GREEN 4.410 FOR MANUAL REQUIREMENTS

DIVISION 4.5 ENVIRONMENTAL QUALITY
4.503.1–FIREPLACES
ANY GAS FIREPLACE SHALL BE A DIRECT–VENT, SEALED–COMBUSTION TYPE. ANY WOOD FIREPLACE OR PELLET STOVE SHALL COMPLY WITH THE US EPA PHASE II EMISSION LIMITS

4.504.1–COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
DURING STORAGE ON THE CONSTRUCTION SITE, DURING ROUGH INSTALLATION AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHOD ACCEPTABLE TO THE CITY

4.504.2.1–ADHESIVES, SEALANT AND CAULKS
ALL ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH THE VOC LIMITS SHOWN IN TABLE 4.504.1 AND 4.504.2 OR LIMITS ESTABLISHED BY THE BAY AREA AIR QUALITY DISTRICT, WHICHEVER IS MORE RESTRICTIVE. SEE CAL GREEN 4.504 FOR TABLES

AEROSOL ADHESIVES, SMALLER UNIT SIZES OF ADHESIVES AND SEALANT OR CAULKING COMPOUNDS THAT DO NOT WEIGH MORE THAN 1 POUND OR CONSIST OF MORE THAN 16 FLUID OUNCES SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS

4.504.2.2–PAINTS AND COATINGS
ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH THE VOC LIMITS SHOWN IN TABLE 4.504.3

4.504.2.3–AEROSOL PAINTS AND COATINGS
AEROSOL PAINTS AND COATINGS SHALL COMPLY WITH THE VOC LIMITS SHOWN IN TABLE 1 OF THE BAY AREA AIR MANAGEMENT DISTRICT REGULATION 8, RULE 9

4.504.2.4–VERIFICATION
VERIFICATION OF COMPLIANCE WITH THE VOC LIMITS SHALL BE PROVIDED TO THE CITY THAT MAY INCLUDE BUT IS NOT LIMITED TO MANUFACTURER'S PRODUCT SPECIFICATIONS OR ON–SITE PRODUCT CONTAINERS

4.504.3 – CARPET SYSTEMS
ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
1 – CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
2 – CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)
3 – NSF/ANSI 140 AT THE GOLD LEVEL
4 – SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD

4.504.3 – CARPET CUSHION
ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.

4.504.3 – CARPET ADHESIVE
ALL CARPET ADHESIVES SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1

4.504.5 – COMPOSITE WOOD PRODUCTS
HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN THE AIR RESOURCES BOARD'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET. SEQ.), ON OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS AS SHOWN IN TABLE 4.504.5. DOCUMENTATION IS REQUIRED PER SECTION 4.504.5.1.

DEFINITION OF COMPOSITE WOOD PRODUCTS: COMPOSITE WOOD PRODUCTS INCLUDE HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD. "COMPOSITE WOOD PRODUCTS" DO NOT INCLUDE HARDBOARD, STRUCTURAL PLYWOOD, STRUCTURAL PANELS, STRUCTURAL COMPOSITE LUMBER, ORIENTED STRAND BOARD, GLUED LAMINATED TIMBER, PREFABRICATED WOOD I–JOISTS, OR FINGER–JOINTED LUMBER, ALL AS SPECIFIED IN CCR, TITLE 17, SECTION 93120.1(A).

4.505–INTERIOR MOISTURE CONTROL
4.505.2–CONCRETE SLAB FOUNDATIONS
CONCRETE SLAB FOUNDATIONS SHALL HAVE A VAPOR RETARDER PER THE CBC AND PROVIDE A CAPILLARY BREAK BY ONE OF THE FOLLOWING:
1) A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE WITH A VAPOR BARRIER IN DIRECT CONTACT WITH THE CONCRETE AND A CONCRETE MIX DESIGN THAT WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING
2) OTHER EQUIVALENT METHODS APPROVED BY THE CITY
3) A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL

4.505.2.1–CAPILLAR BREAK
A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:
1 – A 4–INCH (101.6 MM) THICK BASE OF 1/2–INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R–06.
2 – OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
3 – A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

4.505.3–MOISTURE CONTENT OF BUILDING MATERIALS
BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED

WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED BY THE FOLLOWING:
1) MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE–TYPE OR CONTACT–TYPE MOISTURE METER
2) MOISTURE READINGS SHALL BE TAKEN BETWEEN 2 AND 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE VERIFIED
3) AT LEAST 3 RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE CITY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING

INSULATION PRODUCTS THAT ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE OF THE WALL OR FLOOR CAVITIES. WET–APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURE'S DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE

Table 4.504.5, FORMALDEHYDE LIMITS
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLEBOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	0.13

4.506–INDOOR AIR QUALITY AND EXHAUST
4.506.1 BATHROOM EXHAUST FANS
MECHANICAL BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING:
1) FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE THE BUILDILNG
2) UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS SHALL BE CONTROLLED BY A HUMIDISTAT THAT IS READILY ACCESSBILE

HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTING THE RELATIVE HUMIDITY BETWEEN 50% AND 80%

DIVISION 4.5–ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMFORT)
4.507.2 HEATING AND AIR CONDITIONING SYSTEM DESIGN
HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
1 – THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J – 2004 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2 – DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D – 2009 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3 – SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S – 2004 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEM FUNCTIONS ARE ACCEPTABLE.

702.1–INSTALLER TRAINING
HVAC INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM OR BE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED

702.2–SPECIAL INSPECTION
WHEN REQUIRED BY THE CITY THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THE CODE

702.3–DOCUMENTATION
DOCUMENTATION TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, SPECIAL INSPECTION OR OTHER METHODS ACCEPTABLE TO THE CITY

THIS LIST IS NOT MEANT TO BE COMPREHENSIVE FOR ALL CHANGES OR CODE REQUIREMENTS. IT IS THE RESPONSIBILITY OF ALL PARTIES TO DESIGN, PLAN, INSTALL AND CONFORM TO ALL OF THE REQUIREMENTS IN COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, OTHER CALIFORNIA CODES AND CITY ORDINANCES AS APPLICABLE

CAL GREEN NOTES

CRIBARI RESIDENCE REMODELING
600 CHAPMAN DR, CAMPBELL, CA 95008

REVISIONS:

SHEET	CAL GREEN NOTES
SCALE	¼" = 1'-0"
DATE	3.04.2016
PRJ.No.	2016-01

DRAWN BY:
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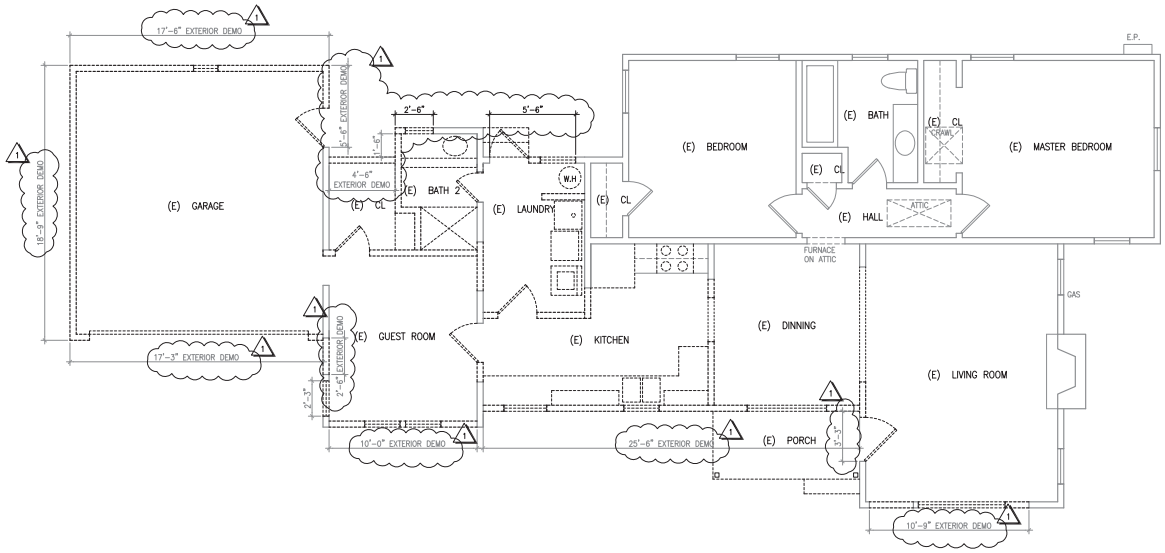
408-625-9171

A -1.0

PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.

Exterior Walls	Lineal feet
Existing area (including garage)	169'-3" (House) 59'11" (Garage) Total = 229'-2"
Area to be removed/ replaced/ or relocated	68'-3" (House) 59'-0" (Garage) Total = 127'-3"
Proposed new area	77'-9" (House) 92' (Garage)
Total area following construction	183'-8" (House) 92' (Garage) Total = 275'-8"



LEGEND

- WALL DEMO
- EXISTING WALL
- DEMO DOOR
- (E) DOOR
- DEMO WINDOW
- (E) WINDOW

(E) DEMO PLAN

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

CRIBARI RESIDENCE REMODELING

600 CHAPMAN DR, CAMPBELL, CA 95008

REVISIONS:
1 PLANNING 05-17-16

SHEET	EXISTING/ DEMO PLAN
SCALE	AS SHOWN
DATE	3.04.2016
PRJ.No.	2016-01

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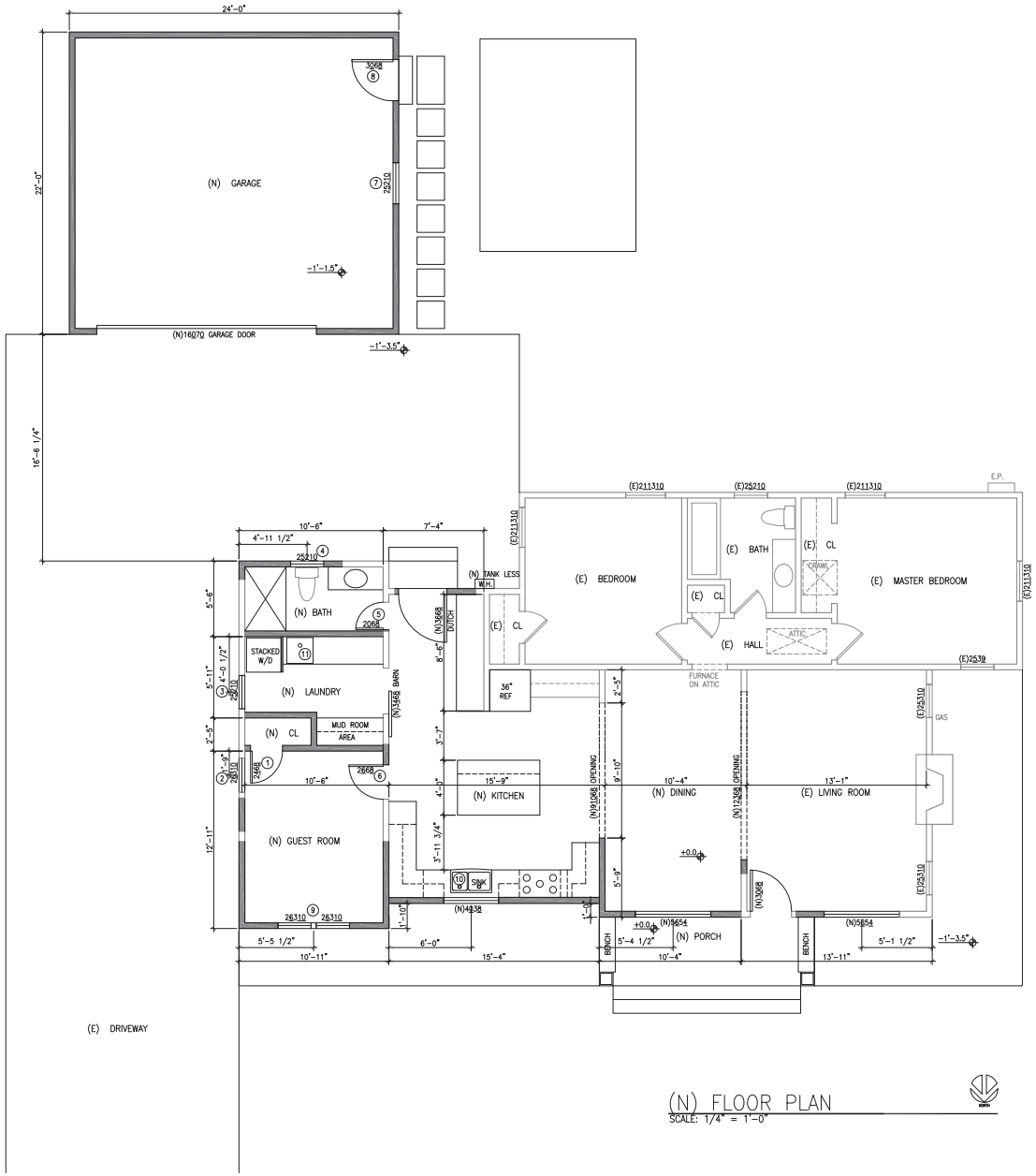
A-2.0

PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.



(N) FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

A. LANDING AT EXT. DOORS SHALL BE THE WIDTH OF THE OPERABLE DOOR X 36" DEEP PER CBC 1008.1.5. THE LANDING SHALL NOT BE MORE THAN 7.75" BELOW THE TOP OF THE THRESHOLD PER CBC 1008.1.4. THRESHOLDS SHALL NOT EXCEED .5" MAX. DOWN FOR OUTWARD SWINGING DOORS, .75" FOR SLIDERS, AND 7.75" MAX. FOR INWARD SWING DOORS PER CRC R311.3

B. ALL SLEEPING ROOMS TO BE PROVIDED WITH ONE EGRESS ESCAPE/ RESCUE WINDOW. EGRESS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. CLR. HT. OF 24" AND A MIN. CLEAR WIDTH OF 20". BOTTOM OF THE CLEAR OPENING SHALL NOT BE MORE THAN 44" ABOVE FINISHED FLOOR. PER CBC SECTION 1026.

C. SEE CAL GREE SHEET FOR WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)

D. PROVIDE 30" (W) MIN & 24" IN FRONT MIN CLR FOR ALL TOILETS

E. PROVIDE DOOR STOPS FOR ALL INTERIOR DOORS

F. PROVIDE MOISTURE RESISTANT, GYP.BD. & FIRE RATED IN ALL WET LOCATIONS.

G. WHERE DEMOLITION AND NEW WORKS OCCUR, PATCH AND REPAIR (E) FINISHES TO MATCH (N) CONSTRUCTION.

H. EXTEND DEMOLITION IS NOT LIMITED TO THE ITEMS NOTED. REMOVE ADDITIONAL ITEMS ADJACENT TO THE NEW CONSTRUCTION AS REQUIRED

I. REMOVE FLOOR IN AREAS AFFECTED BY WALL DEMOLITION

J. DRYER TO BE VENTED TO THE EXTERIOR WITH A BACKDRAFT DAMPER

KEY NOTES

1. REUSE EXISTING CLOSET DOOR
2. REUSE EXISTING GUESTROOM WINDOW
3. REUSE EXISTING KITCHEN WINDOW
4. REUSE EXISTING LAUNDRY ROOM WINDOW
5. REUSE EXISTING BATHROOM DOOR
6. REUSE EXISTING GUEST ROOM DOOR
7. REUSE EXISTING KITCHEN WINDOW
8. REUSE EXISTING FRONT DOOR
9. REUSE EXISTING GUEST ROOM WINDOWS
10. FARMHOUSE 36" X 21.25" UNDERMOUNT DOUBLE BOWL KITCHEN SINK
11. REUSE EXISTING UTILITY SINK FROM (E) LAUNDRY ROOM

LEGEND

- NEW 2X4 STUDS @ 16" O.C.
- EXISTING WALLS
- EXISTING DOORS
- NEW DOORS

CRIBARI RESIDENCE REMODELING

600 CHAPMAN DR, CAMPBELL, CA 95008

REVISIONS:
1 PLANNING 05-17-16

SHEET	NEW FLOOR PLAN
SCALE	AS SHOWN
DATE	3.04.2016
PRJ.No.	2016-01

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A-2.1

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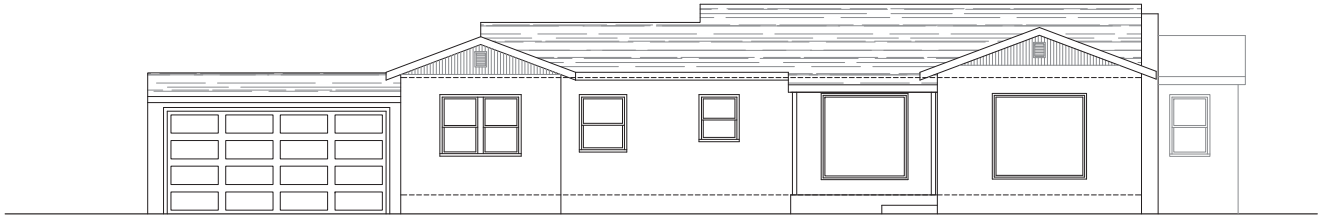
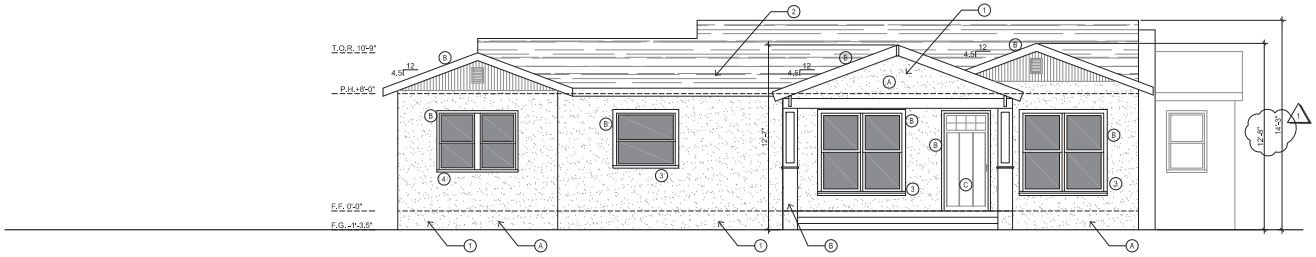


(E) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



(N) NORTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

1. STUCCO TO MATCH EXISTING
2. ASPHALT SHINGLE ROOF TO MATCH EXISTING
3. (N) WINDOW BY MILGARD: TUSCANY VYNIL SERIES / WHITE. SEE FLOOR PLAN FOR DIMENSION
4. REUSE EXISTING WINDOW. SEE FLOOR PLAN

COLORS

- A SHERWIN WILLIAMS - SW 6207 - RETREAT
- B SHERWIN WILLIAMS - SW 7005 - PURE WHITE
- C SHERWIN WILLIAMS - SW 6871 - POSITIVE RED

CRIBARI RESIDENCE REMODELING

600 CHAPMAN DR, CAMPBELL, CA 95008

REVISIONS:
1 PLANNING 05-17-16

SHEET	ELEVATIONS
SCALE	¼" = 1'-0"
DATE	3.04.2016
PRJ.No.	2016-01

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A-3.0

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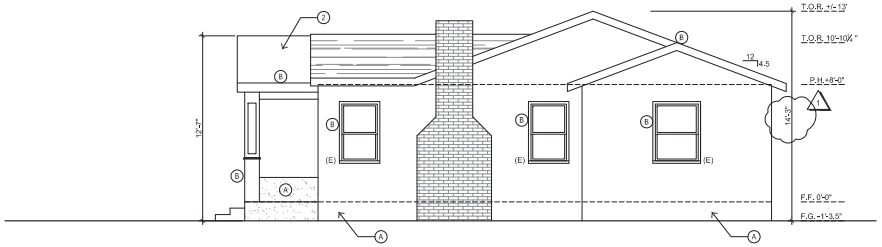
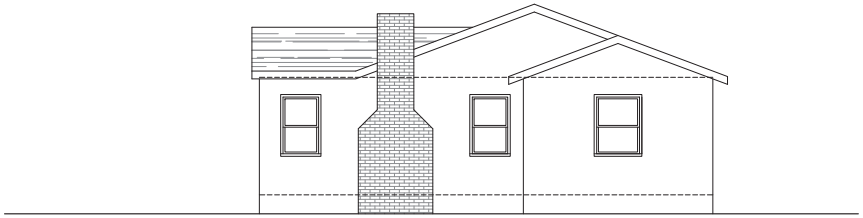
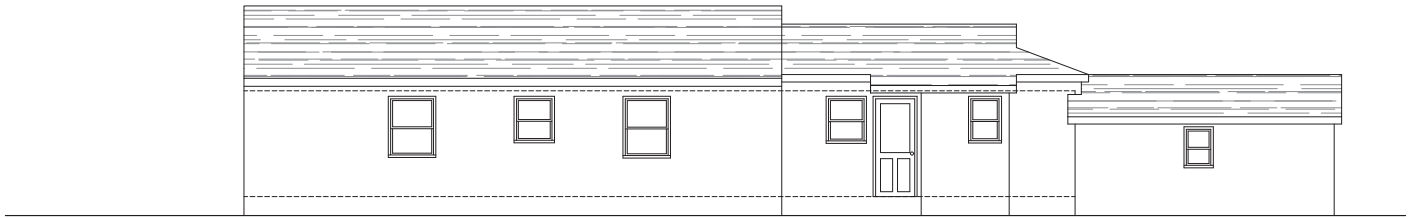


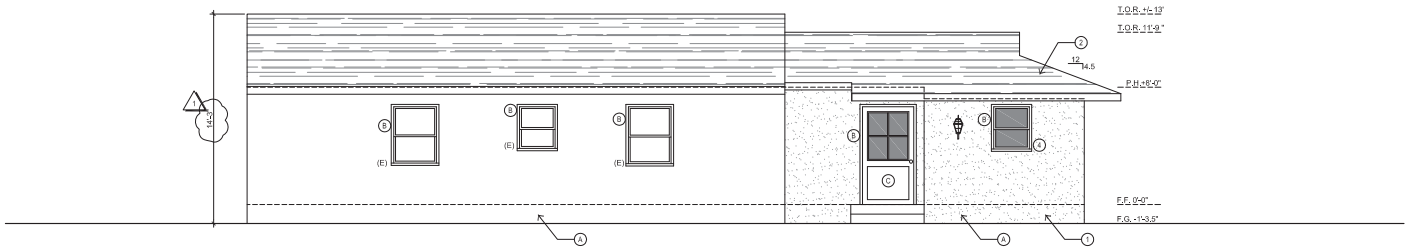
(N) WEST ELEVATION
SCALE: 1/4" = 1'-0"



(E) WEST ELEVATION
SCALE: 1/4" = 1'-0"



(E) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



(N) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

1. STUCCO TO MATCH EXISTING
2. ASPHALT SHINGLE ROOF TO MATCH EXISTING
3. (N) WINDOW BY MILGARD: TUSCANY VYNIL SERIES / WHITE, SEE FLOOR PLAN FOR DIMENSION
4. REUSE EXISTING WINDOW, SEE FLOOR PLAN

COLORS

- (A) SHERWIN WILLIAMS - SW 6207 - RETREAT
- (B) SHERWIN WILLIAMS - SW 7005 - PURE WHITE
- (C) SHERWIN WILLIAMS - SW 6871 - POSITIVE RED

CRIBARI RESIDENCE REMODELING

600 CHAPMAN DR, CAMPBELL, CA 95008

REVISIONS:
1 PLANNING 05-17-16

SHEET	ELEVATIONS
SCALE	¼" = 1'-0"
DATE	3.04.2016
PRJ.No.	2016-01

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A-3.1

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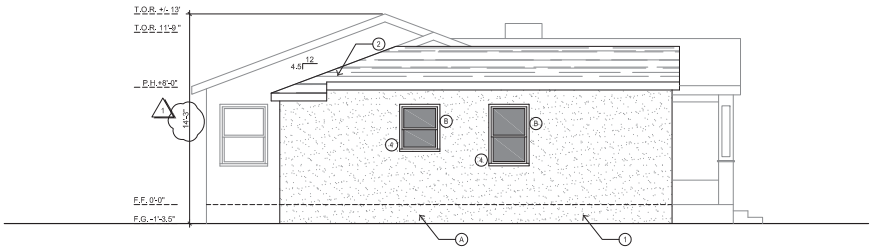
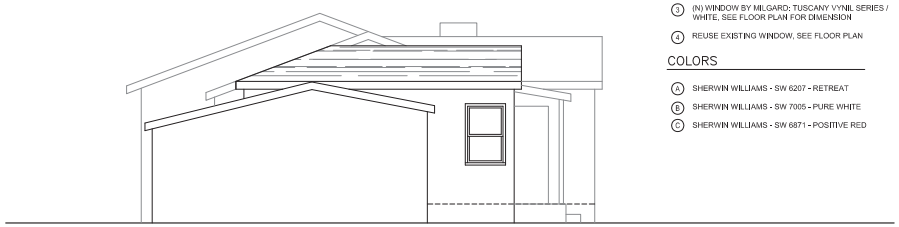


(N) EAST ELEVATION
SCALE: 1/4" = 1'-0"



(E) EAST ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

1. STUCCO TO MATCH EXISTING
2. ASPHALT SHINGLE ROOF TO MATCH EXISTING
3. (N) WINDOW BY MILGARD; TUSCANY VYNIL SERIES / WHITE, SEE FLOOR PLAN FOR DIMENSION
4. REUSE EXISTING WINDOW, SEE FLOOR PLAN

COLORS

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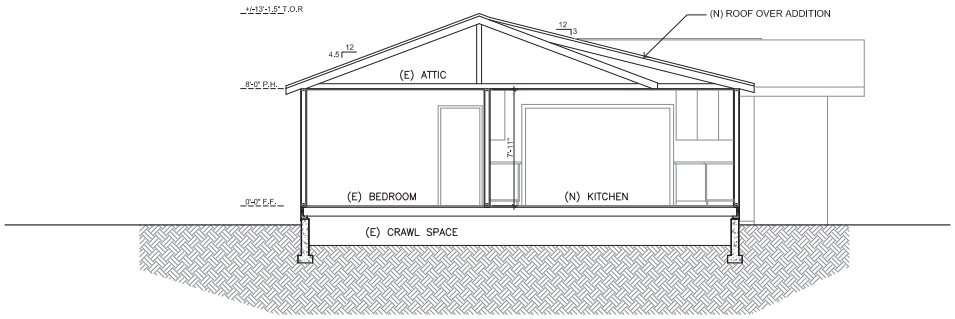
- B SHERWIN WILLIAMS - SW 7005 - PURE WHITE
- C SHERWIN WILLIAMS - SW 6871 - POSITIVE RED



(N) SECTION A
SCALE: 1/4" = 1'-0"

CRIBARI RESIDENCE REMODELING

600 CHAPMAN DR, CAMPBELL, CA 95008

REVISIONS:
1 PLANNING 05-17-16

SHEET	ELEVATIONS /SECTION
SCALE	¼" = 1'-0"
DATE	3.04.2016
PRJ.No.	2016-01

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A-3.2

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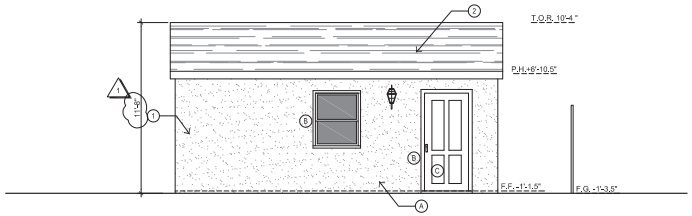
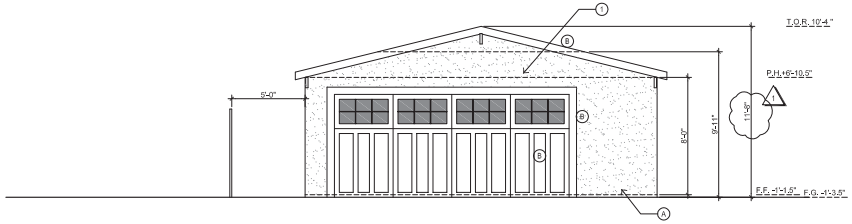
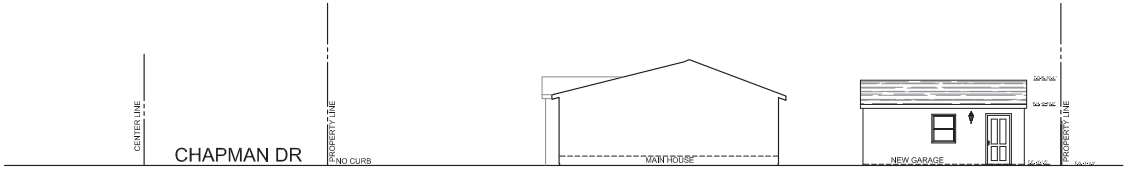


(N) GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



(N) GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SITE SECTION
SCALE: 1/8" = 1'-0"

KEY NOTES

1. STUCCO TO MATCH EXISTING
2. ASPHALT SHINGLE ROOF TO MATCH EXISTING
3. (N) WINDOW BY MILGARD: TUSCANY VYNIL SERIES / WHITE, SEE FLOOR PLAN FOR DIMENSION
4. REUSE EXISTING WINDOW, SEE FLOOR PLAN

COLORS

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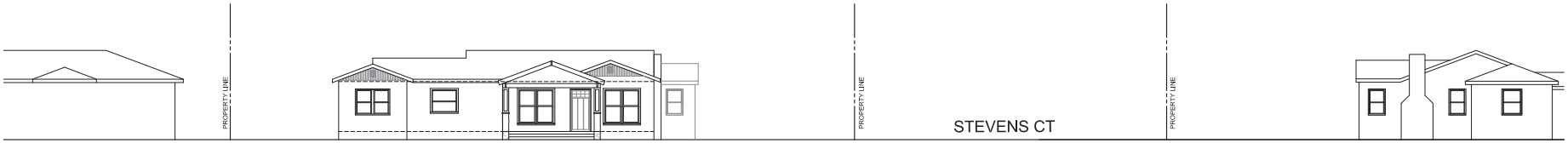
- C SHERWIN WILLIAMS - SW 6871 - POSITIVE RED



STREETSCAPE
SCALE: 1/8" = 1'-0"

CRIBARI RESIDENCE REMODELING

600 CHAPMAN DR, CAMPBELL, CA 95008

REVISIONS:
1 PLANNING 05-17-16

SHEET	GARAGE ELEV/ STREETSCAPE
SCALE	¼" = 1'-0"
DATE	3.04.2016
PRJ.No.	2016-01

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A-4.0

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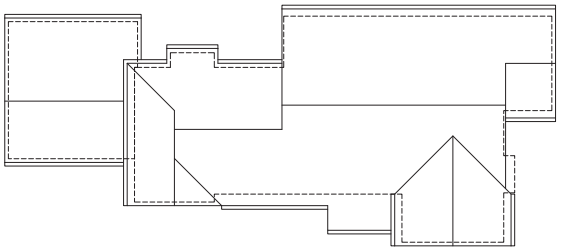
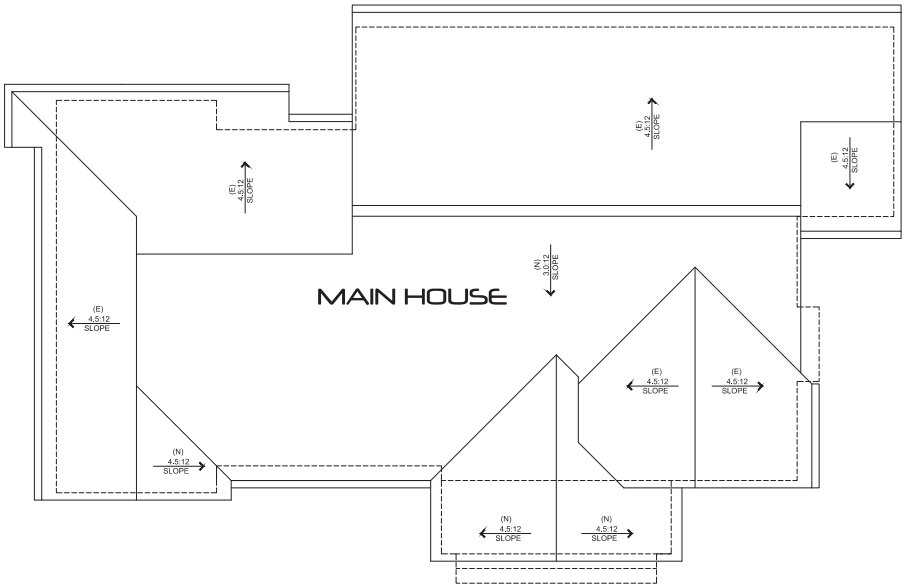


(E) ROOF PLAN



(N) ROOF PLAN
SCALE: 1/4" = 1'-0"

CRIBARI RESIDENCE REMODELING

600 CHAPMAN DR, CAMPBELL, CA 95008

REVISIONS:

SHEET	ROOF PLAN
SCALE	¼" = 1'-0"
DATE	3.04.2016
PRJ.No.	2016-01

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A-5.0

PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT

ITEM NO. 2

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · July 26, 2016

PLN2016-15
Metzger, J.

Public Hearing to consider the application of John Metzger for a Modification (PLN2016-15) to a previously approved Site and Architectural Review Permit (S 97-05) to allow a rear covered patio with a rooftop deck on property located at **1365 Harriet Avenue** in the R-1-9 (Single Family Residential) Zoning District.

STAFF RECOMMENDATION
That the Planning Commission take the following action:

1. **Adopt a Resolution**, incorporating the attached findings, approving a Modification (PLN2016-15) to a previously approved Site and Architectural Review Permit (S 97-05), subject to the attached Conditions of Approval.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15301, Class 1 of the California Environmental Quality Act (CEQA), pertaining to additions to existing structures.

PROJECT DATA

Zoning Designation:	R-1-9 (Single-Family Residential)	
General Plan Designation:	Low-Density Residential (less than 4.5 units/gr. acre)	
Net Lot Area:	12,031 square-feet	
Proposed Height:	18 ½ feet	28 feet Maximum Allowed
Building Square Footage:		
Existing (1st) Living Area:	2,062 square feet	
Existing (2nd) Living Area:	1,595 square feet	
Existing Garage:	666 square feet	
Existing Building Area:	4,323 square-feet	
Floor Area Ratio (FAR):	.36	.45
Existing Balcony:	270 square feet	
Proposed Patio/Deck:	446 square feet	
Proposed Building Coverage:	29%	35% Maximum Allowed
Setbacks	Proposed	Required
Front (east):	20 feet	20 feet
Side (north):	11 feet, 8-inches	10 feet or 60% of the wall height
Side (south):	8 feet	8 feet or 60% of the wall height
Rear (west):	40 feet	25 feet

DISCUSSION

Project Location: The project site is developed with a two-story single-family residence that was constructed pursuant to a Site and Architectural Review Permit (S 97-05) approved by the Planning Commission in 1997 as part of a four-lot subdivision. The subject property is located along Harriet Avenue at its intersection with Walters Avenue, within the R-1-9 (Single-Family Residential) Zoning District in the San Tomas Area (reference **Attachment 3**).

Project Description: The applicant is seeking approval to modify a previously approved Site and Architectural Review Permit to allow construction of a 446 square-foot rear covered patio with an upper-level deck (reference **Attachment 4**).

ANALYSIS

Zoning District: The project site has an R-1-9 (Single-Family Residential) Zoning District designation, and is within the boundaries of the San Tomas Area. Typically, minor additions may be processed through an Administrative Site and Architectural Review Permit as allowed by the San Tomas Area Neighborhood Plan (STANP). However, the Community Development Director determined that the covered patio and upper-level deck constitute a substantial change to the home's design and layout of the property as originally approved and should, therefore, be considered by the Planning Commission as a modification to the original permit.

General Plan: The General Plan land use designation for the project site is Low Density Residential (less than 4.5 units per gross acre). The proposed project would be consistent with the following General Plan Land Use Strategy:

> Strategy LUT-5.2a: Neighborhood Compatibility: Promote new residential development and substantial additions that are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics

Design: Review of the proposed Modification to the Site and Architectural Review Permit application is governed by the San Tomas Area Neighborhood Plan (STANP). The Plan provides development standards (e.g., height, setback, lot coverage, etc.) as well as design guidelines in terms of design 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 evaluating the design of new residences.

The proposed project includes a 446 square-foot covered porch that would be topped with an upper-level deck. Although the covered patio structure is designed to match the home's existing colors, the side openings are arched and the roof-top balcony would be covered with an open trellis. These features are distinct from the existing front covered porch and balcony as shown on the attached site photograph (reference **Attachment 5**). Although design consistency between existing and new construction is urged by the STANP, the proposed improvement is located behind the house such that it would not be visible from the street.

Site Configuration: As depicted on the Site Plan (Sheet A1.0), the covered patio would fill-out the rear left-side corner of the home, extending from the home's dining and living rooms. The patio would be improved with an outdoor kitchen and open dining area. The upper-level deck would be accessible from the home's master bedroom.

Privacy: Staff requested that the applicant prepare a line-of-site diagram depicting the potential visual impact to the neighboring property to the rear on Robnick Court, which depicts minimal visibility. Additionally, the applicant has secured neighborhood acknowledgment forms from the three abutting neighbors, none of whom who have contacted staff with concerns.

Public Comment: A letter in support of the project from the San Tomas Area Community Coalition (STACC) was received (reference **Attachment 6**).

Site and Architectural Review Committee: The SARC reviewed this application at its meeting of July 12, 2016. The Committee was supportive of the project's design and configuration recommending only that the applicant confirm that the (southerly) side neighbor has no privacy concerns.

Attachments:
1. Findings for Approval of File No.: PLN2016-15
2. Conditions of Approval of File No.: PLN2016-15
3. Location Map
4. Project Plans
5. Site Photograph
6. Comment Letter

Prepared by: _____

Daniel Fama, Acting Senior Planner

Approved by: _____

Paul Kermoyan, Community Development Director

FINDINGS FOR APPROVAL OF FILE NO. PLN2016-15

SITE ADDRESS: 1365 Harriet Ave.
APPLICANT: John Metzger
OWNER: John Metzger
P.C. MEETING: July 26, 2016

Findings for a Modification (PLN2016-15) to a previously approved Site and Architectural Review Permit (S 97-05) to allow a rear covered patio with a rooftop deck:

The Planning Commission finds as follows with regard to file number PLN2016-16:

1. The project site is zoned R-1-9 (Single Family Residential) on the City of Campbell Zoning Map.
2. The project site is designated Low Density Residential (4.5 units/gr. acre) on the City of Campbell General Plan Land Use diagram.
3. The project site is located along Harriet Avenue at its intersection with Walters Avenue, within the San Tomas Area, subject to the San Tomas Area Neighborhood Plan.
4. The proposed project would allow construction of a 446 square-foot rear covered patio with an upper-level deck
5. The proposed project will result in a building coverage of 29% and a Floor Area Ratio (FAR) of .36, where a maximum 35% building coverage and .45 floor area ratio are allowed in the R-1-9 Zoning District.
6. The proposed project incorporates representative architectural features of homes in the San Tomas Neighborhood including simple rectangular shaped forms and gabled roofs.

Based upon the foregoing findings of fact, the Planning Commission further finds and concludes that:

1. The project will be consistent with the General Plan;
2. The project will aid in the harmonious development of the immediate area; and
3. The project is consistent with applicable adopted design guidelines.
4. The project is Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

CONDITIONS OF APPROVAL FOR FILE NO. PLN2016-15

SITE ADDRESS: 1365 Harriet Ave.
APPLICANT: John Metzger
OWNER: John Metzger
P.C. MEETING: July 26, 2016

The applicant is hereby notified, as part of this application, that he/she is required to meet the following conditions in accordance with the ordinances of the City of Campbell and the State of California. Where approval by the Community Development Director, City Engineer, Public Works Director, City Attorney, or Fire Department is required, that review shall be for compliance with all applicable Conditions of Approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified:

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Modification (PLN2016-15) to a previously approved Site and Architectural Review Permit (S 97-05) to allow a 464 square-foot rear covered patio with a rooftop deck on property located **1365 Harriet Avenue**. The project shall substantially conform to the revised project plans received by the Planning Division on June 8, 2016, except as may be modified by the Conditions of Approval herein.

2. Permit Expiration: The Modification to a Site and Architectural Review Permit approval shall be valid for one year from the date of final approval (expiring August 5, 2017). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline or expiration of an issued building permit will result in the approval being rendered void.

3. Planning Final Required: Planning Division clearance is required prior to final Building Permit clearance. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

4. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director prior to installation of the lighting for compliance with all applicable Conditions of Approval, ordinances, laws and regulations. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.

5. Contractor Contact Information Posting: The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

6. Construction Activities: The applicant shall abide by the following requirements during construction:

   a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

   b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.

   c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.

   d. Unnecessary idling of internal combustion engines shall be strictly prohibited.

   e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.

   f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division

7. Permits Required: A building permit application shall be required for the proposed work. The building permit shall include Electrical/ Plumbing Mechanical fees when such work is part of the permit.

8. Plan Preparation: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be "wet stamped" and signed by the qualifying professional person.

9. Construction Plans: The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

10. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

11. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Elevation bench marks shall be called out at all locations that are identified as "natural grade" and intended for use to determine the height of the proposed structure.

12. Title 24 Energy Compliance: California Title 24 Energy Compliance forms shall be blue-lined on the construction plans. 8½ X 11 calculations shall be submitted as well.

13. Special Inspections: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

14. The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.

15. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:

    - West Valley Sanitation District (378-2407)
    - Santa Clara County Fire Department (378-4010)
    - Bay Area Air Quality Management District (Demolitions Only)
    - San Jose Water Company (279-7900)
    - School District:

        - Campbell Union School District (378-3405)
        - Campbell Union High School District (371-0960)
        - Moreland School District (379-1370)
        - Cambrian School District (377-2103)

    Note: To determine your district, contact the offices identified above. Obtain the School District payment form from the City Building Division, after the Division has approved the building permit application.

16. P.G.& E.: Applicant is advised to contact Pacific Gas and Electric Company as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process. Applicant should also consult with P.G. and E. concerning utility easements, distribution pole locations and required conductor clearances.

17. Storm Water Requirements: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

Project Location Map

Attachment 3

Project Location: 1365 Harriet Ave.
Application Type: Mod. to Site and Arch. Review Permit
Planning File No.: PLN2016-15

0 287.5 575 Feet

N

CITY OF CAMPBELL
THE ORCHARD CITY

Community Development Department
Planning Division

GENERAL NOTES

A. THIS PROJECT INCLUDES THE ADDITION OF A TWO LEVEL PATIO TO AN EXISITNG HOME.

B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE COMMENCING WORK AND ASHALL REPROT ANY DISCREPANCIES. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES PRIOR TO THE START OF AND THROUGOUT CONSTRUCTION.

C. DO NOT USE SCALED DIMENSIONS. USE WRITTEN DIMENSIONS OR WHERE NO DIMENSIONS IS PROVIDED, CONSULT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. COORDINATE ALL DIMENSIONS WITH DRAWINGS BEFORE PROCEEDING WITH THE WORK.

D. DIMENSIONSING: THESE DOCUMENTS SHOULD BE CONSIDERED AS A PART OF THE COMPLETE DRAWING SET. IT IS INTENDED THAT THE STRUCTURAL DRAWINGS PROVIDE SUFFICIENT DIMENSIONS TO LOCATE THE PROMARY STRUCTURAL ELEMENTS AND MEMBERS. LOCATION OF SECONDARY MEMBERS, WHICH ARE AFFECTED BY SYSTEMS DETAILED BY OTHERS, MAY REQUIRE REFERENCE TO CONTRACTOR.

E. ELEVATIONS: IT IS INTENDED THAT SUFFICIENT INFORMATION IS PROVIDED TO DETERMINE THE ELEVATION OF PRIMARY STRUCTURAL MEMBER AND ELEMENTS AND/OR AT CHANGES IN SLOPE. ELEVATION AT POINTS LOCATED BETWEEN PROVIDED ELEVATIONS MAY BE DETERMINED BY INTERPOLATION.

F. DETAILS AND NOTES SHOWN ON THESE DRAWINGS SHALL APPLY AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.

G. THE CONTRACTOR MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. ALL REQUESTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER.

H. ALL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, 2010 EDITION AS AMENDED BY THE COUNTY OF SANTA CLARA.

PROJECT DATA

PROPERTY CONTACT
LARRAINE METZGER
(510)364-3525

ADDRESS
1365 HARRIET AVENUE
CAMPBELL, CA 95008

LATITUDE
37.2664085
LONGITUDE
-121.9808159

YEAR BUILT
1999
STYLE
SINGLE FAMILY
RESIDENTIAL
BEDS
5
BATHS
3.5
FLOORS
2

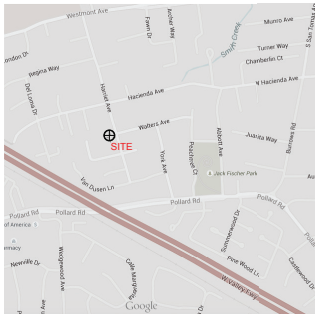
SITE DATA

EXISTING
BUILDING AREAS

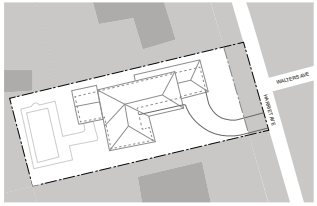
1ST FLR	2062	SQFT
2ND FLR	1595	SQFT
GARAGE	666	SQFT
TOTAL	4323	SQFT
LIVE AREA	3657	SQFT
LOT SIZE	12, 024	SQFT
EXISTING FAR	4,323 / 12,024 = 0.360	
PROPOSED AREA	446.25	SQFT

VICINITY MAP

N.T.S.



SITE MAP



LOT COVERAGE CALCULATIONS

EXISTING
BUILDING AREAS

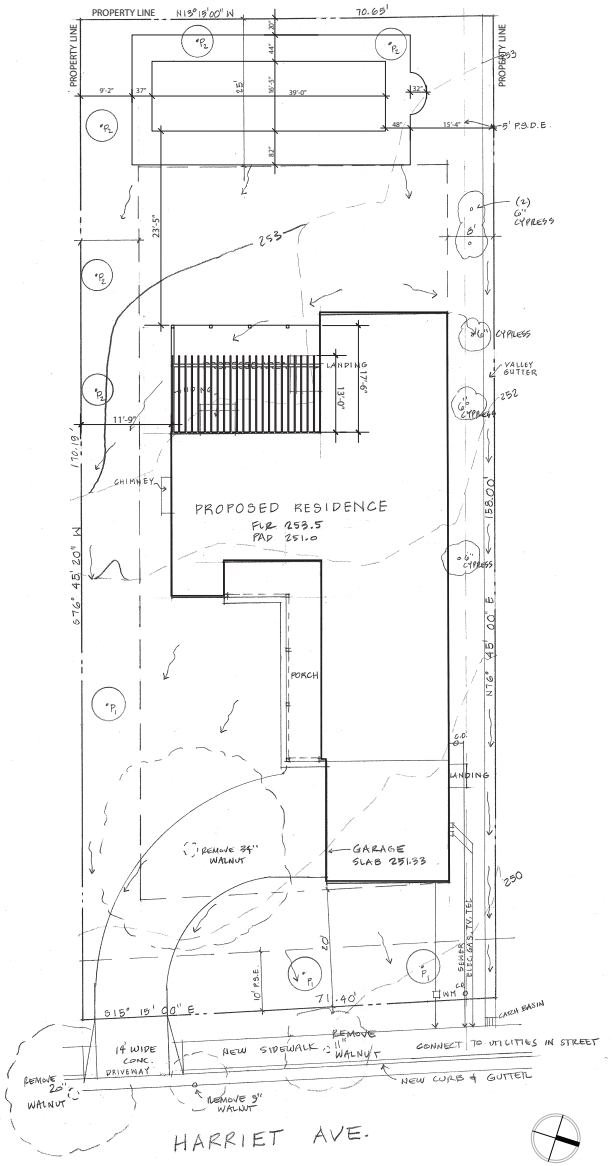
1ST FLR	2062	SQFT
GARAGE	666	SQFT
FRONT BALCONY	270	SQFT
REAR BALCONY	446	SQFT
TOTAL	3,444	SQFT
LOT SIZE	12,024	
EXISTING LOT FAR	29.0%	

DRAWING INDEX

A1.0 GENERAL NOTES, INDEX AND PLOT PLAN
A1.1 EXISTING PLANS
A1.2 PROPOSED PATIO PLANS

A2.1 ELEVATIONS

A3.1 SITE LINE DIAGRAM



EXISTING SITE PLAN 1

SCALE: 1"=10'-0"

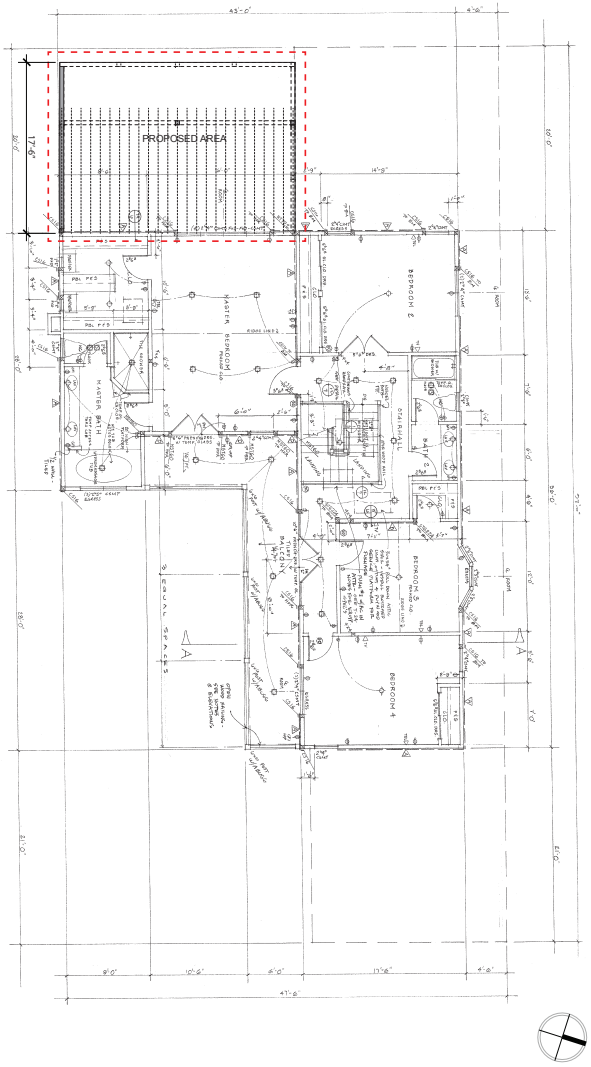
METZGER RESIDENCE

1365 Harriet Avenue
Campbell, CA 95008
Parcel #: 40319129, Lot 001

REVISIONS:

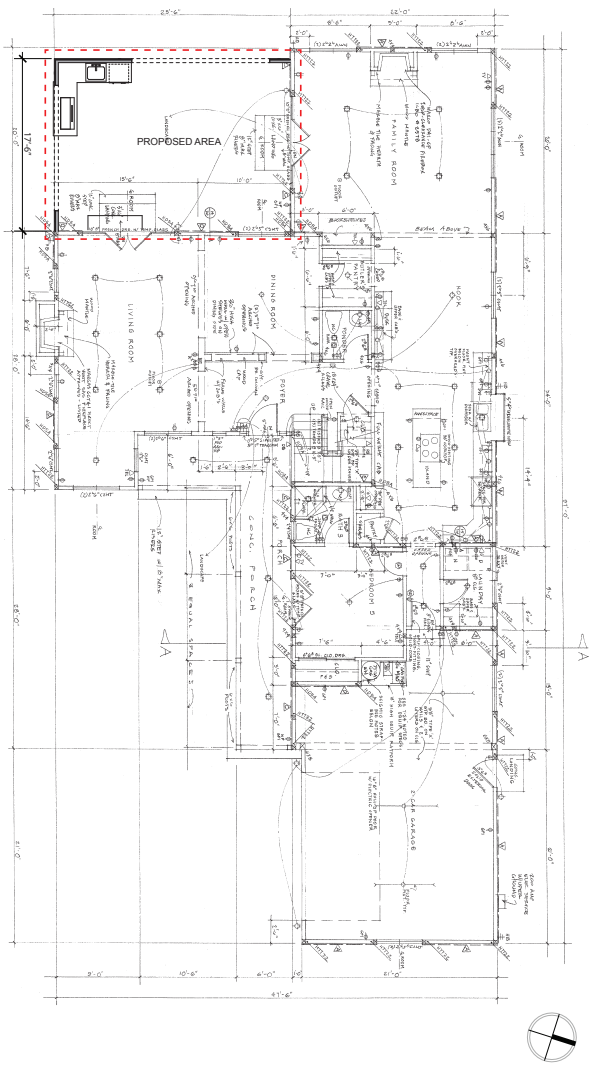
Date	
Date	
Date	
Date	
Date	
Date	

Description	PATIO ADDITION
Date	08.24.2015
Scale	SEE DWG
Drawn	CY
Job	METZGER
Sheet	A1.0



EXISTING SECOND FLOOR PLAN 2

SCALE: 3/16"=1'-0"



EXISTING FIRST FLOOR PLAN 1

SCALE: 3/16"=1'-0"

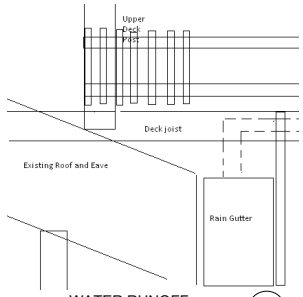
METZGER RESIDENCE

1365 Harriet Avenue
Campbell, CA 95008
Parcel #: 40319129, Lot 001

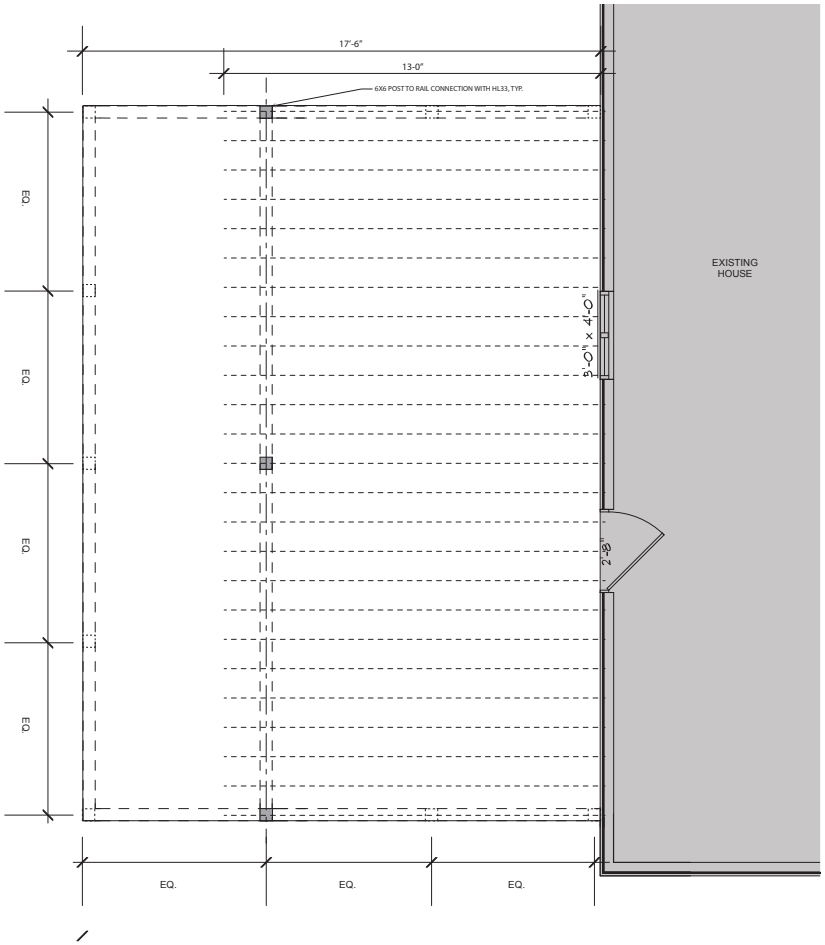
REVISIONS:

Date	.
Date	.
Date	.
Date	.
Date	.
Date	.

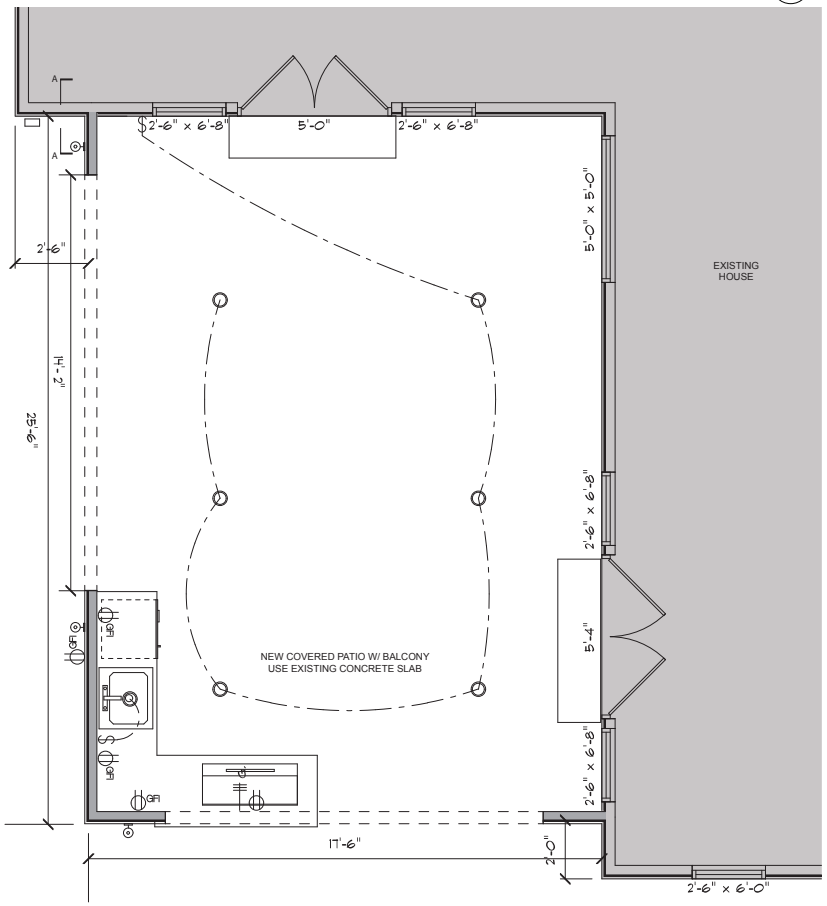
Description	PATIO ADDITION
Date	08.24.2015
Scale	SEE DWG
Drawn	CY
Job	METZGER
Sheet	A1.1



WATER RUNOFF (A)
NOT TO SCALE



PROPOSED SECOND FLOOR PLAN (2)
SCALE: 1/2"=1'-0"



PROPOSED FIRST FLOOR PLAN (1)
SCALE: 1/2"=1'-0"

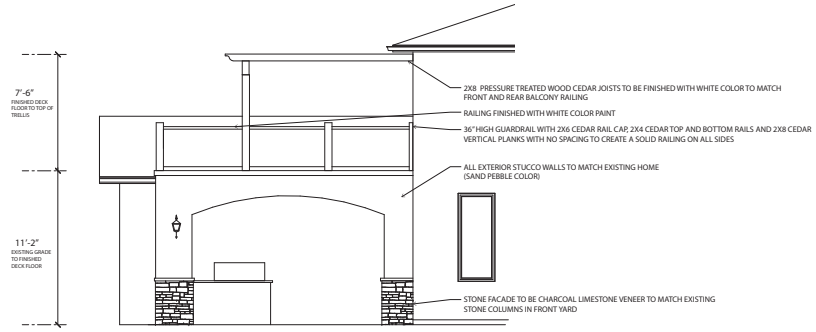
METZGER RESIDENCE

1365 Harriet Avenue
Campbell, CA 95008
Parcel #: 40319129, Lot 001

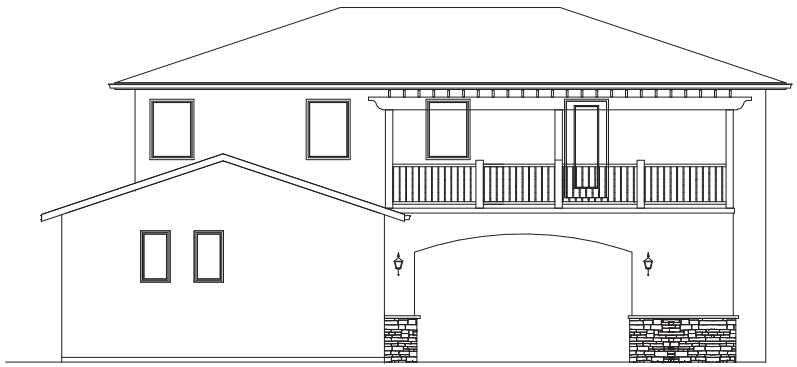
REVISIONS:

Date	
Date	
Date	
Date	
Date	
Date	

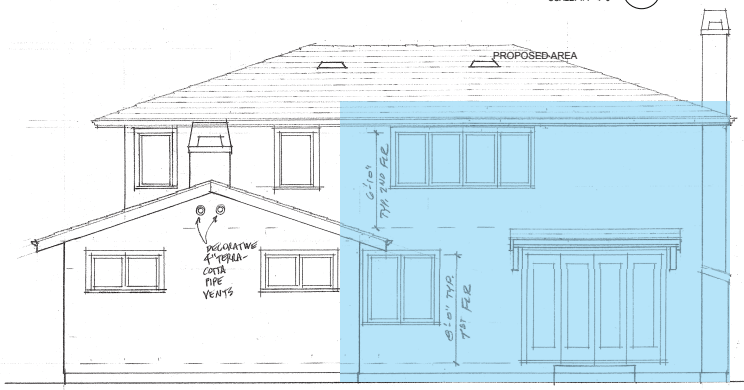
Description	PATIO ADDITION
Date	08.24.2015
Scale	SEE DWG
Drawn	CY
Job	METZGER
Sheet	A1.2



PROPOSED LEFT-SIDE ELEVATION (4)
SCALE: 1/4"=1'-0"



PROPOSED REAR (WEST) ELEVATION (3)
SCALE: 1/4"=1'-0"



EXISTING REAR (WEST) ELEVATION (2)
SCALE: 1/4"=1'-0"

EXISTING LEFT-SIDE (SOUTH) ELEVATION (1)
SCALE: 1/4"=1'-0"

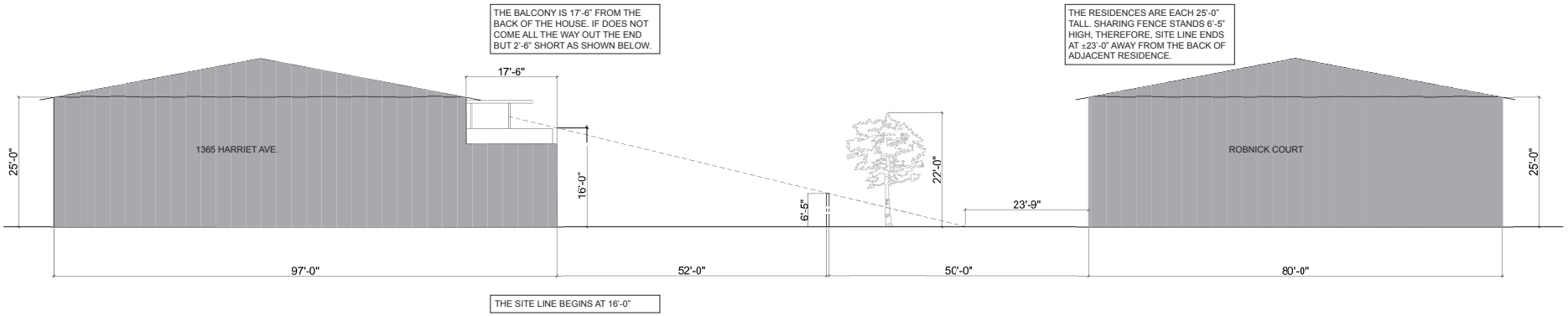
METZGER RESIDENCE

1365 Harriet Avenue
Campbell, CA 95008
Parcel #: 40319129, Lot 001

REVISIONS:

Date	
Date	
Date	
Date	
Date	
Date	

Description	PATIO ADDITION
Date	08.24.2015
Scale	SEE DWG
Drawn	CY
Job	METZGER
Sheet	A2.1



LINE OF SITE DIAGRAM (1)

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

METZGER RESIDENCE

1365 Harriet Avenue
Campbell, CA 95008
Parcel #: 40319129, Lot 001

REVISIONS:

Date	.
Date	.
Date	.
Date	.
Date	.
Date	.

Description	PATIO ADDITION
Date	08.24.2015
Scale	SEE DWG
Drawn	CY
Job	METZGER
Sheet	A3.1

Attachment 5

San Tomas Area Community Coalition

STACC

P.O. Box 320663
Los Gatos CA 95032

408.410.6528 phone
info@staccna.org
http://staccna.org

City of Campbell
70 N. First Street
Campbell CA 95008

July 10, 2016

Attn: SARC
Planning Commission Members
Daniel Fama, Acting Senior Planner
Paul Kermoyan, Director Community Development Department

Subj: PLN2016-15 ~ 1365 Harriet Avenue

Dear SARC Committee Members, Planning Commission Members and Staff:

STACC members have reviewed PLN2016-15 ~ 1365 Harriet Avenue, application for construction of a a rear covered patio with an upper-level deck.

We find that this project meets all of the standards of the San Tomas Area Neighborhood Plan and will fit in well with the neighborhood.

Design: While the San Tomas Area Neighborhood Plan encourages overall consistency in the design of homes, (no turrets sticking out of a ranch home, etc) it does not preclude the use of materials such as stone, brick and siding to increase the appeal of the home. Therefore, we agree with Staff that the design elements of stone and trellis meet the standards and frankly, if they were visible from street they would still look nice and would lend to the overall attractiveness of an already pleasing home.

Privacy Balcony: The homeowners have met with their neighbors and discussed privacy issues of the proposed balcony. Since they have support from their neighbors we are in favor or approving this addition.

Overall this is a very pleasing design which meets the standards as described in the San Tomas Area Neighborhood Plan and we look forward to it's completion and the day our neighbors can enjoy their new outdoor kitchen and upper level deck.

Best regards,

Audrey Kiehtreiber

Audrey Kiehtreiber

President

ITEM NO. 3

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · July 26, 2016

PLN2016-168
Amcoe Sign Co.

Public Hearing to consider the application of Amcoe Sign Company for a Sign Permit (PLN2016-168) to allow an additional number of signs (4 freestanding signs) on properties located at **1500, 1506, 1510, and 1520 Dell Avenue** in the C-M/40 (Controlled Manufacturing) Zoning District.

STAFF RECOMMENDATION
That the Planning Commission take the following action:

1. **Adopt a Resolution**, incorporating the attached findings, approving a Sign Permit to allow an additional number of signs (4 freestanding signs), subject to the attached conditions of approval.

ENVIRONMENTAL DETERMINATION
Staff recommends that the Planning Commission find that this project is Categorically Exempt under Sections 15311, Class 11 of the California Environmental Quality Act (CEQA) pertaining to the construction or placement of on premise signs.

DISCUSSION
Project Location: The 5 ½ acre project site consists of two parcels located along Dell Avenue, south of Hacienda Avenue (reference **Attachment 3** – Location Map). The site is developed with four industrial buildings comprising 95,000 square-feet of gross floor area.

Proposal: The requested Sign Permit would allow an additional number of signs beyond that approvable by the Community Development Director. Specifically, the application would allow installation of four 43 square-foot monuments where normally only one would be allowed (reference **Attachment 4** – Sign Plans). These signs would replace the four existing dilapidated signs on the site.

Design: The proposal presents a consistent design for the proposed four signs. Each would be set atop a stacked-stone base and consists of an aluminum cabinet with acrylic sign panels identifying the business tenants (the size and number of panels would vary with the number of tenants within each respective building). Additionally, each sign would include a vertical address panel to more clearly identify each building.

Sign Ordinance Standards: Campbell Municipal Code (CMC) Sec. 21.30.080.A.2 specifies that industrial properties are allowed one (1) freestanding sign for each parcel of land or commercial center, *whichever is less*. Since the two properties have shared physically connected parking facilities, they constitute a single commercial center, allowing for only one free-standing sign. To allow an additional number of signs, the Planning Commission must consider the applicable findings to allow an additional number of signs as specified by CMC Sec. 21.30.030.C, which speak to ensuring that additional signage is granted only when necessary to achieve adequate visibility.

The proposed number of signs may be seen as commensurate with the size of the property and with the number of buildings. At over 5 ½ acres, and with over 500 linear feet of frontage along Dell Avenue, four signs—which are smaller than the 50 square-foot maximum—is the minimum necessary to adequately identify the properties. Moreover, as noted, the four signs would replace four existing signs such that the proposal would not result in an additional number of signs on the property.

Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) reviewed this application at its meetings of July 12, 2016. The SARC was generally supportive of the proposal, only commenting that too many tenant panels may appear cluttered. The property owner indicated that at most, one of the buildings may be leased to five businesses.

Attachments:
1. Findings for Approval for File No.: PLN2016-168
2. Conditions of Approval for File No. PLN2016-168
3. Location Map
4. Sign Plans

Prepared by: _____
Daniel Fama, Acting Senior Planner

Approved by: _____
Paul Kermoyan, Community Development Director

FINDINGS FOR APPROVAL OF FILE NO. PLN2016-168

SITE ADDRESS: 1500, 1506, 1510, and 1520 Dell Avenue
APPLICANT: Amcoe Sign Co.
OWNER: Huettig & Schromm, Inc.
P.C. MEETING: July 26, 2016

Findings for Approval of a Sign Permit to allow an additional number of signs (4 freestanding signs):

The Planning Commission finds as follows with regard to File No. PLN2016-168:

1. The 5 ½ acre project site consists of two parcels located along Dell Avenue, south of Hacienda Avenue, and is developed with four industrial buildings comprising 95,000 square-feet of gross floor area.

2. The proposed Sign Permit would allow construction of four 43 square-foot monument signs on the project site replacing four existing signs.

3. Campbell Municipal Code Sec. 21.30.080.A.2 specifies that industrial properties are allowed one freestanding sign for each parcel of land or commercial center, whichever is less.

4. Campbell Municipal Code (Sec. 21.30.030.C) requires Planning Commission approval for an increase in number of signs than otherwise allowed.

5. The proposed number of signs is commensurate with the size of the property and with the number of buildings. At over 5 ½ acres, and with over 500 feet of linear feet of frontage along Dell Avenue, four signs—which are smaller than the 50 square-foot maximum—is the minimum necessary to adequately identify the properties.

Based on the foregoing findings of fact, the Planning Commission further finds and concludes that:

1. The signs otherwise allowed would not be visible to the public due to issues of distance or obstructions that are beyond the control of the owner of the site on which the signs are or would be located;

2. The signs otherwise allowed would not be visible to the public due to issues of distance or obstructions that are beyond the control of the owner of the site on which the signs are or would be located;

3. The signs could not be made visible and intelligible to a person of normal sight by allowing an increase in the area or height of the sign;

4. The additional signs comply with all the other requirements, except for the limitations on the number of signs;

5. The number of signs allowed does not exceed the minimum number of signs necessary to make the signs visible to the public due to issues of distance or obstructions that are beyond the control of the owner of the site on which the signs are or would be located, which could not be accomplished by the number of signs otherwise allowed;

6. The project is Categorically Exempt under Sections 15311, Class 11 of the California Environmental Quality Act (CEQA) pertaining to the construction or placement of on premise signs.

CONDITIONS OF APPROVAL OF FILE NO. PLN2016-168

SITE ADDRESS: 1500, 1506, 1510, and 1520 Dell Avenue
APPLICANT: Amcoe Sign Co.
OWNER: Huettig & Schromm, Inc.
P.C. MEETING: July 26, 2016

The applicant is hereby notified, as part of this application, that he/she is required to meet the following conditions in accordance with the ordinances of the City of Campbell and the State of California. Where approval by the Community Development Director, City Engineer, Public Works Director, City Attorney, or Fire Department is required, that review shall be for compliance with all applicable Conditions of Approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified:

COMMUNITY DEVELOPMENT DEPARTMENT

1. Approved Project: Approval is granted for a Sign Permit to allow construction of four 43 square-foot monument signs on properties located at **1500, 1506, 1510, and 1520 Dell Avenue**. The new signage shall substantially conform to the approved sign plans, dated as received by the Planning Division on May 17, 2016, except as modified by the conditions of approval herein.

2. Approval Expiration: The Sign Permit shall be valid for one year from the date of final approval (expiring August 5, 2017). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline will result in the Sign Permit being rendered void.

3. Removal of Existing Signs: The existing signs shall be removed concurrently or prior to construction of the approved signs.

4. Sign Maintenance: The signs shall be maintained in good condition at all times and shall be repaired or replaced as necessary.

5. Building Permits Required: The applicant shall obtain all necessary building and/or electrical permits from the Building Division prior to the installation of any new signs.

Project Location Map

Attachment 3

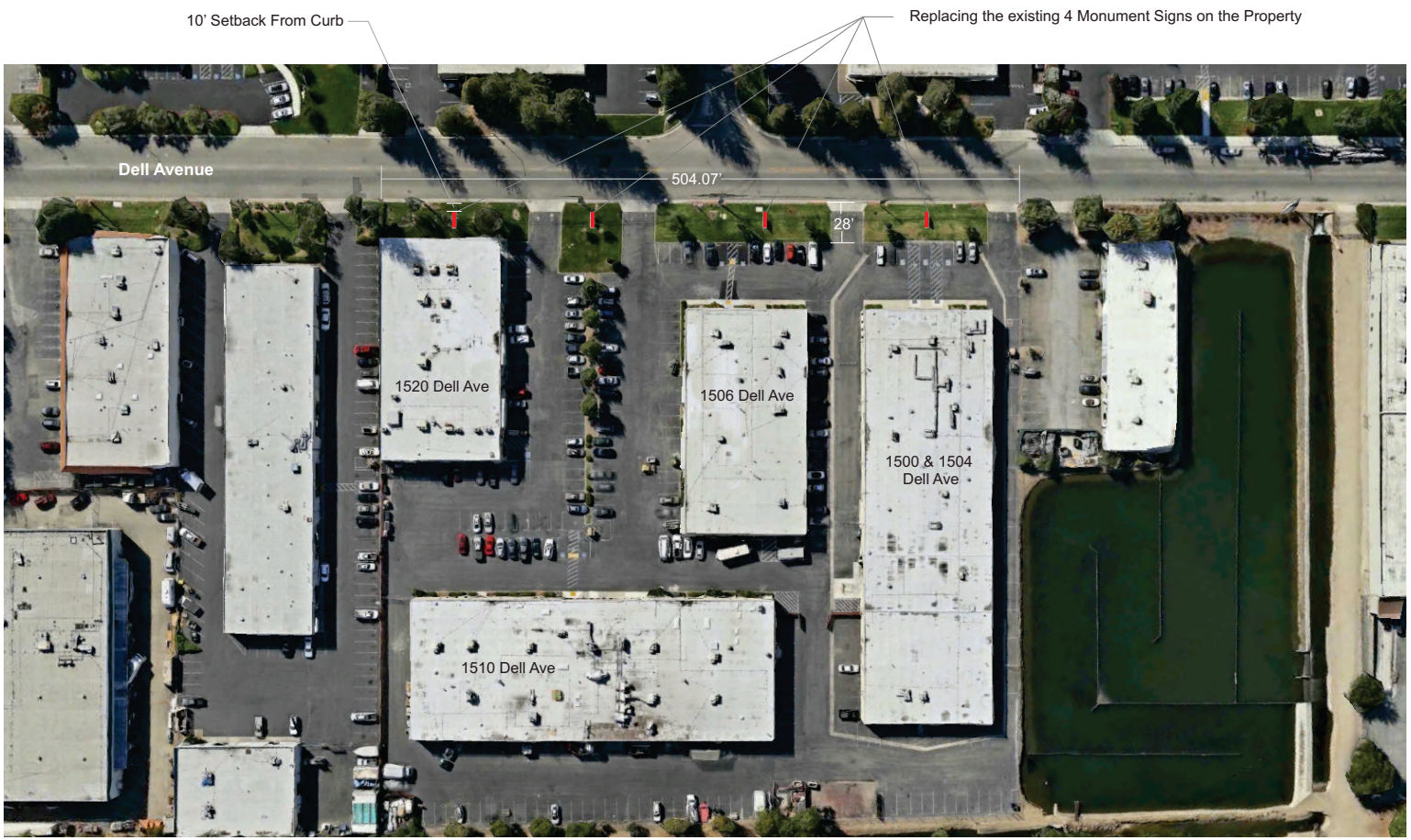
Project Location: 1500,1506,1510,1520 Dell Ave.
Application Type: Sign Permit
Planning File No.: PLN2016-168

0 445 890 Feet

N

CITY OF CAMPBELL
THE ORCHARD CITY

Community Development Department
Planning Division



A Site Plan

Amcoe Sign Co.

Coulthard Identity Group

37428 Centralmont Place, Ste. A
Fremont, CA 94536
Tel: 650-858-1221
Fax: 650-858-2144

www.amcoesign.com

H&S Property
Management
1500 Dell Ave
Campbell, CA

Designed by:	Steven K. Coulthard
Scale:	
Date:	09/25/2015

Design Revisions

▶	1st		$45
	2nd		$45
	3rd		$45
	4th		$45
	5th		$45
	6th		$45
	7th		$45
	8th		$45

Changes Needed: ☐

Please Mark on this Document
Scan & Email back changes needed

Approved by:

Date:

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B 4 Old Existing Monument Signs

Amcoe Sign Co.

Coulthard Identity Group

37428 Centralmont Place, Ste. A
Fremont, CA 94536
Tel: 650-858-1221
Fax: 650-858-2144

www.amcoesign.com

H&S Property Management
1500 Dell Ave
Campbell, CA

Designed by:	Steven K. Coulthard
Scale:	
Date:	09/25/2015

Design Revisions

▶	1st		$45
	2nd		$45
	3rd		$45
	4th		$45
	5th		$45
	6th		$45
	7th		$45
	8th		$45

Changes Needed: ☐

Please Mark on this Document
Scan & Email back changes needed

Approved by:

Date:

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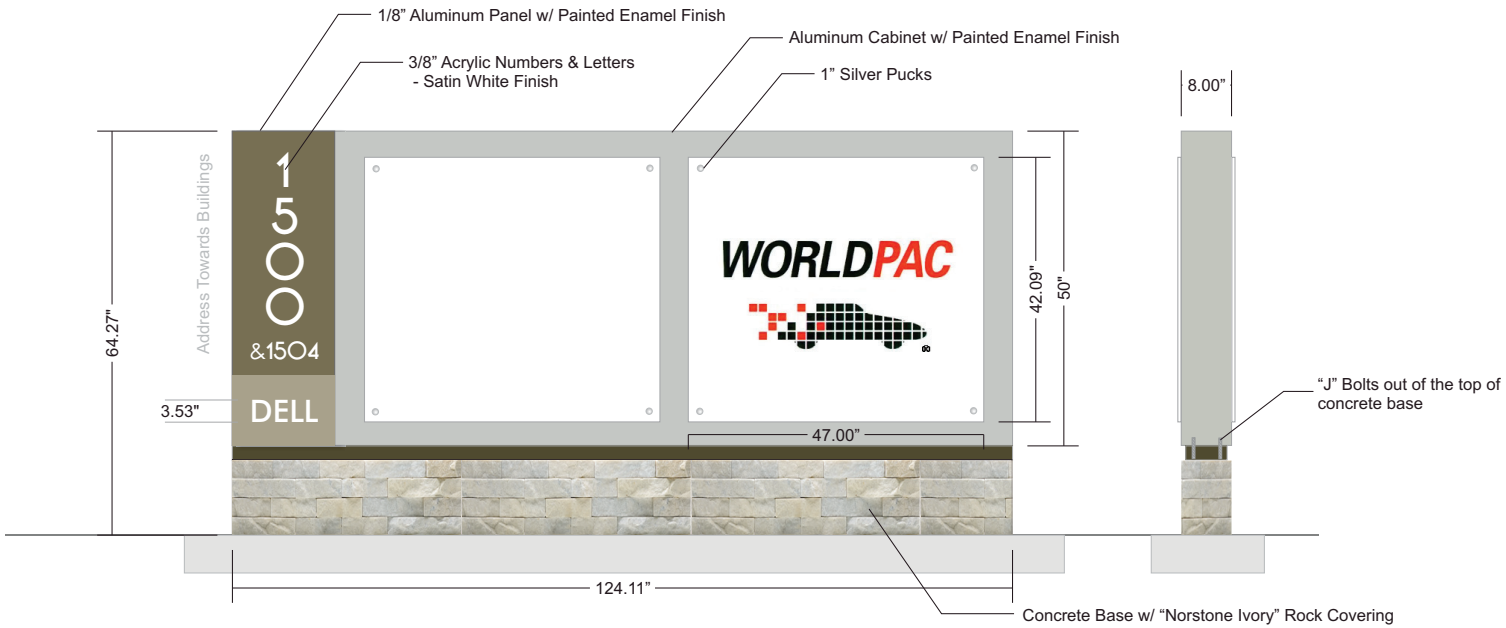

A Double Faced - Non-Illuminated - Monument Sign - Double Tenant

PMS 7532C PMS 7536C

Background of All Signs - PMS 428 C

Amcoe Sign Co.

Coulthard Identity Group

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	5th		$45
	6th		$45
	7th		$45
	8th		$45

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B Double Faced - Non-Illuminated - Monument Sign - 4 Tenants

PMS 7598C PMS 5763C

Background of All Signs - PMS 428 C

Amcoe Sign Co.

Coulthard Identity Group

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Fremont, CA 94536
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Fax: 650-858-2144

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H&S Property Management
1500 Dell Ave
Campbell, CA

Designed by:	Steven K. Coulthard
Scale:	
Date:	09/25/2015

Design Revisions

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	2nd		$45
	3rd		$45
	4th		$45
	5th		$45
	6th		$45
	7th		$45
	8th		$45

Changes Needed: ☐

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C | Double Faced - Non-Illuminated - Monument Sign - Single Tenant

PMS 7463C PMS 7462C

Background of All Signs - PMS 428 C

Amcoe Sign Co.

Coulthard Identity Group

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Fremont, CA 94536
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Fax: 650-858-2144

www.amcoesign.com

H&S Property Management
1500 Dell Ave
Campbell, CA

Designed by:	Steven K. Coulthard
Scale:	
Date:	09/25/2015

Design Revisions

▶	1st		$45
	2nd		$45
	3rd		$45
	4th		$45
	5th		$45
	6th		$45
	7th		$45
	8th		$45

Changes Needed: ☐

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Date:

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D | Double Faced - Monument Sign - Non-Illuminated - 2 Tenants

PMS 7540C PMS 7539C

Background of All Signs - PMS 428 C

Amcoe Sign Co.

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H&S Property Management
1500 Dell Ave
Campbell, CA

Designed by:	Steven K. Coulthard
Scale:	
Date:	09/25/2015

Design Revisions

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	5th		$45
	6th		$45
	7th		$45
	8th		$45

Changes Needed: ☐

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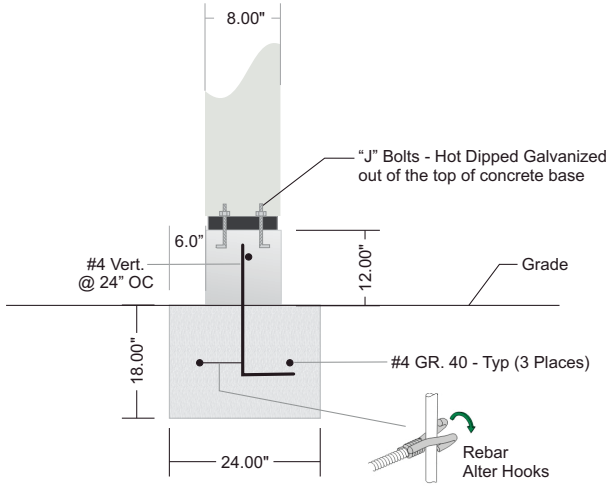
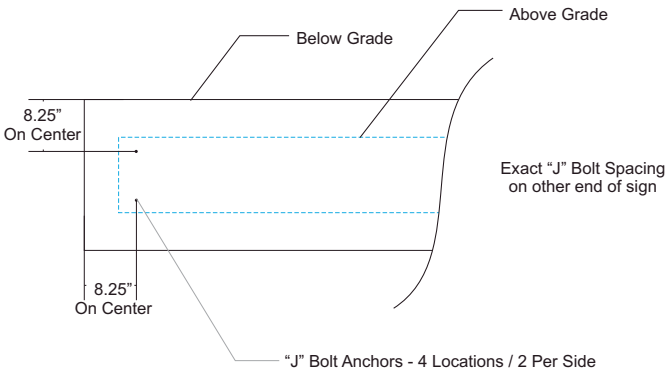
Example of “J Bolt” Concrete Pad



“J” Bolt Anchors - Hot Dipped Galvanized
out of the top of concrete base



1-3 Monument Sign Footing - 6’ Tall Sign or Below

Amcoe Sign Co.

Coulthard Identity Group

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H&S Property
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Designed by:	Steven K. Coulthard
Scale:	
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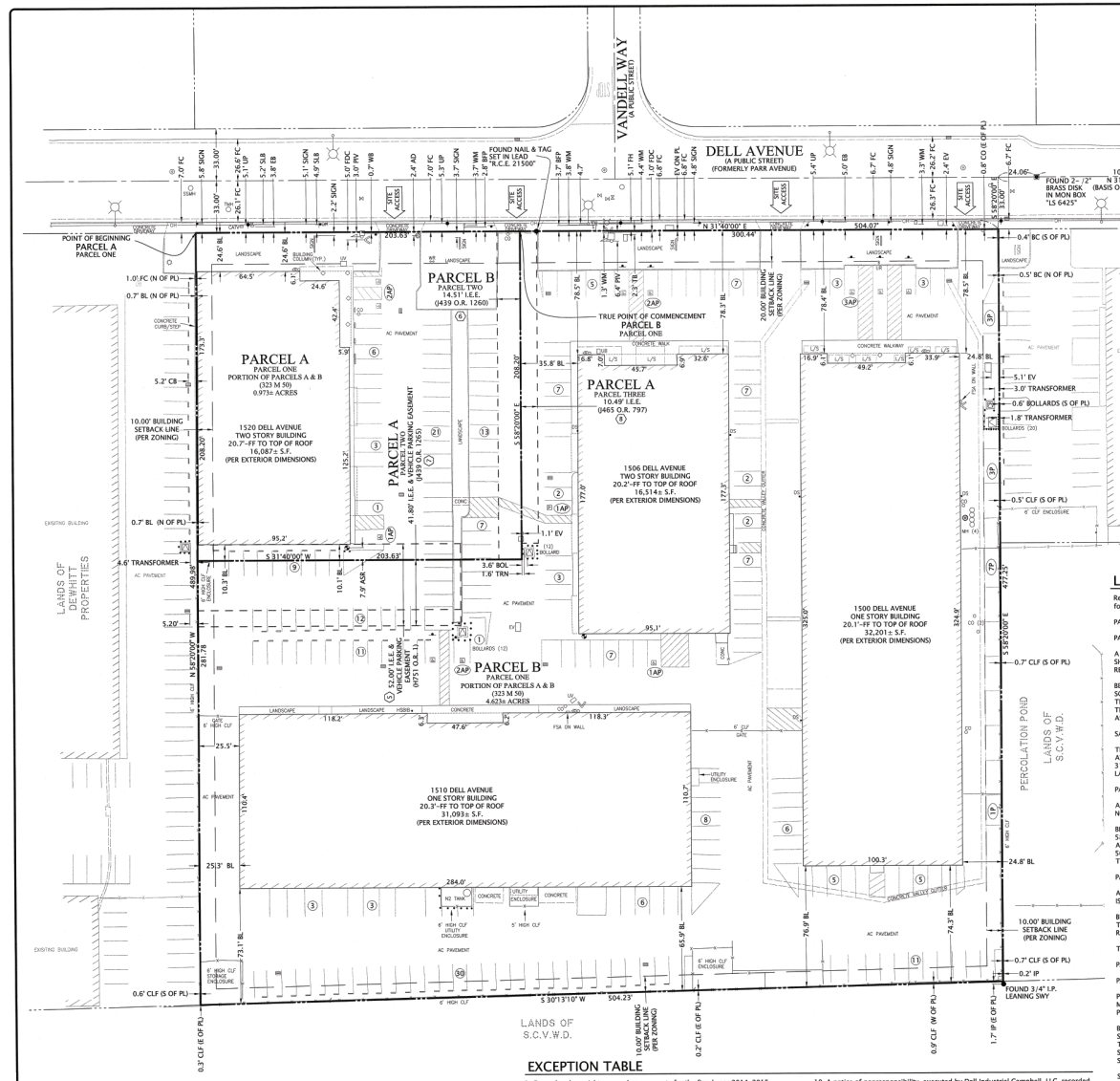
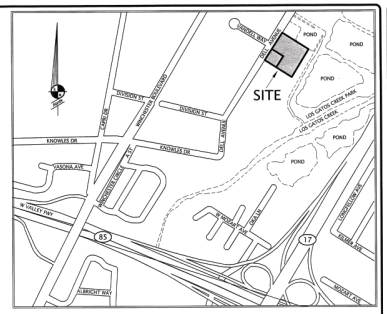




VICINITY MAP

NOT TO SCALE

0 30 60 90

Scale 1" = 30 ft

TOTAL PARKING SUMMARY

DESCRIPTION	STALLS
STANDARD PARKING	216
PARALLEL PARKING	14
ACCESSIBLE PARKING	12
TOTAL	242

NOTES

1. All distances shown hereon are in feet and decimals thereof.
2. This survey was prepared from information furnished in a Preliminary Title Report, prepared by First American Title Insurance Company, dated November 4, 2014, Order No. NCS-701074-SC. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
3. Physical items shown on this survey are limited to those items visible as of the date of this survey. Subsurface structures, if any, are not shown. Said subsurface objects may include, but are not limited to, concrete footings, slabs, shoring, structural piles, utility vaults, piping, underground tanks, and any other subsurface structures not revealed by a surface inspection.
4. A.P.N.'s: 424-33-114 & 424-33-115
5. Zoning Note:
   This survey makes no evaluation as to compliance with zoning and building codes and/or ordinances other than current municipal building setback line locations.

   The subject property is currently zoned "C-M"; Controlled Manufacturing

   The current building setbacks for this zoning designation are:
   Front: 20 ft.
   Side: 10 ft.
   Rear: 10 ft.
   Floor Area Ratio: 0.40
   Building Height: 45 ft.

   Information was obtained from the City of Campbell, Planning Department on December 15, 2014.
6. Basis of Bearings:
   The bearing of North 31°41'00" East taken on the centerline of Dell Avenue as shown on that certain Parcel Map filed for record on October 30, 2000 in Book 733 of Maps at Pages 32 & 33, Santa Clara County Records, then rotated to North 31°40'00" East taken on the centerline of Dell Avenue as shown on that certain Parcel Map filed for record on May 29, 1973 in Book 323 of Maps at Page 50, Santa Clara County Records, was taken as the Basis of all Bearings shown hereon.
7. Flood Zone Note:
   The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060338 0239 H, dated May 18, 2009, as being located in Flood Zone "X".

   Areas of determined to be outside the 0.2% annual chance flood.

   Information was obtained from the Federal Emergency Management Agency website on December 15, 2014.
8. There was no observable evidence of earth moving work, building construction or building additions at the time of the survey.
9. There are no proposed changes in street right of way lines at the time of the survey. There was also no observed evidence of recent street or sidewalk construction or repairs.
10. There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
11. As of the date of this survey there was no observable evidence of any wetland areas within the boundaries of the subject property and the surveyor was not provided with any information or documentation that disclosed that any wetlands may exist. It shall be noted that the undersigned Land Surveyor is not qualified to make an independent judgment determination as to what does or does not constitute a wetlands area. Further review of the California Department of Fish and Game website discloses that it does not show any wetlands areas within the subject property.

LEGAL DESCRIPTION

Real property in the City of Campbell, County of Santa Clara, State of California, described as follows:

PARCEL A

PARCEL ONE:

A PORTION OF PARCEL B AND A PORTION OF PARCEL A, AS SAID PARCEL B AND PARCEL A ARE SHOWN ON PARCEL MAP FILED IN BOOK 323 OF MAPS, AT PAGE 50, SANTA CLARA COUNTY RECORDS, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF LOT 7 OF SAID SOUTHWESTERLY LINE IS SHOWN ON MAP OF THE SUBDIVISION OF THE MRS. W.J. FARR TRACT, FILED IN VOLUME "E" OF MAPS, AT PAGE 63, SANTA CLARA COUNTY RECORDS WITH THE SOUTHEASTERLY LINE OF DELL AVENUE, 66 FEET IN WIDTH (FORMERLY PARR AVENUE) AS SAID SOUTHEASTERLY LINE IS SHOWN ON AFORESAID PARCEL MAP.

SAID POINT OF BEGINNING BEING THE WESTERLY MOST CORNER OF SAID PARCEL B.

THENCE FROM SAID POINT OF BEGINNING ALSO SAID SOUTHEASTERLY LINE OF DELL AVENUE, N. 31° 40. 00" E., 203.63 FEET. THENCE S. 58° 20. 00" E., 208.20 FEET; THENCE S. 31° 40. 00" W., 203.63 FEET TO SAID SOUTHWESTERLY LINE OF LOT 71 THENCE ALONG SAID LAST N. 58° 20. 00" W., 208.20 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

AN EASEMENT 41.80 FEET WIDE, FOR INGRESS AND EGRESS AND VEHICLE PARKING, THE NORTHWESTERLY LINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF PARCEL A, DISTANT THEREON S. 58° 20. 00" E., 10.20 FEET FROM THE SOUTHERLY CORNER OF PARCEL B. AS SAID PARCELS ARE SHOWN ON THAT CERTAIN PARCEL MAP FOR RECORD IN BOOK 323 OF MAPS, AT PAGE 50, SANTA CLARA COUNTY RECORDS, THENCE. 31° 40. 00" E., 165.00 FEET FOR THE TERMINUS OF THIS EASEMENT

PARCEL THREE:

AN EASEMENT 10.49 FEET WIDE FOR INGRESS AND EGRESS THE NORTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL B AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 323 OF MAPS, AT PAGE 50, SANTA CLARA COUNTY RECORDS.

THENCE S. 58° 20' 00" E., 198.00 FEET TO TEE TERMINUS OF THIS EASEMENT.

PARCEL B

PARCEL ONE:

PORTION OF PARCEL A AND PARCEL B AS SAID PARCELS A AND B ARE SHOWN ON PARCEL MAP FILED IN BOOK 323 OF MAPS AT PAGE 50, SANTA CLARA COUNTY RECORDS, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF LOT 7, AS SAID SOUTHWESTERLY LINE IS SHOWN ON MAP OF THE SUBDIVISION OF THE MRS. W.J. PARR TRACT, FILED IN VOLUME "E" OF MAPS, PAGE 63, SANTA CLARA COUNTY RECORDS WITH THE SOUTHEASTERLY LINE OF DELL AVENUE, 66 FEET IN WIDTH (FORMERLY PARR AVENUE, AS SAID SOUTHEASTERLY LINE IS SHOWN ON AFORESAID PARCEL MAP.

SAID POINT OF BEGINNING BEING THE WESTERLY MOST CORNER OF SAID PARCEL B, AS SAID PARCEL IS SHOWN ON SAID PARCEL MAP.

THENCE, FROM SAID POINT OF BEGINNING ALONG SAID SOUTHEASTERLY LINE OF DELL AVENUE, N. 31° 40. 00" E., 203.63 FEET TO THE TRUE POINT OF COMMENCEMENT.

THENCE, FROM SAID TRUE POINT OF COMMENCEMENT, CONTINUING ALONG SAID SOUTHEASTERLY LINE OF DELL AVENUE, N. 31° 40. 00" E., 300.44 FEET TO THE NORTHERLY CORNER OF SAID PARCEL A.

THENCE, ALONG THE BOUNDARIES OF SAID PARCEL A THE FOLLOWING COURSES: S. 58° 20. 00" E., 477.25 FEET AND S. 30° 13. 10" W., 504.23 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 7.

THENCE, ALONG LAST SAID LINE, N. 58° 20. 00" W., 281.78 FEET TO A LINE DRAWN PARALLEL TO AND DISTANT 208.20 FEET FROM AND MEASURED AT RIGHT ANGLES TO AFORESAID SOUTHEASTERLY LINE OF DELL AVENUE.

THENCE, ALONG LAST SAID LINE DRAWN PARALLEL, N. 31° 40. 00" E., 203.63 FEET TO A LINE DRAWN PARALLEL TO AND DISTANT 203.63 FEET FROM AND MEASURED AT RIGHT ANGLES TO AFORESAID SOUTHWESTERLY LINE OF LOT 7.

THENCE, ALONG LAST SAID LINE DRAWN PARALLEL, N. 58° 20. 00" W., 208.20 FEET TO THE TRUE POINT OF COMMENCEMENT.

PARCEL TWO:

AN EASEMENT 14.51 WIDE FOR INGRESS AND EGRESS THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF PARCEL B DISTANT THEREON S. 31° 40. 00" W. 10.49' FROM A WESTERLY CORNER OF PARCEL A, AS SAID PARCELS ARE SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 323 OF MAPS, AT PAGE 50, SANTA CLARA COUNTY RECORDS, THENCE S. 58° 20. 00" E. 208.20 FEET TO THE TERMINUS OF THIS EASEMENT.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	I.P.	IRON PIPE
AD	AREA DRAIN	L/S	LANDSCAPE
ASR	AUTOMATIC SPRINKLER RISER	MH	MANHOLE
BC	BACK OF CURB	MON	MONUMENT
BFP	BACK FLOW PREVENTER	O.R.	OFFICIAL RECORD
BL	BUILDING	PIV	POST INDICATOR VALVE
BOL	BOLLARD	PL	PROPERTY LINE
CATV	CABLE TV BOX	SLB	STREET LIGHT BOX
CB	CATCH BASIN	SSMH	SANITARY SEWER MANHOLE
CLF	CHAIN LINK FENCE	TB	TELEPHONE BOX
CO	CLEAN OUT TO GRADE	TMH	TELEPHONE MANHOLE
CONC	CONCRETE	TRN	TRANSFORMER
DS	DOWNSPOUT	UB	UTILITY BOX
EB	ELECTRIC BOX	UP	UTILITY POLE
EV	ELECTRIC VAULT	UR	UTILITY RISER
FC	FACE OF CURB	UV	UTILITY VAULT
FDC	FIRE DEPARTMENT CONNECTION	WB	WATER BOX
FH	FIRE HYDRANT	WM	WATER METER
FSA	FIRE SPRINKLER ALARM	WR	WATER RISER
I.E.E.	INGRESS/EGRESS EASEMENT		

SURVEYOR'S CERTIFICATE

To: WTA DELL LLC
And: First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on December 9, 2014.

12-18-14
DATE

JIMMY R. VIGIL L.S. 6256

LICENSED LAND SURVEYOR JIMMY R. VIGIL No. 6256 STATE OF CALIFORNIA

LEGEND

PROPERTY LINE		MONITORING WELL	
ADJACENT PROPERTY LINE		VALVE	
CENTERLINE		CATCH BASIN / DROP INLET	
EASEMENT		WATER METER	
BUILDING LINE		FIRE DEPARTMENT CONNECTION	
BUILDING OVERHANG		BACK FLOW PREVENTER	
BUILDING SETBACK LINE		POST INDICATOR VALVE	
FOUND MONUMENT AS NOTED		UTILITY BOX (SIZE VARIES)	
FOUND IRON PIPE OR AS NOTED		SIGN	
LIGHT		WHEELSTOP	
STREET LIGHT		TITLE REPORT EXCEPTION NUMBER	1
BOLLARD OR AS NOTED		CURB	
TRANSFORMER		CURB & GUTTER	
FIRE HYDRANT		CONCRETE	
STORM DRAIN MANHOLE		FENCE	
MANHOLE		OVERHEAD	
CLEAN OUT		STANDARD PARKING STALLS	1
GAS METER		PARALLEL PARKING STALLS	1P
UTILITY POLE		ACCESSIBLE PARKING STALLS	1AP

EXCEPTION TABLE

1. General and special taxes and assessments for the fiscal year 2014-2015. (NOT A SURVEY MATTER)

2. General and special taxes and assessments for the fiscal year 2014-2015. (NOT A SURVEY MATTER)

3. The lien of special tax for the following community facilities district, which tax is collected with the county taxes. District: LIBRARY JPA CFD 2013-1 (NOT A SURVEY MATTER)

4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code. (NOT A SURVEY MATTER)

5. An easement for ingress, egress and vehicle parking and incidental purposes, recorded July 26, 1983 in Book H751, Page 1 of Official Records. (EASEMENT PLOTTTED HEREON)

6. An easement for ingress and egress and incidental purposes, recorded August 27, 1985 in Book J439, Page 1260 of Official Records. (EASEMENT PLOTTED HEREON)

7. An easement for ingress and egress and incidental purposes, recorded August 27, 1985 in Book J439, Page 1265 of Official Records. (EASEMENT PLOTTED HEREON)

8. An easement for ingress and egress and incidental purposes, recorded September 23, 1985 in Book J465, Page 797 of Official Records. (EASEMENT PLOTTED HEREON)

9. A Deed of Trust to secure an original indebtedness of $10,000,000.00 recorded December 20, 2011 as Instrument No. 21464084 of Official Records. (NOT A SURVEY MATTER)

10. A notice of nonresponsibility, executed by Dell Industrial Campbell, LLC, recorded December 03, 2013 as Instrument No. 22461572 of Official Records. (NOT A SURVEY MATTER)

11. A notice of nonresponsibility, executed by Dell Industrial Campbell, LLC, recorded January 13, 2014 as Instrument No. 22494151 of Official Records. (NOT A SURVEY MATTER)

12. Any statutory lien for labor or materials arising by reason of a work of improvement, as disclosed by a document recorded January 13, 2014 as Instrument No. 22494151 of Official Records. (NOT A SURVEY MATTER)

13. A notice of nonresponsibility, executed by Dell Industrial Campbell, LLC, recorded February 27, 2014 as Instrument No. 22529054 of Official Records. (NOT A SURVEY MATTER)

14. A notice of nonresponsibility, executed by Dell Industrial Campbell, LLC, recorded March 25, 2014 as Instrument No. 22551409 of Official Records. (NOT A SURVEY MATTER)

15. Any statutory lien for labor or materials arising by reason of a work of improvement, as disclosed by a document recorded March 25, 2014 as Instrument No. 22551409 of Official Records. (NOT A SURVEY MATTER)

16. Any rights, interests, or easements in favor of the public, which exist or are claimed to exist over any portion of said land covered by water.

17. Rights of parties in possession.

No.	BY	REVISION	No.	BY	REVISION	No.	BY	REVISION

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3535 Scott Boulevard, Suite 22
Santa Clara, California 95054
(408) 727 5941

CALIFORNIA

ALTA/ACSM LAND TITLE SURVEY

FOR: WTA DELL LLC

1500-1520 DELL AVENUE

CAMPBELL

DATE	DEC., 2014
SCALE	1"=30'
DESIGNER	JRV
DRAFTER	CJ
JOB	A06244-5
SHEET	1
OF	1 SHEETS

ITEM NO. 4

CITY OF CAMPBELL · PLANNING COMMISSION

Staff Report ·July 26, 2016

PLN2016-12
Anger, S.

Public Hearing to consider the application of Scott Anger for a Site and Architectural Review Permit (PLN2016-12) to allow the construction of a new single-family residence reusing portions of the existing dwelling on property located at **1376 Capri Drive** in the R-1-9 (Single-Family Residential) Zoning District.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution**, incorporating the attached findings, approving a Site and Architectural Review Permit (PLN2016-12) to allow the construction of a new single-family residence reusing portions of the existing dwelling, subject to the attached Conditions of Approval.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

PROJECT DATA

Zoning Designation:	R-1-10 (Single-Family Residential)	
General Plan Designation:	Low-Density Residential (less than 3.5 units/gr. acre)	
Net Lot Area:	10,800 square-feet	
Building Height:	17 feet	28 feet Maximum Allowed
Building Wall Height:	10.5 feet	(N.G. to Top of Plate)
Floor Area:		
Existing Area:	1,211 square-feet	
New Addition:	1,822 square-feet	
Attached Garage:	+500 square-feet	
Total floor area:	3,533 square-feet	
Floor Area Ratio (FAR):	33%	45% Maximum Allowed
Building (Lot) Coverage:	35%[1]	35% Maximum Allowed
Setbacks	Proposed[2]	Minimum Required
Garage:	28.5 feet	25 feet
Front:	26 feet (porch post)	20 feet
Left (North) Side:	9 feet	**8 feet** or 60% of wall ht.
Right (South) Side:	11 feet	**10 feet** or 60% of wall ht.
Rear:	43.5 feet	25 feet

[1] Including an approximately 247 sq. ft. covered front porch.
[2] Project height and setbacks rounded to closest foot or half-foot measurement.

DISCUSSION

Project Location: The project site is an approximately 10,800 square-foot property located on the east side of Capri Drive, east and south of Chapman Drive, and north of Parr Avenue within the City's San Tomas Area Neighborhood in the R-1-9 (Single-Family Residential) Zoning District (reference **Attachment 3** – Location Map). The site is currently developed with a 1,211 sq. ft. single-story single-family residence and 511 sq. ft. detached garage[3] (reference **Attachment 4** – Project Plans). Single-family residential properties border the site on all sides.

Project Description: The applicant is seeking approval of a Site and Architectural Review Permit to allow the construction of a 3,533 sq. ft. single-story, single family residence inclusive of a 500 sq. ft. attached garage (reference **Attachment 4** – Project Plans). While substantial portions of the existing residence would be retained, the scope of work, which doubles the size of the home, substantially remodels the interior of the dwelling, and reconstructs substantial portions of the building exterior, constitutes new construction[4].

ANALYSIS

General Plan: The General Plan land use designation for the project site is Low-Density Residential (less than 3.5 units per gross acre). The proposed single-family residence, in a single-family neighborhood, would be consistent with the following General Plan Land Use Strategy:

> Strategy LUT-5.2a: Neighborhood Compatibility: Promote new residential development and substantial additions that are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics

Zoning District: The project site has an R-1-9 (Single-Family Residential) Zoning District designation, and is within the boundaries of the San Tomas Area. Pursuant to the San Tomas Area Neighborhood Plan (STANP), construction of a single-family home on an "undeveloped lot" within this zoning district requires approval of a Site and Architectural Permit review by the Planning Commission. The Community Development Director determined that although portions of the existing home will be retained, the extent of demolition will render the lot "undeveloped" (e.g. new construction) and is therefore subject to Planning Commission review.

Architectural Design: The applicant is proposing to retain the 'California Ranch' style of the existing residence, while introducing a more prominent front entry, increased height, and attached garage (with two offset bay doors). The home would include composition shingle roofs (dark grey), muted brown (kingsport gray) stucco walls, and light beige (deserted island) trim (eaves, window frames) (reference **Attachment 5** - Material Board). The streetscape schematic (reference **Attachment 6**) indicates that the home would be complementary to the surrounding structures.

Trees & Landscaping:
The applicant is not proposing to remove any trees and intends to plant one new tree (for a total of six counting five existing trees to remain) in accordance with the STANP requirement for one

[3] The project plans note this structure as an unpermitted guest unit to be removed.
[4] In accordance with Campbell Municipal Code Section 18.32.010 – Definition of "Scope of Work".

tree for every 2,000 sq. ft. of lot area for new construction. A condition of approval has been included to reflect this requirement.

Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) reviewed this application at its meeting of July 12, 2016. At the meeting, the applicant agreed to remove extra pavement shown in front of the residence (in favor of installing a smaller walkway and noting that the extra pavement was simply a drawing error) resolving SARC concerns that the area could have been used for vehicle parking. In advance of the meeting, staff also received a letter from the San Tomas Area Neighborhood Coalition (STACC) indicating support for the removal of the extra pavement (reference **Attachment 7**), consistent with the approach indicated by the applicant at the SARC meeting. A condition of approval has been included to reflect this requirement.

Public Outreach: A notice was mailed to all property owners within 300-feet on the project. No public comments were received by the time the staff report was prepared.

Attachments:
1. Findings for Approval of File No.: PLN2016-12
2. Conditions of Approval of File No.: PLN2016-12
3. Location Map
4. Project Plans
5. Material Board
6. Streetscape Schematic
7. San Tomas Area Community Coalition Letter

Prepared by: _____
Stephen Rose, Associate Planner

Approved by: _____
Paul Kermoyan, Community Development Director

FINDINGS FOR APPROVAL OF FILE NO. PLN2016-12

SITE ADDRESS: 1369 Capri Drive
APPLICANT: Scott Anger
OWNER: Scott Anger
P.C. MEETING: July 26, 2016

Findings for Approval of a Site and Architectural Review Permit to allow the construction of a new single-family residence reusing portions of the existing dwelling:

The Planning Commission finds as follows with regard to file number PLN2016-12:

1. The project site is zoned R-1-9 (Single Family Residential) on the City of Campbell Zoning Map.
2. The project site is designated Low Density Residential (<3.5 units/gr. acre) on the City of Campbell General Plan Land Use diagram.
3. The proposed project will be compatible with the R-1-9 (Single Family Residential) Zone District with approval of a Site and Architectural Review Permit.
4. The property is within the San Tomas Area Neighborhood Plan.
5. The project site is an approximately 10,800 square-foot property located on the east side of Capri Drive, east and south of Chapman Drive, and north of Parr Avenue.
6. The project is compatible with the architecture of the adjacent neighborhood in that the project utilizes simple architectural design that matches existing materials and colors of existing residence, with a design not out of conformance with the surrounding community.
7. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required Conditions of Approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact, the Planning Commission further finds and concludes that:

1. The project will be consistent with the General Plan;
2. The project will aid in the harmonious development of the immediate area;
3. The project is consistent with applicable adopted design guidelines; and
4. Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

CONDITIONS OF APPROVAL FOR FILE NO. PLN2016-12

SITE ADDRESS: 1376 Capri Drive
APPLICANT: Scott Anger
OWNER: Scott Anger
P.C. MEETING: July 26, 2016

The applicant is hereby notified, as part of this application, that he/she is required to meet the following conditions in accordance with the ordinances of the City of Campbell and the State of California. Where approval by the Community Development Director, City Engineer, Public Works Director, City Attorney, or Fire Department is required, that review shall be for compliance with all applicable Conditions of Approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified:

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

1. Approved Project: Approval is granted for a Site and Architectural Review Permit (PLN2016-12) to allow the construction of a new single-family residence reusing portions of the existing dwelling located at **1376 Capri Drive**. The project shall substantially conform to the revised project plans stamped as received by the Planning Division on July 26, 2016, except as may be modified by the Conditions of Approval herein.

2. Permit Expiration: The Site and Architectural Review Permit approval shall be valid for one year from the date of final approval (expiring August 5, 2017). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline will result in the Site and Architectural Review Permit being rendered void.

3. Planning Final Required: Planning Division clearance is required prior to Building Permit final. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

4. Plan Revisions: The building permit submittal construction plans shall incorporate the following revisions:

   a. Driveway Pavement: The plans submitted for building permit review shall reflect the removal of the paved area located to the side of the entry drive with a smaller walkway path not large enough to accommodate a vehicle.

   Compliance with these requirements and plan revisions shall be subject to the satisfaction of the Director of Community Development.

5. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community

Development Director prior to installation of the lighting for compliance with all applicable Conditions of Approval, ordinances, laws and regulations. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.

6. Construction Activities: The applicant shall abide by the following requirements during construction:

   a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

   b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.

   c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.

   d. Unnecessary idling of internal combustion engines shall be strictly prohibited.

   e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.

   f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

7. Tree Planting: One additional tree shall be planted on the property to achieve a minimum of six trees based on the property lot size. The trees species selected shall not be a “fruit tree” or “eucalyptus tree” as defined in the Campbell Municipal Code.

8. Tree Removal Permit Required: The removal of any of the five required trees, irrespective of species or size, shall require review and approval through a Tree Removal Permit.

Building Division

9. Permits Required: A demolition permit is required for the structure to be removed. A building permit application shall be required for the proposed new single family structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

10. Project Description: The scope of work proposed under this project constitutes construction of a new single-family dwelling. The Building Inspection Division will consider this project as new construction, and fees will be calculated based on the comparative similarities to new construction.

11. Plan Preparation: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be “wet stamped” and signed by the qualifying professional person.

12. Construction Plans: The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

13. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

14. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Elevation bench marks shall be called out at all locations that are identified as "natural grade" and intended for use to determine the height of the proposed structure.

15. Seismic Requirements: Additions and Alterations to (e) residential structures shall comply with Section 3404 of the 2013 California Building Code (CBC).

16. Title 24 Energy Compliance: California Title 24 Energy Compliance forms shall be blue-lined on the construction plans. 8½ X 11 calculations shall be submitted as well.

17. Special Inspections: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

18. Non-Point Source Pollution: The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.

19. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:

    - West Valley Sanitation District (378-2407)
    - Santa Clara County Fire Department (378-4010)
    - Bay Area Air Quality Management District (Demolitions Only)
    - San Jose Water Company (279-7900)
    - School District:

        - Campbell Union School District (378-3405)
        - Campbell Union High School District (371-0960)
        - Moreland School District (379-1370)
        - Cambrian School District (377-2103)

    Note: To determine your district, contact the offices identified above. Obtain the School District payment form from the City Building Division, after the Division has approved the building permit application.

20. P.G.& E.: Applicant is advised to contact Pacific Gas and Electric Company as early as possible in the approval process. Service installations, changes and/or relocations may require

substantial scheduling time and can cause significant delays in the approval process. Applicant should also consult with P.G. and E. concerning utility easements, distribution pole locations and required conductor clearances.

21. Intent to Occupy During Construction: Owners shall declare their intent to occupy the dwelling during construction. The Building Inspection Division may require the premises to be vacated during portions of construction because of substandard and unsafe living conditions created by construction.

22. Build It Green: Applicant shall complete and submit a "Build it Green" inventory of the proposed new single family project prior to issuance of building permit.

23. California Green Building Code: This project is subject to the mandatory requirements for Residential Structures (Chapter 4) under the California Green Building Code, 2013 edition.

24. Storm Water Requirements: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

25. New Dwelling: This structure shall be classified as a new Single Family Dwelling under Chapter 18.32 of the Campbell Municipal Code and shall be equipped with residential fire sprinklers compliant with Section R313 of the California Residential Code 2013 ed.

Public Works Department

The scope of this project triggers the requirement for Frontage Improvements as required by Campbell Municipal Code 11.24.040. However, per the San Tomas Area Neighborhood Plan, this section of Capri Drive has been designated to remain unimproved and as such the applicant will not be required to construct new curb, gutter or sidewalk.

1. Storm Drain Area Fee: Prior to issuance of any grading or building permits for the site, the applicant shall pay the required Storm Drain Area fee, currently set at **$2,120.00** per net acre, which is **$530.00**

2. Water Meter: The project has an existing water meter installed in the public right-of-way. If the water service is required to be upsized as part of the project (i.e. due to fire sprinklers), then the new water meter shall be installed on private property behind the public right-of-way line.

3. Water Meter(s) and Sewer Cleanout(s): Proposed water meter(s) and sewer cleanout(s) shall be installed on private property behind the public right-of-way line.

4. Utilities: All on-site utilities shall be installed underground per Section 21.18.140 of the Campbell Municipal Code for any new or remodeled buildings or additions. Applicant shall comply with all plan submittals, permitting, and fee requirements of the serving utility companies.

5. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for

installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.

6. Pavement Restoration: Based on the utility coordination plan, the applicant shall prepare a pavement restoration plan for approval by the City Engineer prior to any utility installation or abandonment. The pavement restoration plan shall indicate how the street pavement shall be restored following the installation or abandonment of all utilities necessary for the project.

7. Utility Encroachment Permits: Separate City encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

8. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

   Resources to achieve these objectives include *Stormwater Best Management Practices Handbook for New Development and Redevelopment* ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; *Start at the Source: A Design Guidance Manual for Stormwater Quality Protection* ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and *Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source* ("Using Site Design Techniques") by BASMAA, 2003.

Fire Department

26. Formal Plan Review: Review of this development proposal is limited to accessibility of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work the applicant shall make application to, and receive from, the Building Division all applicable construction permits.

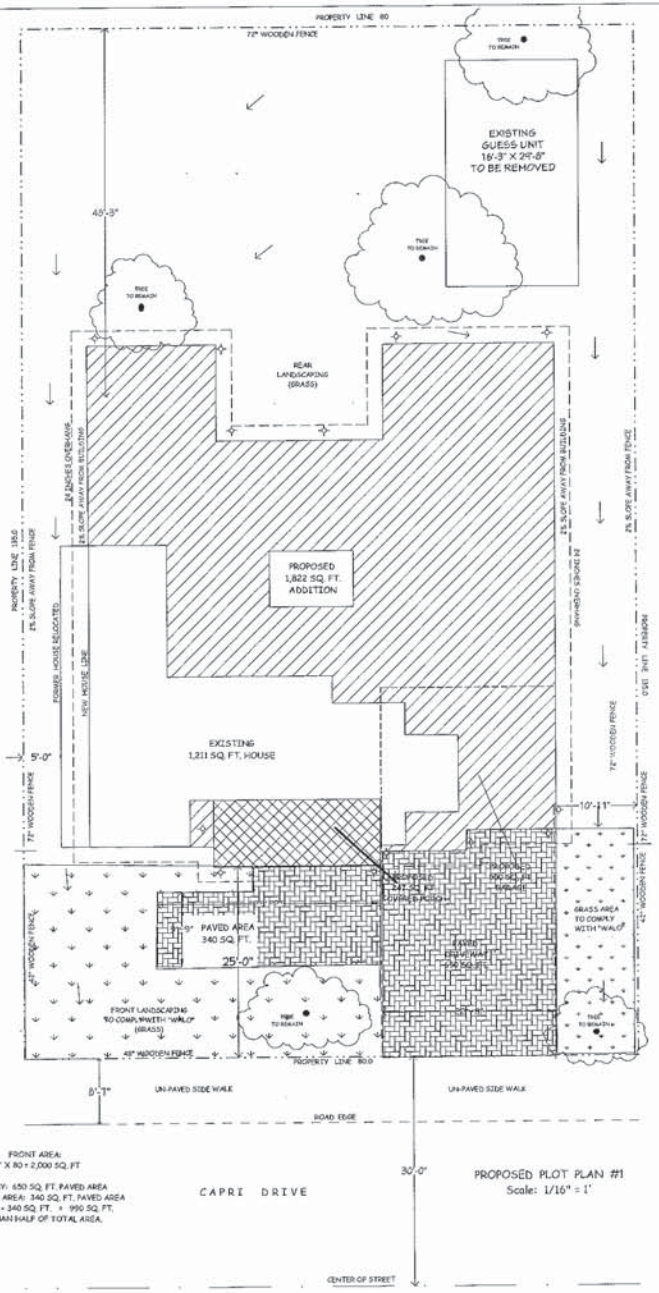
Location Map

VECINITY MAP #2
NTS

ROOM	SIZE	SQ. FT. SIZE
CLOSET	6'-4" x 9'-9"	91 sq ft
BATH	8'-4" x 15'-6"	140 sq ft
CLOSET	8'-4" x 5'-1"	46 sq ft
BEDROOM	13'-3" x 31'-0"	366 sq ft
STORAGE	6'-2" x 6'-0"	42 sq ft
BATH	6'-7" x 4'-11"	37 sq ft
LAUNDRY	10'-5" x 6'-0"	68 sq ft
HALL	10'-1" x 13'-1"	147 sq ft
LIVING'	21'-10" x 44'-4"	996 sq ft
BEDROOM	16'-3" x 14'-3"	248 sq ft
CLOSET	12'-9" x 2'-7"	39 sq ft
CLOSET	9'-4" x 2'-4"	26 sq ft
BATH	12'-9" x 5'-0"	71 sq ft
BEDROOM	16'-3" x 19'-1"	359 sq ft
HALL	3'-2" x 20'-7"	73 sq ft
BEDROOM	12'-9" x 9'-8"	141 sq ft
CLOSET	12'-9" x 2'-8"	40 sq ft
BATH	12'-9" x 5'-0"	71 sq ft
TOTAL HOUSE		3,033 sq ft
GARAGE	21'-11" x 20'-2" 3'-1" x 11'-3"	500 sq ft
FRONT PORCH	21'-9" x 11'-2"	247 sq ft
TOTAL COVERAGE		3,780 sq ft

INCLUDES
KITCHEN
FRONT LIVING ROOM
DINING AREA

TOTAL HOUSE 3,033 sq ft MINUS EXISTING HOUSE 1,211 sq ft = 1,822 sq ft NET ADDITION.



FRONT AREA:
25' X 80 = 2,000 SQ. FT

DRIVEWAY: 650 SQ. FT. PAVED AREA
FRONT PORCH AREA: 340 SQ. FT. PAVED AREA
650 SQ FT + 340 SQ. FT. = 990 SQ. FT.
LESS THAN HALF OF TOTAL AREA.

PROPOSED PLOT PLAN #1
Scale: 1/16" = 1'

BUILDING CRITERIA
2013 CALIFORNIA BUILDING CODE (2012 IBC WITH STATE AMENDMENTS)
2013 CALIFORNIA MECHANICAL CODE (2012 UMC WITH STATE AMENDMENTS
2013 CALIFORNIA PLUMBING CODE (2012 UPC WITH STATE AMENDMENTS)
2013 CALIFORNIA ELECTRIC CODE (2012 NEC WITH STATE AMENDMENTS)
CALIFORNIA ENERGY CODE, 2013
CALIFORNIA RESIDENTIAL CODE 2013
CITY OF CAMPBELL AND SANTA CLARA COUNTY CONSTRUCTION ORDINANCE

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VECINITY MAP
PAGE 1-A PLOT PLAN WITH ADJACENT LOTS.
PAGE 2: EXISTING ELEVATIONS.
PROPOSED ELEVATIONS.
PAGE 3 : EXISTING FLOORPLAN.
PROPOSED FLOOR PLAN.
PAGE 4: PROPOSED FOUNDATION PLAN.
PAGE 5: PROPOSED FRAMING PLAN.
PAGE 6: HOUSE SQUARE FOOTAGE AREAS.
PAGE 7: TTITLE 24

RECEIVED
MAY 13 2016
CITY OF CAMPBELL
PLANNING DEPT.

EXISTING MAIN HOUSE :	1,211 SQ. FT.	
NEW ADDITION	1,822 SQ. FT.	
TOTAL NEW LIVING SPACE:	3,033 SQ. FT.	
NEW GARAGE:	500 SQ. FT.	
NEW FRONT COVERED PORCH:	247 SQ. FT.	
TOTAL LOT COVERAGE:	3,780 SQ. FT. 35%	SEE TABLE TO LEFT
NUMBER OF STORIES:	1	
TYPE OF CONSTRUCTION	V-B	

LOT AREA: 10,800 SQ. FT.	EXISTING	PROPOSED
TOTAL FLOOR AREA: FLOOR AREA: LIVING AREA SQ. FT. / 10,800 SQ. FT =	1,211 SQ. FT. 11.2%	3,033 SQ. FT. 28.08%

LOT COVERAGE
LOT SIZE: 10,800 SQ. FT.
LOT COVERAGE 3,780 SQ. FT. OR
35.0% OF TOTAL LOT.

SCOPE OF WORK:
NEW DWELLING USING PORTIONS OF ORIGINAL STRUCTURE

- NEW 1,911 SQ. FT. ADDITION:
  TWO NEW BEDROOMS,
  TWO AND A HALF NEW BATHROOMS.
- REMODELING EXISTING BEDROOMS.
- REMODELING EXISTING BATHROOM.
- MOVING LAUNDRY TO A NEW LOCATION.
- MOVING KITCHEN TO A NEW LOCATION.
- ENLARGING FRONT AND BACK LIVING ROOM.
- NEW 500 TWO CARS GARAGE.
- RAISING EXISTING HOUSE FROM 8 FEET WALLS TO 9 FEET WALLS.
- NEW COVERED 247 SQ. FT. FRONT PORCH.
- NEW 1,100 SQ. FT PAVE AREAS IN FRONT OF HOUSE

- STRUCTURAL TRUSSES CALCULATION WILL BE SUMITTED TO BUILDING DEPARTMENT FOR APPROVED BEFORE FABRICATION.
- ALL OVERHEAD UTILITIES ARE TO BE INSTALLED UNDERGROUND WITH NO EXCEPTION.
- PROJECT AREA SHALL BE ENCLOSED WITH CONSTRUCTION FENCING TO PREVENT UNAUTHORIZED ACCESS TO THE SITE DURING CONSTRUCTION.
- FIRE SPRINKLERS SYSTEM REQUIRED, A CALIFORNIA (C-16) FIRE CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK.
- POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES.
- MAIN WATER METER TO BE UPGRADED PER FIRE SPRINKLER CALCULATIONS REQUIERES.
- ADDRESS IDENTIFICATION: ADDRESS NUMBERS OR LETTERS SHALL BE FOUR INCHES HIGH WITH A 1/2 INCH STROKE (ILLUMINATED) ADDRESS SHALL BE MAINTAINED.
- SEPARATE CITY ENCROACHMENTS PERMIT FOR THE INSTALLATION OF UTILITIES SHALL BE APPLY FOR AND PAY FOR SANITARY SEWER, AS WATER, ELECTRIC AND ALL OTHER UTILITY WORK.

REVISIONS	BY

PREPARED BY: STEFANO O ONOZCO
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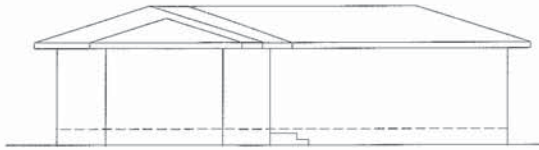
APN: 408-22-040

OWNER:
ADDRESS: 1376 CAPRI DR.
CAMPBELL, CA
TEL. 408-772-7884 EMAIL: ANGERSCOTT@YMAIL.COM

DRAWN
CHECKED
DATE
SCALE
SHEET 1 OF SHEETS



EXISTING NORTH ELEVATION #8
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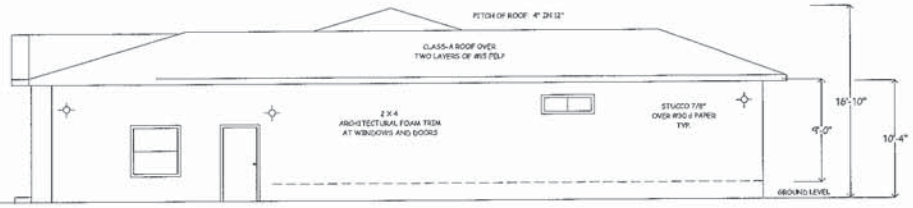
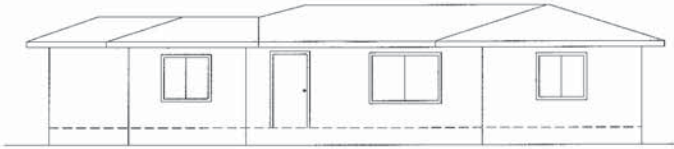
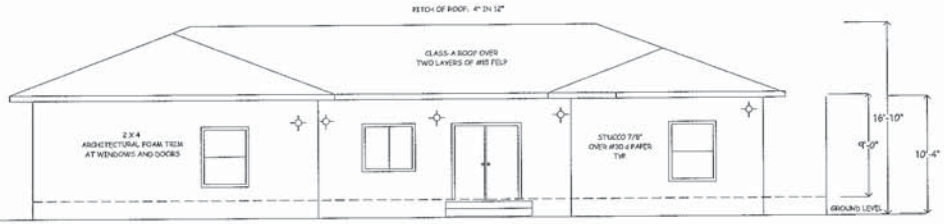


PROPOSED NORTH ELEVATION #7
Scale: 3/16 = 1'



EXISTING SOUTH ELEVATION (BACK) #6
Scale: 3/16 = 1'



PROPOSED SOUTH ELEVATION (BACK) #5
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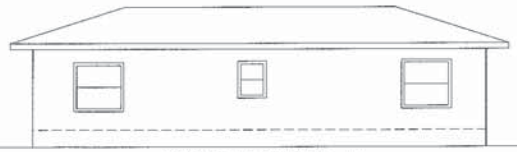

EXISTING EAST ELEVATION #4
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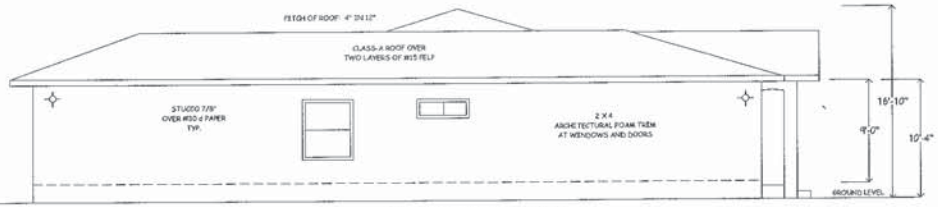
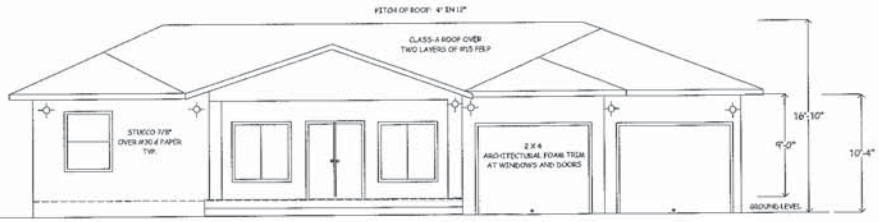


PROPOSED EAST ELEVATION #3
Scale: 3/16 = 1'

EXISTING NORTH ELEVATION (FRONT) #2
Scale: 3/16 = 1'



PROPOSED NORTH ELEVATION (FRONT) #1
Scale: 3/16 = 1'

REVISIONS	BY

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OWNER: CAPRI PROJECT
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CAMPBELL, CA
TEL: 408-722-7884 EMAIL: ANGERSCOTT@YAHOO.COM

DRAWN:
CHECKED:
DATE:
SCALE:
SHEET 2
OF SHEETS

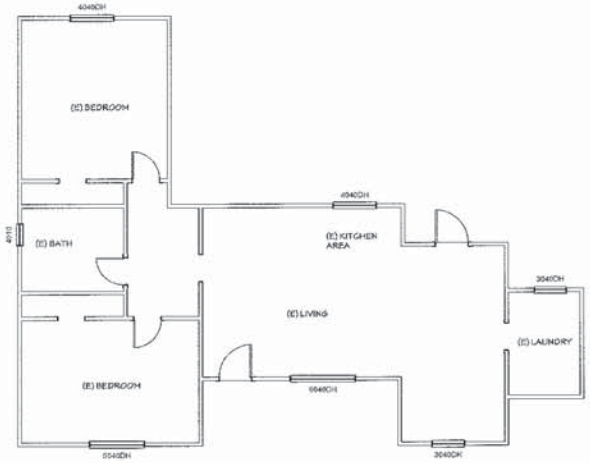
ELECTRICAL NOTE:
ALL LIGHTS SHALL BE FLOURESCENT
DEDICATED 20 AMP CIRCUIT FOR:
KITCHEN COUNTER, DISHWASHER, REFRIGERATOR,
RANGE OVEN, HOOD, GARBAGE DISPOSAL.
ALL RECEPTACLES SHALL BE TAMPER RESISTANT,
RECEPTACLES MAY NOT BE LOCATED MORE THAN 12 INCHES
BELOW THE COUNTER SURFACE AND OR BELOW A COUNTER
THAT EXTENDS MORE THAN 6 INCHES BEYOND THE COUNTER EDGE.

ELECTRICAL DETAILS (4)

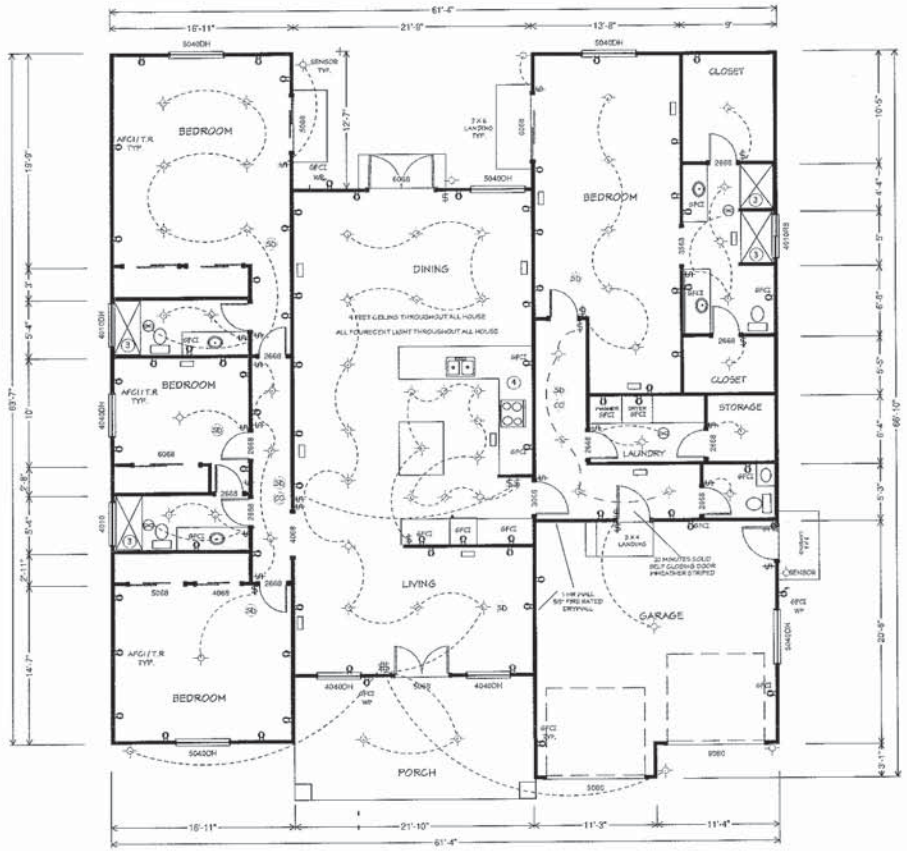
NEW BATHROOM:

- NEW 20 AMP DEDICATED CIRCUIT FOR BATHROOM.
- FLOURESCENTS LIGHTS (SUITABLE FOR DAMP LOCATIONS) HIGH EFFICIENCY
- GFCI OUTLETS
- ELECTRICAL ACE VENT (EXAUST), 50 CUBIC FEET MIN. DIRECTLY VENTED TO OUTSIDE. (SUITABLE FOR DAMP LOCATIONS)
- 1.28 g TOILETS, 24" CLEAR IN FRONT AND 15" FROM ITS CENTER TO THE SIDE WALL/FIXTURE
- TEMPER GLASS AT BATH ENCLOSURES
- SHOWER AND BATH TUBS WALLS TO BE HARD, NON-ABSORBENT, SURFACE OVER MOISTURE RESITANT UNDERLAYMENT(CEMENT, FIBER CEMENT, GLASS MAT GYPSUM, TO A HEIGHT OF 72" ABOVE DRAIN INLET.
- LINOLUEM OR TILE FLOORING
- SHOWER HEAD TO HAVE A MAX FLOW OF 2.0 GPM, AND FAUCETS TO HAVE A MAX FLOW OF 1.5 GPM.

BATHROOM DETAILS (3)



EXISTING PROPERTY #2
Scale: 3/16" = 1'



NEW WALLS
EXISTING WALLS

PROPOSED FLOOR PLAN #1
Scale: 3/16" = 1'

REVISIONS	BY

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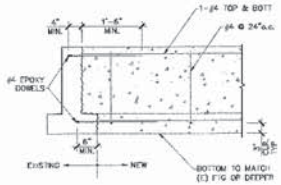


PIERING TO NEW CONCRETE FOOTING (AT RAISED WOOD FLOOR)

FOUNDATION DETAIL

VENT CALCULATIONS:

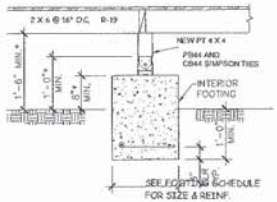
1,614 SF X 1/150 = 10.8 SF
10.8 X 144 = 1,550 SQUARE INCHES

VENT SIZE: 14" X 6 = 84 S. INCHES
1,550 / 84 = 18 VENTS REQUIRED

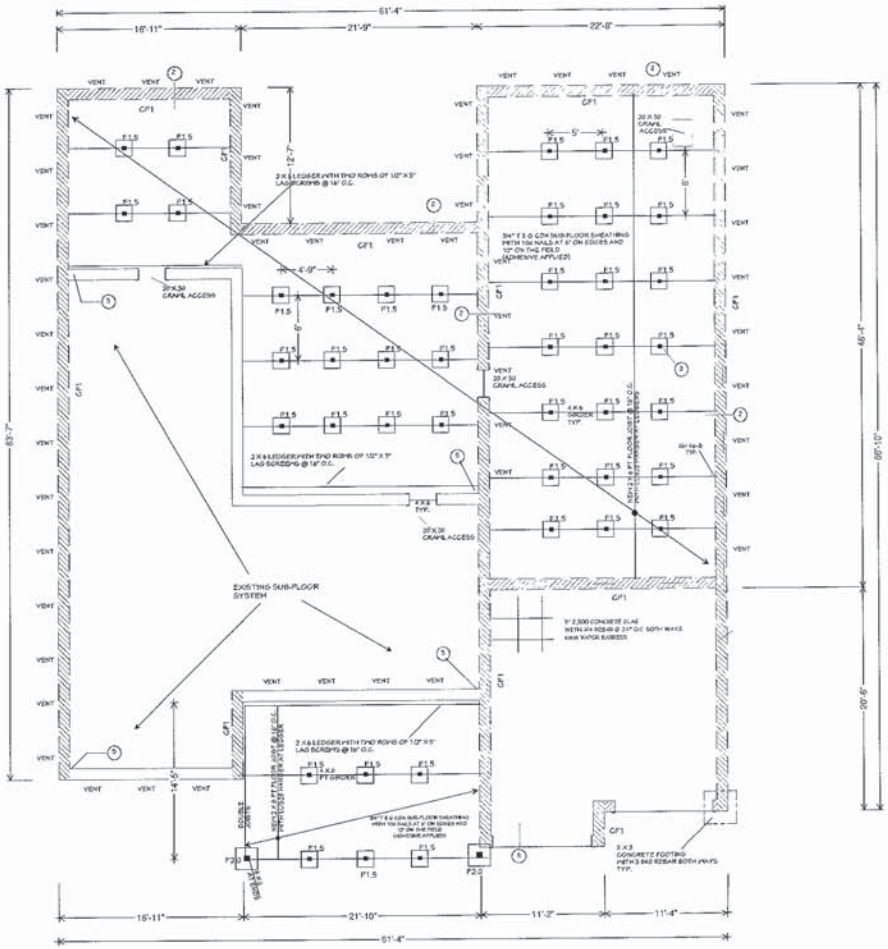
1/16" AND MAXIMUM 1/8" CORRSION, NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT

CRAWL VENTS

FOOTING SCHEDULE				
MARK	WIDTH (IN)	REBAR	SPACING	THICK.
CONTINUOUS FOOTINGS				
CF1	12	(2) #4 BARS = CONT.	CONT.	12"
SQUARE FOOTINGS				
F1.5	18	(2) #4 BARS EACH DIR.	EQ.	12"
F2.0	24	(3) #4 BARS EACH DIR.	EQ.	12"

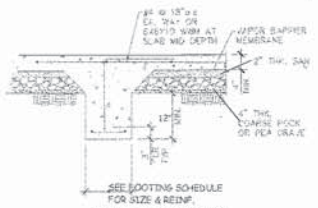


FOUNDATION DETAIL

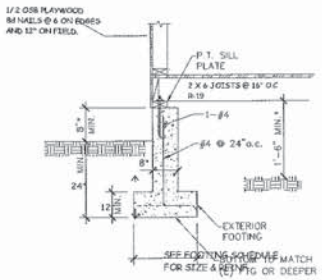


NEW FOUNDATION
EXISTING FOUNDATION

PROPOSED FOUNDATION #1
Scale: 1/4" = 1'



FOUNDATION DETAIL



FOUNDATION DETAIL

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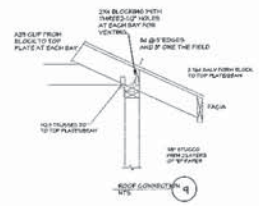
VENT CALCULATIONS:

1,614 SF X 1/150 = 10.8 SF
10.8 X 144 = 1,550 SQUARE INCHES

VENT SIZE: 14" X 6 = 84 S. INCHES
1,550 / 84 = 18 VENTS REQUIRED

1/16" AND MAXIMUM 1/8" CORRSION, NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT

CRAWL VENTS CALC — 6



SHEAR WALL SCHEDULE

MARK	MATERIAL	NAILING	SOLE PLATE CONNECTION (SEE FOUNDATION PLAN FOR SILL PLATES CONNECTION)
P1	7/16" APA Rated Sheathing.	8d @ 3" O.C. ALL EDGES 8d @ 12" O.C. IN FIELD	16d @ 5" O.C.
P2	7/16" APA Rated Sheathing.	10d @ 3" O.C. ALL EDGES 10d @ 12" O.C. IN FIELD	16d @ 5" O.C.

SILL PLATE ANCHOR SCHEDULE

MARK	SILL PLATE THICKNESS	10" DIA. A-BOLT SPACING	58" DIA. A-BOLT SPACING
S2	2X_	32" O.C.	48" O.C.
S3	2X_	24" O.C.	36" O.C.
S5	3X_	36" O.C.	48" O.C.
	2X_	18" O.C.	24" O.C.

HOLDOWN SCHEDULE

HOLDOWN	FASTENERS	COMMENTS
HDSB	(30) 16d SINKERS	ATTACH TO (2) 2x_ POST ABOVE THE FLOOR DECK

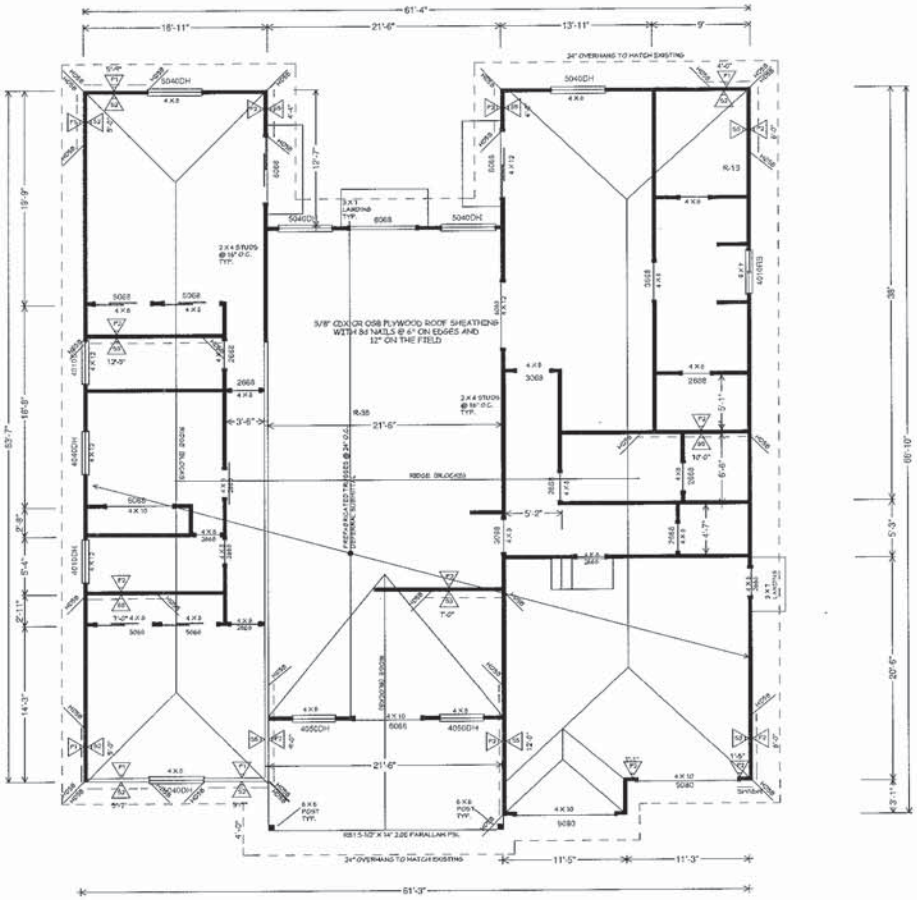
MAILING SCHEDULE

BUILDING ELEMENTS	FASTENER	SPACING
Joist to sill or girder, toe nail	3-8d	
Sole plate to joist or blocking, face nail	16d	16 - o.c.
Top or sole plate to stud, end nail	2-16d	
Stud to sole plate, toe nail	3-8d or 2-16d	
Double stud, face nail	10d	24 - o.c.
Double top plates, face nail	10d	24 - o.c.
Sole plate to joist or blocking at braced wall panels	3-16d	16 - o.c.
Double top plate, minimum 48-inch offset of end joints, face nail in lapped zone	2-16d	
Blocking between joists or rafters to top plate, toe nail	3-8d	
Rim joist to top plate, toe nail	8d	6 - o.c.
Top plates, laps at corners and intersections, face nail	2-16d	
Built-up header, two pieces with 1/2 - inch spacer edge	16d	16 - o.c. each
Ceiling joists to plate, toe nail	3-8d	
Continuous header to stud, toe nail	4-8d	
Ceiling joist, lapsover partitions, face nail	3-16d	
Ceiling joist to parallel rafter, face nail	3-16d	
Rafter to plate, toe nail	3-16d	
1x brace to each stud and plate, face nail	2-8d	
Built-up corner stude	10d	24 - o.c.
Roof rafters to ridge, valley or hip rafters:		
toe nail	4-16d	
face nail	3-16d	
Rafter ties to rafters, face	3-8d	

Wood structural panels, subfloor, roof and wall sheathing to framing

	fastener	edges	Intermediate
3/16-1/2	6d common nail (subfloor, wall)	6	12
	8d common nail (roof)	6	12
19/32 - 1	8d common nail	6	12
1 1/8 - 1 1/4	10d common nail or 8d deformed nail	6	12
cellulosic fiberbd sheathing	1 1/2 galv. roofing nail	3	6

a. All nails are smooth common, box or deformed shanks except where otherwise noted.
b. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
c. Four footing 8d Ardox 4footx8d F-foot panels shall be applied vertically.



NEW WALLS
EXISTING WALLS

PROPOSED ROOF FRAMING OVER FIRST FLOOR FRAMING PLAN #3
Scale: 3/16" = 1'

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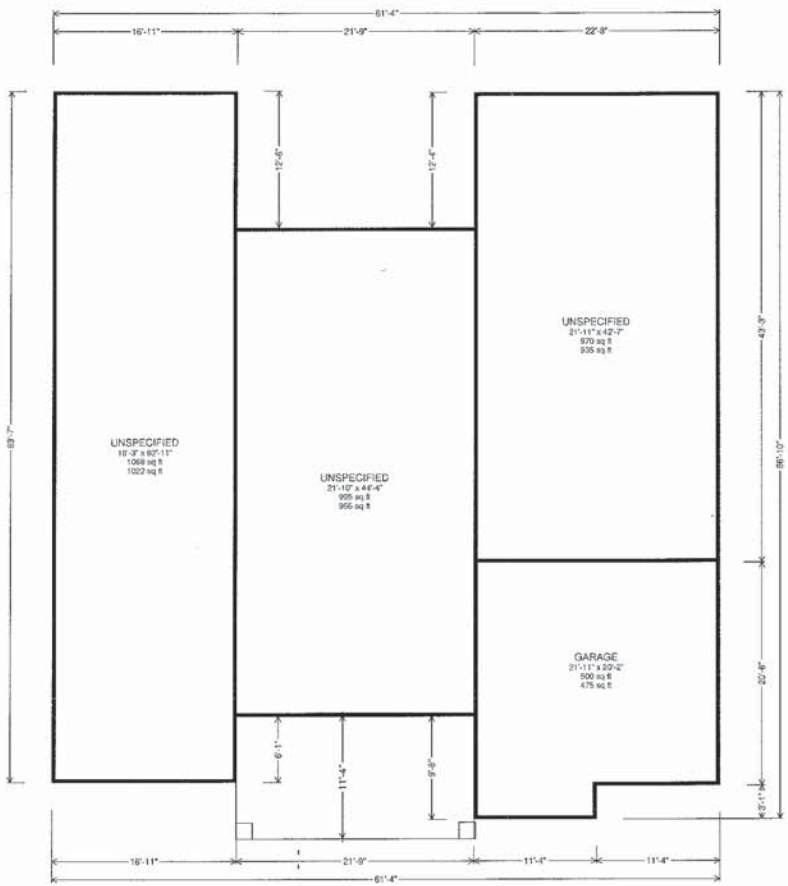

COVERAGE CALCULATIONS
Scale: 3/16" = 1'

TOTAL HOUSE; 3,033 SQ. FT.
+ GARAGE 500 SQ. FT.
+ PORCH 247 SQ. FT.
TOTAL COVERAGE 3,780 SQ. FT

LOT AREA 10,800 / 3,780 COVERAGE = 35%

TOTAL NEW HOUSE 3,033 SQ.FT - 1,211 SQ. FT. EXISTING HOUSE = 1,822 SQ. FT. NET ADDITION

NOTE: SEE HOW SOTWARE CALCULATES AREA, IT GIVE ME INTERIOR DIMENTIONS BUT AT THE SAME TIME GIVES INTERIOR AND EXTERIOR AREAS, SO WE ARE TAKING EXTERIOR AREA, WHICH IS THE HIGHER NUMBER.

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2013 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. Exceptions may apply. Review the respective code section for more information.

Building Envelope Measures:	
§110.6(a)1:	Doors and windows between conditioned and unconditioned spaces are constructed to limit air leakage.
§110.6(a)2:	Fenestration products (except field-fabricated windows) have a label listing the certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and fenestration that meets the requirements of §10-111(a).
§110.7:	Exterior doors and windows are weatherstripped; all joints and penetrations are caulked and sealed.
§110.8(a):	Insulation specified or installed meets Standards for Insulating Material. Inflation type and include on the CF1R.
§110.8(d):	The thermal emittance and aged solar reflectance values of the roof roofing material meets the requirements of §110.8(d) when the installation of a cool roof is specified on the CF1R.
§110.8(f):	A radiant barrier shall have an emittance of 0.05 or less when the installation of a radiant barrier is specified on the CF1R.
§150.0(a):	Minimum R-30 insulation in wood-frame ceiling; or the weighted average U-factor shall not exceed 0.031. Minimum R-19 in a raised floor location. Attic access doors shall have permanently attached insulation using adhesive or mechanical fasteners. The attic access shall be gasketed to prevent air leakage.
§150.0(b):	Loose fill insulation shall conform with manufacturer's installed design labeled R-value.
§150.0(c):	Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.092 or less (R-19 in 2x6 or 0.054 maximum U-factor).
§150.0(d):	Minimum R-19 insulation in raised wood-frame floor or 0.037 maximum U-factor
§150.0(e)1:	In Climate Zones 14 and 16 a Class I vapor retarder shall be installed on the conditioned space side of all insulation in all exterior walls, vented attics and unvented attics with air-permeable insulation.
§150.0(e)2:	In Climate Zones 1-16 with unvented crawl spaces the earth floor of the crawl space shall be covered with a Class I or Class II vapor retarder.
§150.0(g)3:	In a building having a conditioned ventilation crawl space, a Class I or Class II vapor retarder shall be placed over the earth floor of the crawl space to reduce moisture entry and protect insulation from condensation, as specified in the exception to Section 150.0(d).
§150.0(l):	Slab edge insulation shall have a water absorption rate, for the insulation material water without facings, no greater than 0.3%; have water vapor permeance rate to no greater than 2.0 perm/inch, be protected from physical damage and UV light deterioration; and when installed as part of a heated slab floor meets the requirements of §110.8(g).
§150.0(q):	Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors shall have a maximum U-factor of 0.58, or the weighted average U-factor of all fenestration shall not exceed 0.58.
Fireplaces, Decorative Gas Appliances and Gas Log Measures:	
§150.0(c)1A:	Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox.
§150.0(c)1B:	Masonry or factory-built fireplaces have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or a combustion air control device.
§150.0(c)1C:	Masonry or factory-built fireplaces have a flue damper with a readily accessible control.
§150.0(c)2:	Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Conditioning, Water Heating and Plumbing System Measures:	
§110.0-§110.3:	HVAC equipment, water heaters, showerheads, faucets and all other regulated appliances are certified by the Energy Commission.
§110.3(c)5:	Water heating recirculation loops serving multiple dwelling units meet the air release valve, backflow prevention, pump isolation valve, and recirculation loop connection requirements of §110.3(c)5.
§110.5:	Continuously burning pilot lights are prohibited for natural gas fan-type central furnaces, household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.
§150.0(n)1:	Heating and/or cooling loads are calculated in accordance with ASHRAE, SMACNA or ACCA using design conditions specified in §150.0(h)1.
§150.0(h)1A:	Installed air conditioner and heat pump outdoor condensing units shall have a clearance of at least five feet from the outlet of any dryer vent.
§150.0(i):	Heating systems are equipped with thermostats that meet the minimum requirements of §110.2(c).
§150.0(j)1A:	Storage gas water heaters with an energy factor equal to or less than the federal minimum standards shall be externally wrapped with insulation having an installed thermal resistance of R-12 or greater.
§150.0(j)1B:	Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§150.0(j)2A:	For domestic hot water service piping, whether buried or unburied the first 5 feet of hot and cold water pipes from the storage tank, all piping with a nominal diameter of 3/4 inch or larger, all piping associated with a domestic hot water recirculation system regardless of the pipe diameter, piping from the heating source to storage tank or between tanks, piping buried below grade, and all hot water pipes from the heating source to kitchen fixtures must be insulated according to the requirements of TABLE 150.1-A.
§150.0(j)2B:	All domestic hot water pipes that are buried below grade must be installed in a water proof and non-corrodable casing or sleeve that allows for installation, removal, and replacement of the enclosed pipe and insulation.

2013 Low-Rise Residential Mandatory Measures Summary

§110.6(b)5:	Any pool or spa heating equipment shall be installed with at least 36 inches of pipe between filter and heater or dedicated suction and return lines, or built-up connections for future solar heating.
§110.6(b)6:	Outdoor pools or spas that have a heat pump or gas heater shall have a cover.
§110.6(b)7:	Pools shall have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§110.5:	Natural gas pool and spa heaters shall not have a continuous burning pilot light.
§110.3(c)6:	Residential pool systems or equipment shall meet specified pump rating, flow rate, piping, filters, and valve requirements.
Lighting Measures:	
§110.9:	All lighting control devices and systems, ballasts, and luminaires shall meet the applicable requirements of §110.9.
§150.0(k)1A:	Any recessed luminaire shall be classified as high-efficiency or installed in accordance with §150.0(k) in accordance with TABLE 150.0-A or TABLE 150.0-B, as applicable.
§150.0(k)1B:	When a high efficiency and low efficiency lighting system are combined in a single luminaire, each system shall separately comply with the applicable provisions of §150.0(k).
§150.0(k)1C:	The wattage and circuit size of permanently installed luminaires in conditioned kitchens shall be determined in accordance with §150.0(k). In residential kitchens, the wattage of electrical boxes installed with a blank cover or where no electrical equipment has been installed, and where the electrical box can be used for a luminaire or a surface mounted ceiling fan, shall be calculated as 180 watts of low efficiency lighting per electrical box.
§150.0(k)1D:	Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
§150.0(k)1E:	Permanently installed night lights and night lights integral to installed luminaires or exhaust fans shall be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with §150.0(c). Night lights do not need to be controlled by vacancy sensors.
§150.0(k)1F:	Lighting integral to exhaust fans (except those installed by the manufacturer in kitchen exhaust hoods) shall meet the applicable requirements of §150.0(k).
§150.0(k)1G:	High efficiency luminaires must be switched separately from low efficiency luminaires.
§150.0(k)2B:	Indoor lighting shall be controlled separately from lighting systems.
§150.0(k)2C:	Luminaires shall be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§150.0(k)2D:	Controls and equipment are installed in accordance with manufacturer's instructions.
§150.0(k)2E:	An override shall bypass a dimmer or vacancy sensor function if the override is installed to comply with §150.0(k).
§150.0(k)2F:	Lighting controls comply with applicable requirements of §110.9.
§150.0(k)2G:	An Energy Management Control System (EMCS) may be used to comply with dimmer requirements if it functions as a dimmer according to §110.9; meets Installation Certificate requirements of §130.4; the EMCS requirements of §150.0, and all other requirements of §150.0(k)2.
§150.0(k)2H:	An Energy Management Control System (EMCS) may be used to comply with vacancy sensor requirements if it functions as a vacancy sensor according to §110.9; meets Installation Certificate requirements of §130.4; the EMCS requirements of §150.0, and all other requirements in §150.0(k)2.
§150.0(k)2I:	A manufacturer programmable specialty may be used to comply with dimmer requirements of this section if it provides the functionality of a dimmer according to §110.9, and complies with all other applicable requirements in §150.0(k)2.
§150.0(k)2A:	A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy.
§150.0(k)3B:	Kitchen lighting includes all permanently installed lighting in the kitchen except special lighting in cabinets that illuminate only the inside of the cabinets. Lighting in areas adjacent to the kitchen, including but not limited to dining and nook areas, are considered kitchen lighting if they are not separately included from kitchen lighting.
§150.0(k)4:	Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.
§150.0(k)5:	A minimum of one high efficiency luminaire shall be installed in each bathroom; and all other lighting installed in each bathroom shall be high efficacy or controlled by vacancy sensors.
§150.0(k)6:	Lighting installed in attached and detached garages, laundry rooms, and utility rooms shall be high efficacy luminaires and controlled by VACANCY SENSORS.
§150.0(k)7:	Lighting installed in rooms or areas, other than in kitchens, bathrooms, garages, laundry rooms, and utility rooms shall be high efficacy, or shall be controlled by either dimmers or vacancy sensors.
§150.0(l)3:	Luminaires recessed into ceilings shall be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing laboratory, have a label that certifies that the luminaire is airtight with an leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283; be sealed with a gasket or caulk between the luminaire housing and ceiling, and shall have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; and allow lamp maintenance and replacement without requiring cutting holes in the ceiling.
§150.0(l)4:	For recessed compact fluorescent luminaires with ballasts to qualify as high efficacy for compliance with §150.0(k), the ballast shall be certified by the Energy Commission to comply with the applicable requirements in §110.9.
§150.0(p)4:	For single-family residential buildings, outdoor lighting permanently mounted to a residential building or other buildings on the same lot shall be high efficacy, or may be low efficacy if it meets all of the following requirements: i. Controlled by a manual ON and OFF switch that does not override to ON the automatic actions of items ii or iii below; and ii. Controlled by a motion sensor not having an override or bypass switch that disables the motion sensor, or controlled by a motion sensor having a temporary override switch which temporarily bypasses the motion sensing function and automatically transforms the motion sensor within 6 hours; and iii. Controlled by one of the following methods:

2013 Low-Rise Residential Mandatory Measures Summary

	a. Photosensor not having an override or bypass switch that disables the photosensor; or b. Astronomical time clock not having an override or bypass switch that disables the astronomical time clock, and which is programmed to automatically turn the outdoor lighting OFF during daylight hours; or c. Energy management control system which meets all of the following requirements: At a minimum provides the functionality of an astronomical time clock in accordance with §110.9; meets the Installation Certification requirements in §130.4; meets the requirements for an EMCS in §100.1; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.
§150.0(k)9B:	For low-rise residential or residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site shall comply with one of the following requirements: i. Shall comply with §150.0(k)9A; or ii. Shall comply with the applicable requirements in §110.9, §130.0, §130.2, §130.4, §140.7 and §141.0.
§150.0(l)9C:	For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by §150.0(k)9B or §150.0(k)9D shall comply with the applicable requirements in §110.9, §130.0, §130.2, §130.4, §140.7 and §141.0.
§150.0(l)9D:	Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site shall comply with the applicable requirements in §110.9, §130.0, §130.2, §130.4, §140.7 and §141.0.
§150.0(l)9E:	Internally illuminated address signs shall comply with §140.8; or shall consume no more than 5 watts of power as determined according to §130.0(c).
§150.0(l)11:	Lighting for residential parking garages for eight or more vehicles shall comply with the applicable requirements for nonresidential garages in §110.9, §130.0, §130.1, §130.4, §140.6, and §141.0.
§150.0(l)12A:	In a low-rise multi-family residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building shall be high efficacy luminaires or controlled by an occupant sensor.
§150.0(l)12B:	In a low-rise multi-family residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building shall: i. Comply with the applicable requirements in §110.9, §130.0, §130.1, §140.6 and §141.0; and ii. Lighting installed in corridors and stairwells shall be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors shall be capable of turning the light fully On and Off from all designed points of ingress and egress.
Solar Ready Buildings:	
§110.10(a)1:	Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete, by the administrator agency, on or after January 1, 2014, shall comply with the requirements of §110.10(b) through §110.10(c).
§110.10(a)2:	Low-rise multi-family buildings shall comply with the requirements of §110.10(b) through §110.10(d).
§110.10(b)1:	The solar zone shall have a minimum total area as described below. The solar zone shall comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area shall be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences the solar zone shall be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building or on covered parking installed with the building project and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area.
§110.10(b)2:	All sections of the solar zone located on sloped roofs shall be oriented between 110 degrees and 270 degrees of true north.
§110.10(b)3A:	No obstructions, including but not limited to, vents, chimneys, architectural features, and roof mounted equipment, shall be located in the solar zone.
§110.10(b)3B:	Any obstructions, located on the roof or any other part of the building that projects above a solar zone shall be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§110.10(b)4:	The areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load shall be clearly indicated on the construction documents.
§110.10(c):	The construction documents shall indicate a location for services and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the grade service panel); a pathway for routing of plumbing from the solar zone to the water heating system.
§110.10(d):	A copy of the construction documents or a comparable document indicating the information from §110.10(b) through §110.10(c) shall be provided to the occupant.
§110.10(e)1:	The main electrical service panel shall have a minimum busbar rating of 200 amps.
§110.10(e)2:	The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location, and permanently marked as "For Future Solar Electric".

2013 Low-Rise Residential Mandatory Measures Summary

§150.0(j)2C:	Pipe for cooling system lines shall be insulated as specified in §150.0(j)2A. Piping insulation for steam and hydronic heating systems or hot water systems with pressure > 15 psig shall meet the requirements in TABLE 120.3-A.
§150.0(j)3:	Insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§150.0(j)3A:	Insulation exposed to weather shall either be rated for outdoor use or installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation protected as specified or painted with coating that is water retardant and provides shielding from solar radiation that degrades the material.
§150.0(j)3B:	Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space shall have a Class I or Class II vapor retarding facing, or the insulation shall be installed or the enclosure that specifies it as a Class I or Class II vapor retarder.
§150.0(q)1:	Systems using gas or propane water heaters to serve individual dwelling units shall include a 120V electrical receptacle within 3 feet of the water heater, a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed, a combustion drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu/hr.
§150.0(q)2:	Recirculating loops serving multiple dwelling units shall meet the requirements of §110.3(c)5.
§150.0(q)3:	Solar water heating systems and collectors shall be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a rating agency approved by the Executive Director.
Ducts and Fans Measures:	
§150.0(m)1:	All air distribution system ducts and plenums installed are sealed and tested to meet the requirements of CMC §601.3, §602.2, §603.4, §604.2, §605.5 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Supply-air and return-air ducts and plenums are installed to a minimum installed level of R-4.6 (or higher if required by CMC §604.4) or enclosed entirely in directly conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.5). Connections of metal ducts and inner cores of flexible ducts are mechanically fastened. Openings shall be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or screwed sealed that meets the requirements of UL 723. If tape or mastic is used to seal openings greater than ¼ inch, the combination of mastic and either cloth or tape shall be used. Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts.
§150.0(m)2:	Factory-Fabricated Duct Systems shall comply with specified requirements for duct construction, connections, and closures; joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tape unless such tape is used in combination with mastic and draw bands.
§150.0(m)3-6:	Field-Fabricated Duct Systems shall comply with requirements for: pressure sensitive tapes, mastics, sealants, and other requirements specified for duct construction; duct insulation R-value ratings; duct insulation thickness; and duct leaking.
§150.0(m)7:	All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§150.0(m)8:	Gravity ventilating systems serving conditioned spaces have either automatic or readily accessible, manually operated dampers except combustion inlet and outlet air openings and exterior shaft vents.
§150.0(m)9:	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind but not limited to the following: Insulation exposed to weather shall be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§150.0(o)10:	Flexible ducts cannot have porous inner cores.
§150.0(o)11:	When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts shall be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.
§150.0(o)12:	Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermally conditioning component, except evaporative coolers, shall be provided with air filter devices that meet the requirements of §150.0(m)13.
§150.0(o)13:	Space conditioning systems that utilize forced air ducts to supply cooling to an occupiable space shall have a hole for the placement of a static pressure probe (SPP), or a permanently installed static pressure probe (SPP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.
§150.0(o)14:	Zonally controlled central forced air cooling systems shall be capable of simultaneously delivering, to every zone control zone, an airflow from the dwelling, through the air handler fan and fan-coil to the dwelling, of ≥ 350 CFM per ton of nominal cooling capacity, and operating at an air-handling unit fan efficacy of ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.
§150.0(o):	All dwelling units shall meet the requirements of ASHRAE Standard 62.2. Positive window operation are mechanism operation of central forced air systems are barriers used to control the integrated ventilation systems are permissible particularly of providing the Whole Building Ventilation.
§150.0(o)1A:	Whole Building Ventilation airflow shall be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.
Pool and Spa Heating Systems and Equipment Measures:	
§110.4(a):	Any pool or spa heating system shall be certified to have a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and shall not use electric resistance heating.

REVISION BY

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ADDRESS: CARPT PROJECT
TEL:
DATE:

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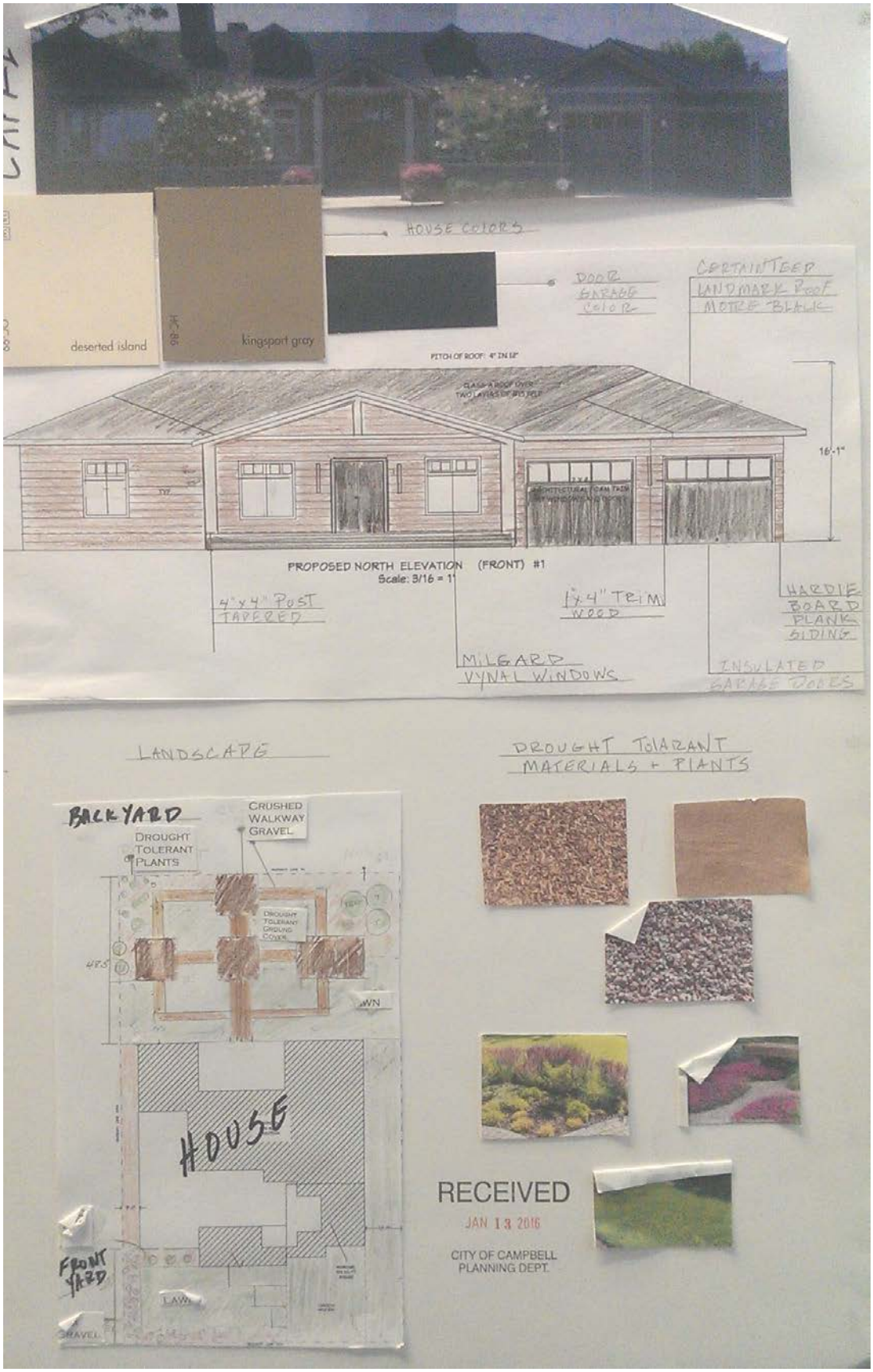
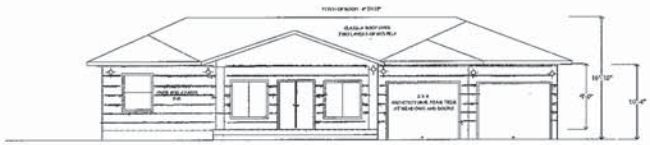
Material Board





PROPOSED NORTH ELEVATION (FRONT) B1
Scale: 3/16 = 1'

RECEIVED
MAR 17 2016
CITY OF CAMPBELL
PLANNING DEPT.

REVISIONS	BY

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San Tomas Area Community Coalition

P.O. Box 320663
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408.410.6528 phone
info@staccna.org
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City of Campbell
70 N. First Street
Campbell CA 95008

July 10, 2016

Attn: SARC
Planning Commission Members
Stephen Rose, Associate Planner
Paul Kermoyan, Director Community Development Department

Subj: PLN2016-12: 1376 Capri Drive

Dear SARC Committee Members, Planning Commission Members and Staff:

STACC members have reviewed PLN2016-12: 1376 Capri Drive, application for construction of a new single-family residence using portions of existing dwelling.

We find that this project meets all of the standards of the San Tomas Area Neighborhood Plan and will fit in well with the neighborhood.

Hardscape in front: We would like to address one of the points brought up in the staff memoranda, specifically;

> "The proposed site design results in a 49.5% paved front yard. Whereas the applicant is proposing decorative pavers, the layout, which does not distinguish between the paved driveway and the paved area in front of the covered porch, could lend itself to vehicle parking within a required front setback.
>
> Should a smaller walkway (too narrow for a vehicle to park) be required in front of the porch? Should fencing be required between the driveway and the paved area to inhibit vehicle maneuvering or parking from occurring in this area?"

STACC supports either of the Staff proposed solutions to the problem of possible vehicle parking within the proposed front patio, either turning the front patio into a pathway or extending the fence. If the homeowner extends the front fence down the side of the

driveway with a gate to the front door, this would allow a front patio area without granting access by vehicles. See *Attachment A: Fence and gate*

Overall this is a very pleasing design which meets the standards as described in the San Tomas Area Neighborhood Plan and we look forward to it's completion and the day our neighbors can move into their new home.

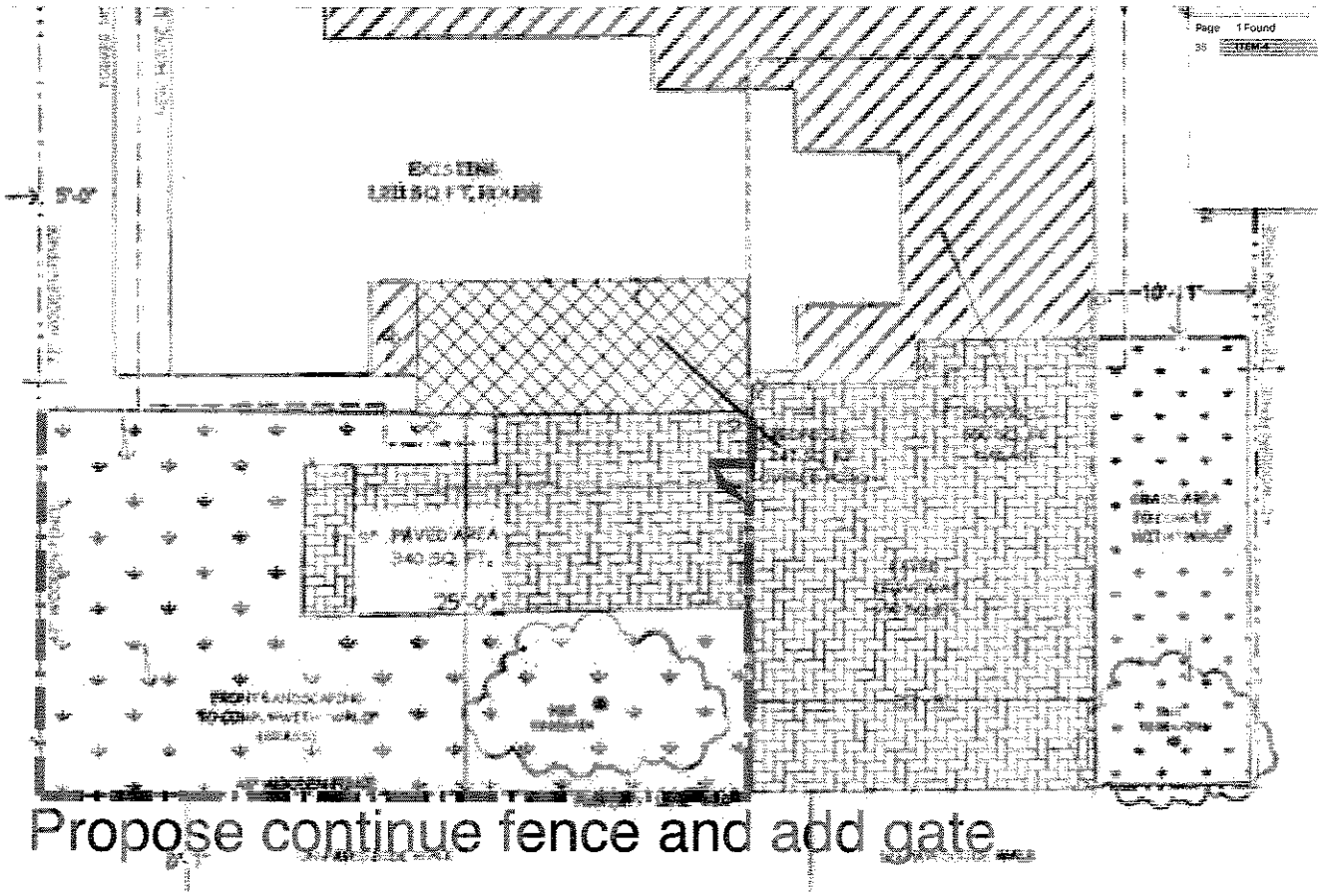
Best regards,

Audrey Kiehtreiber

Audrey Kiehtreiber

President

Attachment A: Fence and gate



ITEM NO. 5

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · July 26, 2016

PLN2016-73
PLN2016-154
Colton, B.

Public Hearing to consider the application of Brice Colton for a Modification (PLN2016-73) to previously-approved Planned Development Permits to allow the exterior remodel of an existing building listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on and offsite improvements and a Tree Removal Permit (PLN2016-154) on property located at **300 & 307 Orchard City Drive** in the P-D (Planned Development) Zoning District.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution**, incorporating the attached findings, recommending the City Council approve a Modification (PLN2016-73) to previously-approved Planned Development Permits to allow the exterior remodel of an existing building listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on and offsite improvements and a Tree Removal Permit (PLN2016-154) on property located at 300 & 307 Orchard City Drive, subject to the attached Conditions of Approval.

ENVIRONMENTAL DETERMINATION

Staff evaluated the potential for environmental impacts through the preparation of an Initial Study. Based on the conclusions of the Initial Study, staff prepared a draft Negative Declaration (reference **Attachment 10**) finding that the proposed project will not have a significant effect on the environment and does not require the preparation of an Environmental Impact Report or a Mitigated Negative Declaration. The draft Negative Declaration and Initial Study were filed with the County Clerk-Recorder's Office for public review, mailed to appropriate public agencies, and noticed in the Campbell Express newspaper, and posted on the City's website.

PROJECT DATA

Net Lot Area:	1.71 acres (not including City Parking Lot)
Zoning:	P-D (Planned Development)
General Plan:	*Central Commercial*
Existing Building Footprint:	*54,420 sq. ft.*
Floor Area Change:	*+163 sq. ft.; (E) Covered entrance to be enclosed at Building G*
Lot Coverage Changes:	*+25 sq. ft.; (N) Entry feature wall*
	+48 sq. ft.; (N) Entry frame
	-200 sq. ft.; (E) Ramp and canopy to be removed

BACKGROUND

On May 25, 2016 this item was reviewed by the City's Historic Preservation Board (HPB). The HPB was supportive of the project forwarding a recommendation of approval to the Planning

Commission (reference **Attachment 8** – Historic Preservation Board Resolution). The recommendation included conditions of approval intended to achieve compliance with the Secretary of the Interior Standards and the City's Historic Preservation Ordinance. A more detailed discussion on the HPB's meeting and review of the proposal has been provided under the discussion on Historic Preservation.

On June 28, 2016 the project was reviewed by the City's Site and Architectural Review Committee (reference **Attachment 6** – SARC Memo). The SARC was supportive of the project, forwarding recommendations which have been included as Conditions of Approval on the project. A more detailed analysis on the SARC meeting recommendations have been provided under the discussion on the Site and Architectural Review Committee.

DISCUSSION

In review of this application, the Planning Commission must consider the findings contained in CMC 21.12.030.H.6 (Approval Criteria) which generally requires the development to clearly result in a more desirable environment and use of land, and not be detrimental to the health, safety, or welfare of the neighborhood or the city as a whole. To assist in this effort, a summary of the applicant's proposal, applicable code requirements, and recommendations from the Site and Architectural Review Committee and Historic Preservation Board have been included for review and consideration.

Project Location: The project site is the Water Tower Plaza and includes portions of City parking lots and right-of-way[1] located at and along south side of Orchard City drive, west of Railway Avenue, and east of S. First Street and is in the P-D (Planned Development) zoning district (reference **Attachment 3,** Location Map). The Water Tower Plaza, which includes the George E. Hyde Company/Sunsweet Growers building (reference **Attachment 4** – Primary Record), is listed as a significant historic resource on the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory. Over the years, the site (which includes the City parking lot) has assumed several addresses (including 93 N. Central Avenue), but is recognized as 300 & 307 Orchard City Drive.

Applicant's Proposal: The applicant is seeking approval of a Modification (PLN2016-73) to allow exterior façade and site upgrades to the Water Tower Plaza. The proposal is intended to renovate the site with 'particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company' (1892-1937). The proposal would remove non-historic elements of the building and site[2], reconfigure entrances[3], and improve accessibility. A more detailed/bulleted scope of work has been included on page 2 of the applicant's design consultation memo (reference **Attachment 11** – Applicant's Consultant Memo - Page & Turnbull). The applicant is also requesting approval of a tree removal permit, to allow the removal of two olive trees located near the outdoor open space to the rear/southwest of Building

[1] Work in the City right-of-way and parking lots
[2] Removed features include green fabric awnings throughout the site, brick planters, an arched entry system at Building J, and a parapet which obscured original clerestory windows on Building G.
[3] The reconfigured entrance at Building G results in a 163 sq. ft. increase in floor area in that it serves to enclose an existing covered area. The increase in floor area is not considered to contribute to a parking impact, in consideration of the scale of the overall site and provided that the purpose of enclosing the area is to add architectural interest and visibility to a prominent building entrance.

A & D and one podocarpus[4] tree located at the front/northeast of Building G (reference **Attachment 5** – Project Plans; Sheet A1.0)

This proposal has no use related component, nor would it serve to supersede or modify any previously established operational restriction.

Land Use: Pertinent City land use policies applicable to review of this application can be found in the *Downtown Campbell Development Plan* and the *Campbell General Plan*. Together, these documents speak to a desire to promote and enhance a downtown environment that provides a desirable and distinct balance of land uses. This vision for the Downtown is evidenced in the following goals, policies and strategies:

General Plan

Policy LUT-5.1:	Neighborhood Integrity: Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values, while protecting the integrity of the city's neighborhoods.
Policy LUT-5.3:	Variety of Commercial and Office Uses: Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services and entertainment.
Strategy LUT-5.3g:	Day and Evening Activities: Encourage restaurant and specialty retail uses in the Downtown commercial area that will foster a balance of day and evening activity.
Strategy LUT-9.1c:	Land Use Objectives and Redevelopment Plans: Permit only those uses that are compatible with land use objectives and redevelopment plans.
Policy LUT-11.2:	Services Within Walking Distance: Encourage neighborhood services within walking distance of residential uses.
Policy LUT-19.1:	Campbell Downtown Development Plan: Ensure that new development within the Downtown Area complies with the requirements of the Campbell Downtown Development Plan.
Strategy LUT-19.1a:	Mix of Uses: Encourage a compatible mix of uses (i.e. professional offices, services and retail uses) with ground floor retail uses.

Downtown Development Plan

Goal LU-1:	To continue the development and revitalization of the Downtown areas in a manner that positions it as a viable, self-sustaining commercial district in the competitive marketplace of Silicon Valley.
Goal LU-2:	Work to develop and promote a variety of retail businesses and diversification of eating establishments that will help create a unique destination and identity for Downtown.
Policy LU-2.1:	Ground Level Commercial: Develop and maintain the ground floor space along East Campbell Avenue between Third Street and the light rail tracks as a distinctive retail and restaurant experience with ground floor uses that are diverse and interesting and contribute strongly to a distinctive and unique shopping experience.
Strategy LU-6.1a:	Expand the Downtown boundaries while maintaining a scale that is in keeping with the "small town" image identifiable in the community and create a comfortable experience for the pedestrian.

The applicant's proposal, which serves to revitalize an existing office/commercial complex, while maintaining the scale and improving the walkability of the site, may be found consistent with the Downtown Campbell Development Plan and the Campbell General Plan.

[4] The subject tree species has been assumed by staff; not a protected tree species (redwood, oak, cedar, or ash).

Planned Development Zoning District: The P-D Zoning District is intended to provide a degree of flexibility that is not available in other zoning districts so as to allow for a superior development, particularly related to the development's design and provision of open space. To aid in achieving this goal, the Zoning Code provides a listing of considerations that should be taken into account in review of this project which can be found in the Campbell Municipal Code and online as follows: CMC 21.12.030.H.12.

Permit Processing: In the Planned Development (P-D) Zoning District, a Modification is required to allow changes to a previously approved Planned Development Permit. A Modification can allow alterations or add new conditions to an established permit, or serve to supersede a previous entitlement in its entirety depending on its scope. In the case of the subject site, several Planned Development permits are already on file which allowed for minor incremental renovations and changes to the site overtime (i.e. PD84-02, PD84-05 & M92-11). The subject permit is intended to supersede these previous entitlements with the intent of establishing a single permit which will serve to regulate the site and architectural design of the site, and streamline the permit review and processing of future entitlements. In addition to superseding previous entitlements, as the applicant's proposal results in an increase in floor area (163 sq. ft. at the entrance of Building G) and substantially alters the design of the previously approved entitlements, the application is considered a 'Major Modification' subject to review and approval by the City Council.

Historic Preservation: An analysis of the project in consideration of the City's Historic Preservation Ordinance, and Secretary of Interior Standards for the Treatment of Historic Properties had been prepared and presented to the Historic Preservation Board (HPB) at its meeting of May 25, 2016 (reference **Attachment 7** – May 25, 2016 – Historic Preservation Board Report). The HPB, as well as the City's Consulting Architect, Mark Sandoval (contracted by the City for review) were very supportive of the project, finding that proposed alterations reinforce the existing industrial narrative of the site's past and create an exciting and refreshing new look which adds to the vitality of the historic resource. Maintenance and associated requirements intended to further reinforce and preserve the historic resource have been included as Conditions of Approval (reference **Attachment 2** – Recommended Conditions of Approval).

Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) reviewed this application at its meeting of June 28, 2016. The Committee was supportive of the request with the following recommendations (applicant and staff comments have been provided below each point in italics):

- **Master Sign Plan**: A Master Sign Plan should be submitted for review prior to building permit issuance.

- **Benches**: The existing benches are worn and should either have their wood replaced or repaired. Alternatively, the benches may be replaced with simple industrial benches complementary to the site renovations.

- **Directory Signs & Trash Cans**: Consider replacing trash bins throughout the project site with trash duo (recycling/trash) or trash trio (recycling, compost, trash) bins. The design of the trash bins should be consistent with the design of the site renovations.

- **Historic Plaques**: The existing plaque (mounted to a rock in front of the Building I/J entry) should be incorporated into the newly proposed entrance in that area. Other historic plaques and signs throughout the site should be moved to the lobby or front entries and surrounded with more modern framing.

In addition to the recommended changes, the SARC discussed the potential removal and replacement of existing light fixtures with more industrial themed light fixtures (consistent with the building alterations), but ultimately came to the conclusion that no changes would be warranted based on the following considerations:

- The HPB expressed a desire to retain the existing site lighting and benches.
- The existing lighting is complementary to the existing benches.
- While the existing 'two-fixture' light poles are very ornate, and may be inconsistent with the proposed renovations, they serve to match the existing single fixture light poles which are not as ornate or as inconsistent with the proposed renovations.

Figure 1 – Existing Lighting & Bench

Attachments:

1. Recommended Findings for Approval of File No.(s) PLN2016-73 & PLN2016-154
2. Recommended Conditions for Approval of File No.(s) PLN2016-73 & PLN2016-154
3. Location Map
4. Primary Record
5. Project Plans
6. June 28, 2016 – SARC Memo
7. May 25, 2016 – Historic Preservation Board Report
8. May 25, 2016 – Historic Preservation Board Resolution
9. May 25, 2016 – Historic Preservation Board Draft Minutes (Excerpt)
10. Initial Study & Draft Negative Declaration
11. Applicant's Consultant Memo - Page & Turnbull
12. City Consulting Architect Evaluation Report -Mark Sandoval
13. Applicant Responses to Consulting Architect Feedback
14. Historic Plaque Example

Prepared by: _____
Stephen Rose, Associate Planner

Approved by: _____
Paul Kermoyan, Community Development Director

Attachment #1

FINDINGS RECOMMENDING APPROVAL OF FILE NO. PLN2016-73 & 154

SITE ADDRESS: 300 & 307 Orchard City Drive
APPLICANT: Brice Colton
OWNER: Water Tower Fee Owner, LLC
P.C. MEETING: July 28, 2016

Findings recommending approval of a Modification to previously-approved Planned Development Permits to allow the exterior remodel of an existing building listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on and offsite improvements and a Tree Removal Permit (PLN2016-154) on property located at 300 & 307 Orchard City Drive:

The Planning Commission finds as follows with regard to file number PLN2016-73 & 154:

Environmental Finding

1. An Initial Study has been prepared for the project which provides documentation for the factual basis for concluding that a Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment.

Evidentiary Findings

1. The project site is designated *Central Commercial* by the General Plan Land Use Element.

2. The project site is the Water Tower Plaza and includes portions of City parking lots and right-of-way located at and along south side of Orchard City drive, west of Railway Avenue, and east of S. First Street.

3. The proposed Modification (PLN2016-73) would allow exterior façade and site upgrades to the Water Tower Plaza.

4. The proposal is intended to renovate the site with 'particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company' (1892-1937).

5. The proposal would remove non-historic elements of the building and site, reconfigure entrances, and improve accessibility.

6. The proposal includes a request to remove two olive trees (which are in poor condition), and one podocarpus tree (which is in conflict with proposed improvements).

7. The proposed Modification serves to supersede previous Planned Development Permits which allowed for minor incremental renovations and changes to the site overtime (i.e. PD84-02, PD84-05 & M92-11). The subject permit is intended to supersede these previous entitlements with the intent of establishing a single permit which will serve to regulate the site and architectural design of the site, and streamline the permit review and processing of future entitlements.

Based upon the foregoing findings of fact, the Planning Commission further finds and concludes that:

1. The action is allowed within the applicable zoning district with a Modification of the previously approved Planned Development Permit(s), and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;

2. The action is consistent with the General Plan;

3. The project would be consistent with the following General Plan and Downtown Development Plan goals, policies and strategies. Together, these documents speak to a desire to promote and enhance a downtown environment that provides a desirable and distinct balance of land uses:

General Plan

Policy LUT-5.1:	Neighborhood Integrity: Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values, while protecting the integrity of the city's neighborhoods.
Policy LUT-5.3:	Variety of Commercial and Office Uses: Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services and entertainment.
Strategy LUT-5.3g:	Day and Evening Activities: Encourage restaurant and specialty retail uses in the Downtown commercial area that will foster a balance of day and evening activity.
Strategy LUT-9.1c:	Land Use Objectives and Redevelopment Plans: Permit only those uses that are compatible with land use objectives and redevelopment plans.
Policy LUT-11.2:	Services Within Walking Distance: Encourage neighborhood services within walking distance of residential uses.
Policy LUT-19.1:	Campbell Downtown Development Plan: Ensure that new development within the Downtown Area complies with the requirements of the Campbell Downtown Development Plan.
Strategy LUT-19.1a:	Mix of Uses: Encourage a compatible mix of uses (i.e. professional offices, services and retail uses) with ground floor retail uses.

Downtown Development Plan

Goal LU-1:	To continue the development and revitalization of the Downtown areas in a manner that positions it as a viable, self-sustaining commercial district in the competitive marketplace of Silicon Valley.
Goal LU-2:	Work to develop and promote a variety of retail businesses and diversification of eating establishments that will help create a unique destination and identity for Downtown.
Policy LU-2.1:	Ground Level Commercial: Develop and maintain the ground floor space along East Campbell Avenue between Third Street and the light rail tracks as a distinctive retail and restaurant experience with ground floor uses that are diverse and interesting and contribute strongly to a distinctive and unique shopping experience.
Strategy LU-6.1a:	Expand the Downtown boundaries while maintaining a scale that is in keeping with the "small town" image identifiable in the community and create a comfortable experience for the pedestrian.

4. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;

5. The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;

6. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property;

7. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city;

8. The zoning designation for the project site is P-D (Planned Development). Exterior alterations to a historic property in this zoning district may occur with the approval of a Planned Development Permit;

9. The project consists of exterior façade and site upgrades to the Water Tower Plaza;

10. The proposal is intended to renovate the site with particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company (1892-1937);

11. The proposal would remove non-historic elements of the building and site, reconfigure entrances, and improve accessibility;

12. The changes proposed by the project are consistent with the Historic Preservation Ordinance, and the Secretary of Interior Standards and do not detract from the existing architectural character of the building or site;

13. The proposed exterior changes are consistent with the purpose of the Historic Preservation ordinance to enhance the visual character of the city by encouraging and regulating the compatibility of architectural styles within historic districts reflecting unique and established architectural traditions;

14. The three trees proposed for removal are not protected under the City's Tree Protection Ordinance on the basis of their size or species;

15. The retention of the podocarpus tree would restrict the economic enjoyment of the property as it would preclude the redevelopment of a significant building entry and is in direct conflict with the proposed improvements;

16. The applicant has demonstrated (by way of photographs) that the two olive trees proposed for removal should be removed as they are either diseased or in danger of falling in consideration of their state of decline and poor health;

17. The proposed replacement trees (a minimum of three 24-inch box trees) will be a sufficient replacement for the trees to be removed and will continue the diversity of tree species found in the community; and

18. No substantial evidence has been presented from which a reasonable argument could be made that shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

RECOMMENDED CONDITIONS OF APPROVAL FOR FILE NO. PLN2016-73 & 154

SITE ADDRESS: 300 & 307 Orchard City Drive
APPLICANT: Brice Colton
OWNER: Water Tower Fee Owner, LLC
P.C. MEETING: July 28, 2016

The applicant is hereby notified, as part of this application, that he/she is required to meet the following conditions in accordance with the ordinances of the City of Campbell and the State of California. Where approval by the Community Development Director, City Engineer, Public Works Director, City Attorney, or Fire Department is required, that review shall be for compliance with all applicable Conditions of Approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified:

Planning Division:

1. Approved Project: Approval is granted for a Modification (PLN2016-73) to a previously approved Planned Development Permits (PD84-02, PD84-05, and M92-11) to allow the exterior remodel of an existing building that is listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on-site and off-site improvements and a Tree Removal Permit (PLN2016-154) to allow the removal of protected tree(s). The project shall substantially conform to the Project Plans stamped as received by the Community Development Department on February 25, 2016, except as may be modified by the Conditions of Approval specified herein.

2. Building Permit Submittal: The construction plans submitted for building permit review shall incorporate the following revisions/notes:
   a. Benches: The existing benches are to be noted with their wood to be replaced or repaired. Alternatively, the benches may be replaced with simple industrial benches complementary to the site renovations. Should the existing benches be removed, efforts should be demonstrated to donate the benches to other sites in the downtown.
   b. Trash Cans: Trash bins throughout the project site shall be replaced with trash duo (recycling/trash) or trash trio (recycling, compost, trash) bins. The design of the trash bins should be consistent with the design of the site renovations.
   c. Historic Plaques: The existing plaque (mounted to a rock in front of the Building I/J entry) shall be incorporated into the newly proposed entrance in that area. Other historic plaques and signs throughout the site shall be noted as being moved to the lobby or front entries and surrounded with more modern framing.
   d. Trees: The landscape plans shall note the proposed location, species and installation of three (24-inch min.) box trees. The species of the trees shall not be Eucalyptus or a 'Fruit Tree' as defined by the Campbell Municipal Code.

   Compliance with these requirements shall be subject to the review and approval of the Director of Community Development.

3. Environmental Recordation Fee: Within three calendar days of permit approval, a check in the amount of $2,260.25 made payable to the 'Santa Clara County Clerk-Recorder' shall be provided to City staff. This payment is required to record the environmental determination on the project.

4. Items Required Prior to Building Permit Issuance/Final: Prior to building permit issuance, a Master Sign Permit shall be submitted for review and consideration. Prior to building permit final, the Master Sign Permit application shall be deemed complete by the City.

5. Permit Expiration: The Modification (PLN2016-73) and Tree Removal Permit (PLN2016-154) approved herein shall be valid for two years from the date of final approval. The City Council will be the final approval authority for the purpose of this condition. Within this two year period an application for a building permit must be submitted. Failure to meet this deadline will result in the Modification and Tree Removal Permit being rendered void.

6. Previous Conditions of Approval: The previously approved Conditions of Approval provided in Planned Development Permits PD 84-02, PD8405 & M92-11 shall be void and shall permanently be superseded in their entirety by the Conditions of Approval specified herein.

7. Rehabilitation: All features dating to the complex's drying and canning eras should be rehabilitated wherever feasible. If any of these features are found to be deteriorated, careful repair is preferred treatment. If deterioration is severe enough so that the feature has failed, the replacement should match the original in design, color, texture, and materials.

8. Historic Plaque: The applicant shall submit plans for a historic plaque to be installed on either a monument or on a plaque in visible location on the property. The design, placement, and installation method of the plaque shall be to the satisfaction of the Community Development Director.

9. Brick: New brick, where added to the entry of Building J, shall be differentiated from the old/historic brick of the building (such as accentuating the reveal around the brick façade entry) to the satisfaction of the Community Development Director.

10. Contractor - Unexpected Conditions: In the event that unexpected damage or historic features (e.g. signage, murals, historic openings or brickwork) are discovered during the construction process, the contractor shall stop work on the affected portion of the project and seek written authorization of the Community Development Director prior to proceeding. To obtain authorization, the contractor shall work with the project architect/applicant to evaluate options to restore the existing material to the extent feasible. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence to the satisfaction of the Community Development Director.

11. Salvage: Where significant historic features cannot be restored in place, they shall be salvaged for use elsewhere on the site, donated to a historic agency, or used for interpretive display.

Public Works Department

12. Response Letter: Upon submittal of the Street Improvement Plans, the applicant shall provide an itemized response letter verifying that all the Public Works Conditions of Approval have been met or addressed.

13. Proof of Ownership: Prior to issuance of any grading, drainage, or building permits for the site, the applicant shall provide a current Preliminary Title Report, grant deed, or other satisfactory proof of ownership.

14. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

    Resources to achieve these objectives include *Stormwater Best Management Practices Handbook for New Development and Redevelopment* ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; *Start at the Source: A Design Guidance Manual for Stormwater Quality Protection* ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and *Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source* ("Using Site Design Techniques") by BASMAA, 2003.

15. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.

16. Pavement Restoration: Based on the utility coordination plan, the applicant shall prepare a pavement restoration plan for approval by the City Engineer prior to any utility installation or abandonment. Streets that have been reconstructed or overlaid within the previous five years will require boring and jacking for all new utility installations. First Street and Orchard City Drive have not been reconstructed or overlaid in the last 5 years. The pavement restoration plan shall indicate how the street pavement shall be restored following the installation or abandonment of all utilities necessary for the project.

17. Street Improvement Agreement / Plans / Encroachment Permit / Fees / Deposits: Prior to issuance of any grading or building permits for the site, the applicant shall execute a street improvement agreement, cause plans for public street improvements to be prepared by a registered civil engineer, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:

    a. Show location of all existing utilities within the existing public right of way.

b. No new utility boxes, covers, etc. will be allowed in the sidewalk area.

c. Removal of existing driveway approach on First Street and necessary sidewalk, curb and gutter.

d. Removal of existing non-accessible compliant curb ramps along Orchard City Drive frontage.

e. Installation of City standard accessible compliant driveway approach on First Street.

f. Installation of two accessible complaint curb ramps at the easterly driveway along Orchard City Drive.

g. Installation of an accessible compliant curb ramp at the intersection of Orchard City Drive and Central Avenue. The face of curb shall be pushed out to make the new ramp perpendicular to Orchard City Drive – the existing roadway transition should be moved east.

h. Installation of traffic control, stripes and signs.

i. Construction of conforms to existing public and private improvements, as necessary.

j. Submit final plans in a digital format acceptable to the City.

18. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required street improvements and pavement restoration installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

19. Utility Encroachment Permit: Separate encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

20. Additional Street Improvements: Should it be discovered after the approval process that new utility main lines, extra utility work or other work is required to service the development, and should those facilities or other work affect any public improvements, the City may add conditions to the development/project/permit, at the discretion of the City Engineer, to restore pavement or other public improvements to the satisfaction of the City.

21. City Parking Garage: Any repainting of the railings for the adjacent First Street Parking Garage shall be coordinated through the Public Works Maintenance Section.

Building Department

22. Permits Required: A building permit application shall be required for the proposed Renovations to the (e) commercial structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

23. Construction Plans: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

24. Size Of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

25. Plan Preparation: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be "wet stamped" and signed by the qualifying professional person.

26. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Site address and parcel numbers shall also be clearly called out. Site parking and path of travel to public sidewalks shall be detailed.

27. Title 24 Energy Compliance: California Title 24 Energy Standards Compliance forms shall be blue-lined on the construction plans. Compliance with the Standards shall be demonstrated for conditioning of the building envelope and lighting of the building.

28. Special Inspections: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

29. Non-Point Source Pollution: The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.

30. Title 24 Accessibility – Commercial: On site general path of travel shall comply with the latest California Title 24 Accessibility Standards. Work shall include but not be limited to accessibility to building entrances from parking facilities and sidewalks.

31. Title 24 Accessibility – Commercial: Based upon estimated valuation of this project, the building shall comply fully with Chapter 11B of the California Building Code 2013 ed.

32. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:

    a. West Valley Sanitation District
    b. Santa Clara County Fire Department
    c. Santa Clara County Department of Environmental Health (Restaurant)
    d. San Jose Water Company (279-7900)

33. P.G.& E.: Applicant is advised to contact Pacific Gas and Electric Company as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process. Applicant should also consult with P.G. and E. concerning utility easements, distribution pole locations and required conductor clearances.

Fire Department:

34. Comment 1: Plans reflect on sheet A0.1, that "Fire Sprinkler system" will be a "Deferred Submittal". Alter the sprinkler system as needed by modifications proposed at ceilings. Submit shop drawings (3 sets) and a permit application to the Santa Clara County Fire Department for approval before altering the system. Call (408) 378-4010 for more information.

35. Comment #2: Plans reflect on sheet A0.1, that "Fire Alarm system" will be a "Deferred Submittal". Submit fire alarm system shop drawings (3 sets) and a permit application to the Fire Prevention Division for review and approval. Call (408) 378-4010 for more information.

36. Comment #3: Per "Key Note #1" on sheet A3.1 and "Finish Legend" on sheet A2.2, the "Ceiling" (in areas indicated on sheet A3.1, detail 16) will be covered with "(N) Stickwood" (Wood laminate). Please refer to CFC #803.5.1 and indicate which option of the 3 indicated under CFC #803.5.1 this installation will meet. Provide supporting documentation demonstrating compliance with the option indicated.

37. Comment #4: Tactile exit signs shall be provided as required to comply with CBC section 1011.4. Show location on floor plans.

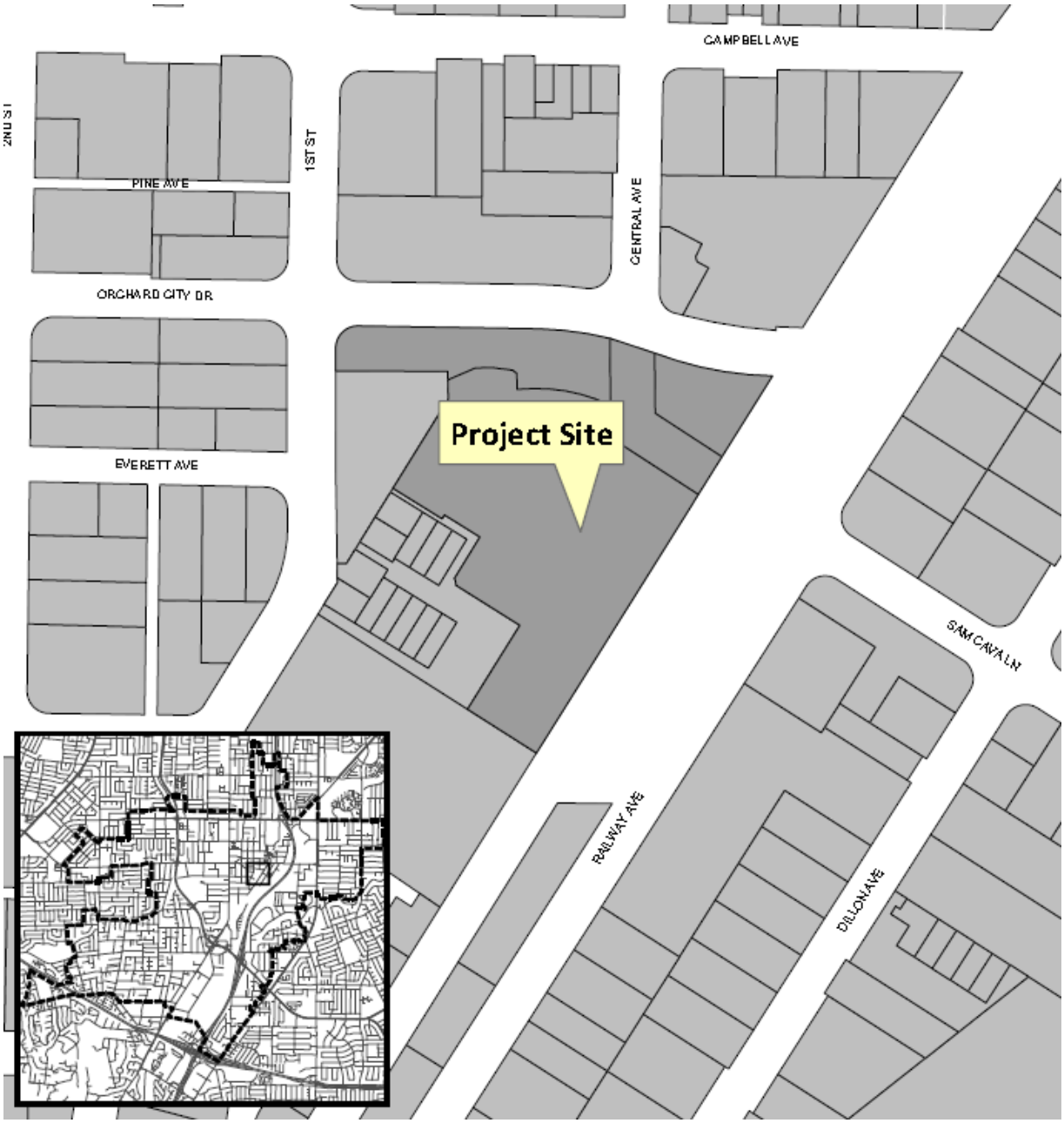
38. Comment #5: NOTE - Egress doors shall be readily openable from the egress side without the use of a key, thumb turn, or any special knowledge or effort. Manually operated flush bolts or surface bolts are not permitted, unless any of the conditions under section 1008.1.9.4 is met. [CBC #1008.1.9] {Sheets A2.1 & A0.3}.

39. Comment #6: NOTE - Interior wall and ceiling finish shall comply with CBC & CFC, Chapter 8. {Sheets A2.2, A2.3 & A3.1}

40. Comment #7: This review shall not be construed to be an approval of a violation of the provisions

Attachment #3

Location Map



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 2 ***Resource Name or #:** George Hyde Co./Sunsweet Growers
P1. Other Identifier:
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** **Date** **T;** **R** ; ¼ **of** ¼ **of Sec** ; **B.M.**
c. Address: 93 S. Central Ave (Currently 300 Orchard City Drive) City Campbell Zip 95008
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 412-07-048

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Several interconnected brick/wood commercial/industrial buildings of two or one-story height. Wood-frame windows, sloped roofs of corrugated tin.

Structures were developed twice for commercial use; in the 1970's for a retail/business center commonly known as "The Factory", and again in 1984-85, for a primarily business/office complex commonly known as "Water Tower Plaza." The exterior of the buildings have been completely remodeled, bearing little resemblance to the original structures described above. Present appearance features color-coordinated painting of wood trim/awnings; wood sideboard and extensive landscaping.

***P3b. Resource Attributes:** (List attributes and codes) 1-3 story Commercial Building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P4. Resources Present:** ☒ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Side View, 10/21/2008

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1892-1909

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Peggy Coats
City of Campbell Museum
51 N. Central Ave.

***P9. Date Recorded:** 10/1985

***P10. Survey Type:** (Describe)
Inventory Update

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") 1977-78 Historic Survey. "Sunsweet", A history (Sunsweet Inc.)

***Attachments:** ☒NONE ☐Location Map ☐Continuation Sheet ☐ Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☒Photograph Record ☐ Other (List):

State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** _____

Page 2 **of** 2 ***Resource Name or #** (Assigned by recorder) _____

B1. Historic Name: George Hyde Co./Sunsweet Growers

B2. Common Name: George Hyde Co./Sunsweet Growers

B3. Original Use: Industrial **B4.** Present Use: Commercial

***B5. Architectural Style:** Brick Commercial/ Industrial building

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Built, 1892-1909.

***B7. Moved?** ☒ **No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____

***B8. Related Features:**

B9a. Architect: Unknown **b. Builder:** Unknown

***B10. Significance: Theme** Economic/Industrial **Area** _____

Period of Significance _____ **Property Type**

Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The site was originally occupied from 1887-1890, by Flemmings Fruit Dryer, which employed 700 people and shipped 120 carloads of fruit during their first season of operation. They were acquired in 1890 by Frank Buxton's Dryer, which was in turn acquired, in 1892 by the Campbell Fruit Growers Union. Original complex consisted of a packing house, and 17 acres of fruit dry-yards, headed by Campbell grower F.M. Righter. In 1909, George Hyde bought the acreage and converted the packing house to a canning and dehydrating plant. In 1937, Hyde sold the facility to the California Prune and Apricot Growers Association, which he had been affiliated with since 1917. The site/complex became known as the Campbell Cooperative Dryer, one of five experimental dryers in the Sunsweet Association. It expanded to become a 48-tunnel plant, the largest in the world during the eleven affiliated dehydrators and dryers: Campbell, Feather River, Hollister, Morgan Hill, Napa, Oak Grove, Santa Rosa, Silverado, Solano, Tehama and Ukiah. Plant closed in 1971, and has since been used commercially.

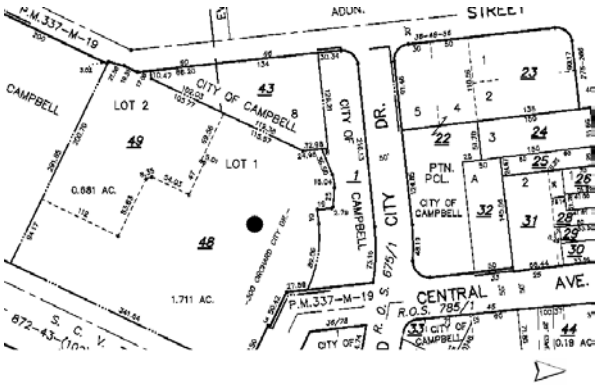
B11. Additional Resource Attributes: (List attributes and codes)___

***B12. References:**

Tom M. King (October 20, 1977)
City of Campbell Historic Survey 1977-78

B13. Remarks:

***B14. Evaluator:** See P8
***Date of Evaluation:** See P9



(This space reserved for official comments.)

A PLANNING SUBMITTAL FOR:
THE CANNERY
AT WATER TOWER PLAZA
SITE AND BUILDING EXTERIOR IMPROVEMENTS
300 ORCHARD CITY DRIVE
(FORMERLY 93 CENTRAL AVENUE)
CAMPBELL, CA 95008

ABBREVIATIONS

AB	ANCHOR BOLT
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADJ.	ADJACENT
AFF	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ALT.	ALTERNATE
ARCH.	ARCHITECT/ARCHITECTURAL
AVG.	AVERAGE
AWC	ACOUSTICAL WALL COVERING
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BRZ.	BRONZE
BTM.	BOTTOM
BTWN.	BETWEEN
BUR	BUILT UP ROOFING
BW	BOTH WAYS
CB	CATCH BASIN
CF	CUBIC FEET
CG	CORNER GUARD
CJ	CONTROL JOINT
CLKG.	CAULKING
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CO.	CLEANOUT
COTG.	CLEANOUT TO GRADE
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CPT.	CARPET
CT	CERAMIC TILE
CTR.	CENTER
CW	COLD WATER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DF.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DISP.	DISPENSER
DL	DEAD LOAD
DN.	DOWN
DR.	DOOR
DWG.	DRAWING
DW	DISHWASHER
(E)	EXISTING
EA.	EACH
EB.	EXPANSION BOLT
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ.	EXPANSION JOINT
ELEC.	ELECTRIC/ELECTRICAL
ELEV.	ELEVATOR/ELEVATION
EN.	EDGE NAILING
ENCL.	ENCLOSURE
EP.	ELECTRICAL PANEL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN.	FINISH
FL	FLOW LINE
FLSHG.	FLASHING
FLR.	FLOOR
FLUOR.	FLUORESCENT
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FOW	FACE OF WALL
FRP	FIBERGLASS REINFORCED PLASTIC
FRMG.	FRAMING
FT.	FOOT
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GC	GENERAL CONTRACTOR
GLB	GLUE LAMINATED BEAM
GRDR.	GIRDER
GSM	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HD	HOLDOWN
HDR.	HEADER
HGR.	HANGER
HM.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HW	HOT WATER
IN.	INCH/INCHES
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KP	KICK PLATE
KIT.	KITCHEN
LAV.	LAVATORY
LB	LAG BOLT
LBS	POUND
LF	LINEAR FOOT
LL	LIVE LOAD
LS	LAG SCREW
LVL	LAMINATED VENEER LUMBER
MAX.	MAXIMUM
MB	MACHINE BOLT
MECH.	MECHANICAL
MFD.	MANUFACTURED
MFR.	MANUFACTURER
MICRO.	MICROWAVE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
(N)	NEW
NIC	NOT IN CONTRACT
NA	NOT APPLICABLE
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
OH	OVERHEAD
OPNG.	OPENING
PL.	PLATE
PLF	POUNDS PER LINEAL FOOT
PLAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PNT.	PAINT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PVC.	POLYVINYLCHLORIDE
PVMT.	PAVEMENT
RA	RETURN AIR
RAD.	RETURN AIR
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RWD.	REDWOOD
REF.	REFERENCE
REFR.	REFRIGERATOR
REG.	REGISTER
REQD.	REQUIRED
REV.	REVISION
RM.	ROOM
RO	ROUGH OPENING
RWL	RAINWATER LEADER
SCHED.	SCHEDULE
SD	STORM DRAIN
SEC.	SECTION
S.E.D	SEE ELECTRICAL DRAWINGS
SF	SQUARE FOOT
S.F.S.D.	SEE FOOD SERVICE DRAWINGS
SHTG.	SHEATHING
SHWR.	SHOWER
SIM.	SIMILAR
S.M.D.	SEE MECHANICAL DRAWINGS
SPEC.	SPECIFICATION
S.P.D.	SEE PLUMBING DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
S.S.	STAINLESS STEEL
SS	SOLID SURFACE
S.T.C.	SOUND TRANSMISSION COEFFICIENT
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYS.	SYSTEM
T.	TEMPERED
TEL.	TELEPHONE
T.O.C.	TOP OF CURB
T&G	TONGUE & GROOVE
TS	TUBE STEEL
T.V.	TELEVISION
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VENT.	VENTILATION/VENTILATOR
VERT.	VERTICAL
V.I.F.	VESTIBULE
W/	WITH
WC	WATER CLOSET
WD.	WOOD
WH	WATER HEATER
WDW.	WINDOW
W/O	WITHOUT
WP.	WATERPROOF
WSCT.	WAINSCOT
WT.	WEIGHT
WWF	WELDED WIRE FABRIC

DEMOLITION NOTES

1. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
2. PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
3. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.
5. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
6. REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK.
7. REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, UNLESS OTHERWISE NOTED.
8. REMOVE EXISTING FLOOR FINISHES AND PREPARE SUB-FLOOR AS REQUIRED FOR NEW FLOOR FINISHES.
9. SCOPE OF DEMOLITION INDICATED IS TO BE IN ITS ENTIRETY UNLESS NOTED OTHERWISE.

GENERAL CONTRACTOR NOTES

1. MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED & PROTECTED TO PREVENT DAMAGE & DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK
2. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OF THESE PLANS AND SPECIFICATIONS
3. MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH & DEBRIS AS A RESULT OF HIS OPERATIONS
4. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED & ACTED UPON BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE W/ THE REVIEWED SHOP DRAWINGS & SAMPLES
5. CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS & THE CONTRACT DOCUMENTS, AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMEN
6. SHOULD AN ERROR APPEAR IN THE NOTES, SPECIFICATIONS, OR DRAWINGS, OR IN WORK DONE BY OTHERS, AFFECTING THIS WORK, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTIONS AS TO PROCEDURE. IF CONTRACTOR PROCEEDS W/ WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT
7. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS & SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED ANY WRITTEN DECISIONS FROM THE ARCHITECT AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED
8. PATCHING, REPAIRING AND REPLACING OF MATERIAL SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE W/ APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES
9. ALL MECHANICAL & ELECTRICAL EQUIPMENT SHALL HAVE A UL DESIGN LISTING/ NUMBER. ANY EQUIPMENT NOT LISTED WILL REQUIRE FIELD TESTING & CERTIFIED BY AN APPROVED TESTING AGENCY. IT IS THE RESPONSIBILITY OF THE OWNER & HIS DESIGN/ CONSTRUCTION TEAM TO NOTIFY THE BUILDING DEPARTMENT IF FIELD-TESTING IS REQUIRED FOR ANY EQUIPMENT WITHOUT AN EQUIVALENT LISTED LABEL APPROVED BY THE LOCAL CITY BUILDING DEPARTMENT. PROOF OF EQUIPMENT CERTIFICATION SHALL BE SUBMITTED & APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED
10. HAZARDOUS MATERIALS: THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO ASBESTOS OR HAZARDOUS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE. PROFESSIONAL SERVICES RELATED OR IN ANY WAY CONNECTED WITH THE INVESTIGATION, DETECTION, ABATEMENT, REPLACEMENT, USE, SPECIFICATION, OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOS OR HAZARDOUS OR TOXIC MATERIALS ARE BEYOND THE SCOPE OF THIS AGREEMENT.

PROJECT LAYOUT

11. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF THE PROJECT AND ALL OF ITS COMPONENT PARTS. LAYOUT ENGINEERING AND DIMENSIONAL INFORMATION, IN ADDITION TO THE INFORMATION CONTAINED ON THE CONTRACT DRAWINGS, THAT MAY BE DETERMINED BY THE CONTRACTOR AS NECESSARY TO ACCURATELY CONSTRUCT THE PROJECT IN CONFORMANCE WITH THE DESIGN INTENT AS SHOWN IN THE CONTRACT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR.

CONSULTANTS

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FOUR CORNERS PROPERTIES
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SAN FRANCISCO, CA 94111
P: (415) 495-3700
E: kttam@sgh.com

LANDSCAPE ARCHITECT
TBD
CONTACT: TBD
ADDRESS TBD
CITY TBD
P: TBD
E: TBD

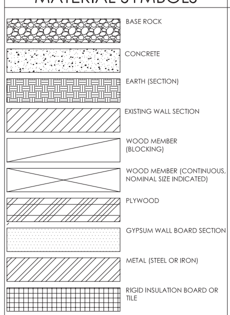
PROJECT DATA

PRIMARY APN:	412-07-048
ADDITIONAL APNS:	412-07-001 AND 412-07-047
EXISTING BUILDING FOOTPRINT:	54,420 S.F.
FLOOR AREA CHANGE:	+163 S.F. (E) COVERED AREA TO BE ENCLOSED
LOT COVERAGE CHANGE:	+25 S.F. AT (N) ENTRY FEATURE WALL
	+48 S.F. AT (N) ENTRY FRAME
	-200 S.F. AT (E) RAMP AND CANOPY TO BE REMOVED △1
SPRINKLER	YES
NO. OF STORIES:	3
TYPE OF CONSTRUCTION:	TYPE III-B & V-B
TYPE OF OCCUPANCY	A-2, B, & S-1
PROJECT AREA	24,400 SF
PROVIDED SITE PARKING	REFER TO CITY OF CAMPBELL PARKING DISTRICT 1A
CODES USED	2013: C.P.C, C.M.C., C.E.C., C.F.C., CALIFORNIA ENERGY CODE, CAL GREEN BUILDING STANDARDS CODE, HANDICAPPED ACCESSIBILITY REGULATIONS, AND LOCALLY ADOPTED CODES

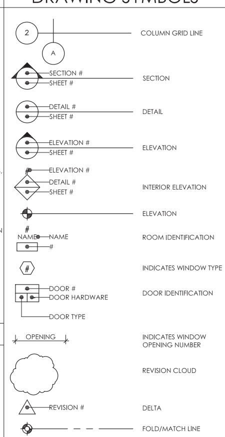
PROPOSED OVERALL RENDERING ALONG ORCHARD CITY DRIVE

VICINITY MAP

MATERIAL SYMBOLS



DRAWING SYMBOLS



SYMBOLS

&	AND	≥	GREATER THAN OR EQUAL TO
∠	ANGLE	≤	LESS THAN OR EQUAL TO
@	AT	±	PLUS OR MINUS
℄	CENTER LINE		PROPERTY LINE OR PLATE
°	DEGREES	#	POUND
Δ	DELTA		
Ø	DIAMETER		
	FLOWLINE		

FIRE DEPARTMENT NOTES

1. APPROVED ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTAGE & SHALL CONTRAST W/ THEIR BACKGROUND
2. PROVIDE AN EMERGENCY TELEPHONE ON THE JOB PRIOR TO ANY CONSTRUCTION
3. A MINIMUM NUMBER SETS OF DRAWINGS APPROVED BY THE CITY FIRE DEPARTMENT SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK
4. A MINIMUM NUMBER SETS OF DRAWINGS APPROVED BY THE CITY FIRE DEPARTMENT SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK
5. KNOX BOX IS RECOMMENDED FOR BUILDINGS & REQUIRED FOR ALL FIRE DEPARTMENT ACCESS GATES. CONTACT LOCAL FIRE DEPARTMENT FOR ADDITIONAL INFORMATION
6. FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE MAINTAINED CLEAR & UNOBSTRUCTED. PROVIDE PROPER FIRE LANE SIGNAGE & CURB STRIPING PER THE VEHICLE CODE SECTION 22500.1. CONTACT THE FIRE DEPARTMENT FOR FIRE LANE PROGRAM GUIDELINES
7. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING, WHICH WILL EXCEED THE QUANTITIES LISTED IN CBC TABLES 3-D & 3-E

SCOPE OF WORK

UPGRADES TO THE FACADE AND SITE OF AN EXISTING BUILDING, INCLUDING THE FOLLOWING:

- REMOVE EXISTING LANDSCAPE, PAVING, AND SITE WORK AS SHOWN. ALL TREES SHALL REMAIN UNLESS OTHERWISE NOTED.
- REMOVE SELECTED EXISTING ELEMENTS ADDED TO BUILDINGS DURING 1980S REMODEL, INCLUDING STUCCO FASCIA, FABRIC AWNINGS, BRICK PLANTERS, NON-ADA-COMPLIANT RAMP, ARCHED ENTRY, AND OTHER EXTERIOR BUILDING ELEMENTS AS SHOWN.
- REMOVE PARAPET IN FRONT OF ORIGINAL CLERESTORY WINDOWS, REMOVE BOARDS FROM WINDOWS, AND PREPARE WINDOWS FOR RE-USE.
- ENLARGE EXISTING BUILDING J ENTRY AS SHOWN.
- INSTALL NEW LANDSCAPE AND HARDSCAPE THROUGHOUT SITE.
- INSTALL NEW FEATURE WALLS AND AWNINGS AT ENTRIES AS SHOWN.
- INSTALL NEW CORRUGATED METAL CORNICES AND ROOF SCREENS AS SHOWN.
- INSTALL NEW ACCESSIBLE LIFT AND STAIRS.
- REINFORCE STRUCTURE OF EXISTING BALCONY AND INSTALL NEW FINISHES.
- PAINT WINDOW FRAMES AND INSTALL NEW WINDOW AWNINGS.

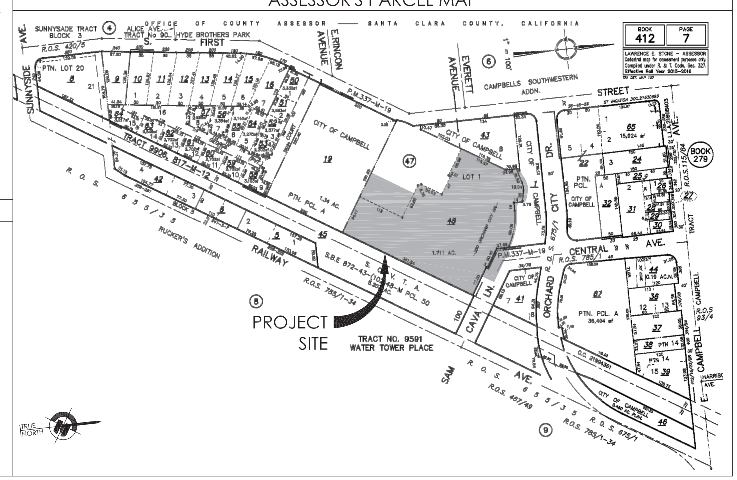
- NO CHANGE IN OCCUPANCY IS PROPOSED
- NO CHANGE IN BUILDING FOOTPRINT IS PROPOSED
- NO CHANGE IN BUILDING HEIGHT IS PROPOSED

DRAWING INDEX

ARCHITECTURAL

A0.1	COVER SHEET & GENERAL NOTES
A0.2	TYPICAL ADA DETAILS (FOR REFERENCE ONLY)
A1.0	DEMO AND EXISTING GENERAL SITE PLAN
A1.1	NEW GENERAL SITE PLAN
A1.2	NEW SCHEMATIC LANDSCAPE SITE PLAN
A1.3	NEW PAVING SITE PLAN
A2.0	DEMO ENLARGED SITE PLANS
A2.1	NEW ENLARGED SITE PLANS
A2.2	NEW ENLARGED SITE PLANS
A3.1	EXISTING ELEVATIONS
A3.2	PROPOSED ELEVATIONS, BUILDINGS G AND J
A3.3	PROPOSED ELEVATIONS, BUILDINGS A, B, D, AND F
A4.1	PROPOSED SECTIONS

ASSESSOR'S PARCEL MAP



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LICENSED ARCHITECT ★ STATE OF CALIFORNIA ★ GORDON P. McDONALD C-6716 EXP. 09.30.17

THE CANNERY AT WATER TOWER PLAZA
EXTERIOR IMPROVEMENTS
300 ORCHARD CITY DRIVE
CAMPBELL CA, 95008

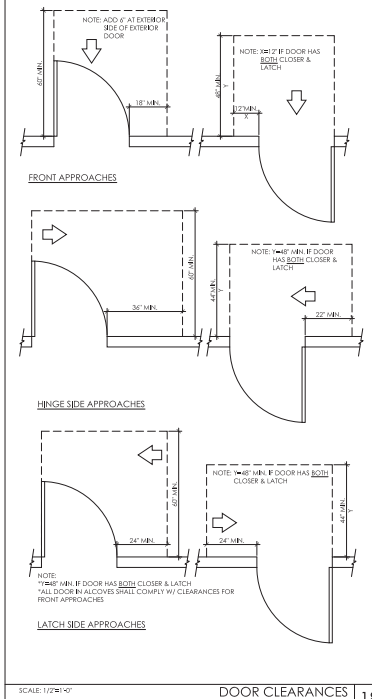
ISSUE	
	2016.02.24 PLANNING SUBMITTAL
△1	2016.05.31 PLANNING COMMENT RESPONSE
△2	2016.05.31 HISTORIC PRESERVATION BOARD REC.

COVER SHEET & GENERAL NOTES

Date	2015.09.25
Scale	N.T.S.
Drawn	
Job	1339-6
Sheet	A0.1

PLANNING SUBMITTAL

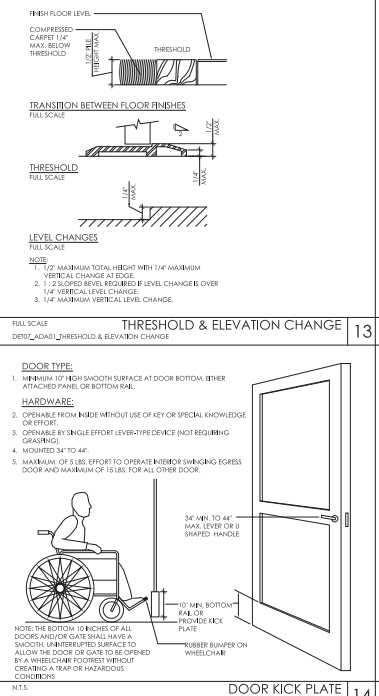
PLOTTED:



SCALE: 1/2"=1'-0"

DET07_ADA01_DOOR CLEARANCES

DOOR CLEARANCES 18



FULL SCALE

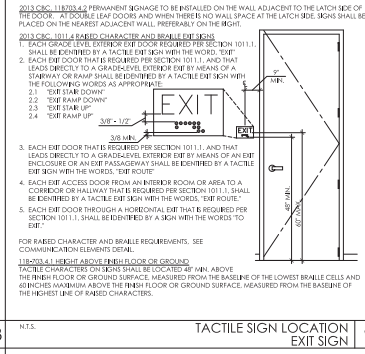
DET07_ADA01_THRESHOLD & ELEVATION CHANGE

THRESHOLD & ELEVATION CHANGE 13

N.T.S.

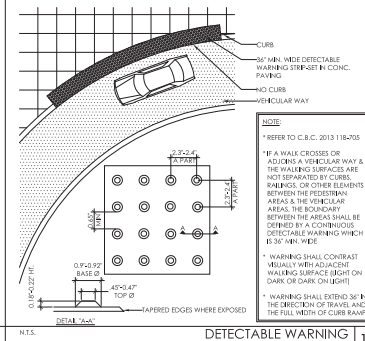
DET07_ADA01_DOOR KICK PLATE

DOOR KICK PLATE 14



N.T.S.

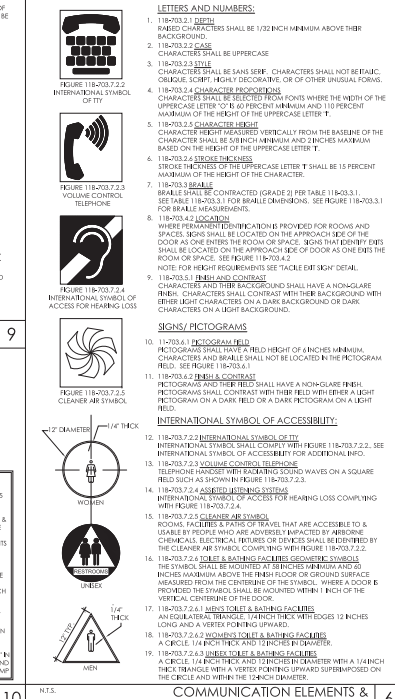
TACTILE SIGN LOCATION EXIT SIGN 9



N.T.S.

DET01_ADA01_DETECTABLE WARNING

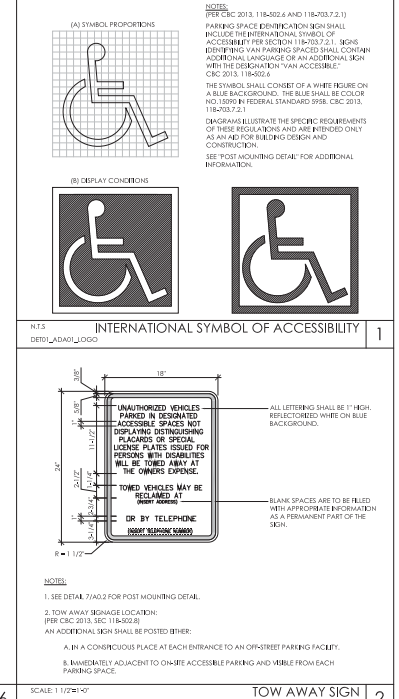
DETECTABLE WARNING 10



N.T.S.

DET07_ADA01_ADA SIGNS & PICTOGRAMS

COMMUNICATION ELEMENTS & PICTOGRAMS 6



N.T.S.

DET01_ADA01_LOGO

INTERNATIONAL SYMBOL OF ACCESSIBILITY 1

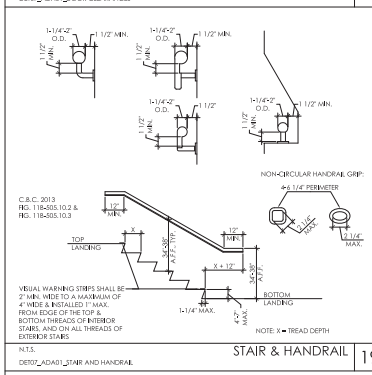
NOTES:

1. SEE DETAIL 7/A0.2 FOR POST MOUNTING DETAIL.
2. TOW AWAY SIGNAGE LOCATION:
(PER CBC 2013, SEC. 11B-502.8)
AN ADDITIONAL SIGN SHALL BE POSTED EITHER:
A. IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY.
B. IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

SCALE: 1 1/2"=1'-0"

DET01_ADA01_SIGN

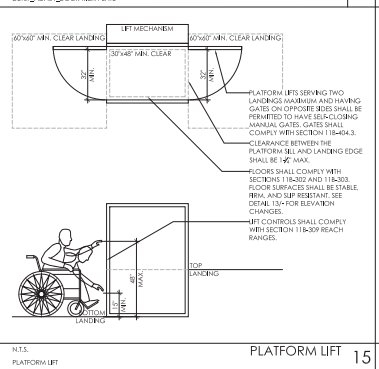
TOW AWAY SIGN 2



N.T.S.

DET07_ADA01_STAIR AND HANDRAIL

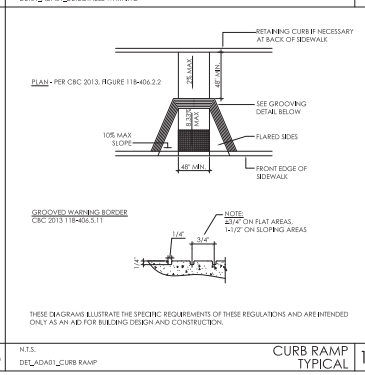
STAIR & HANDRAIL 19



N.T.S.

PLATFORM LIFT

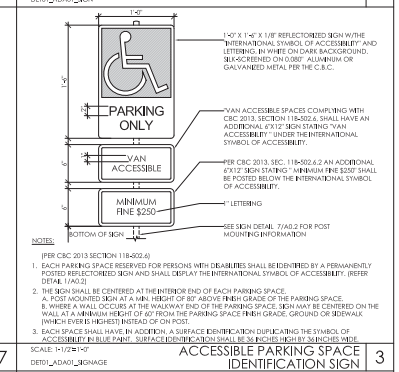
PLATFORM LIFT 15



N.T.S.

DET_ADA01_CURB RAMP

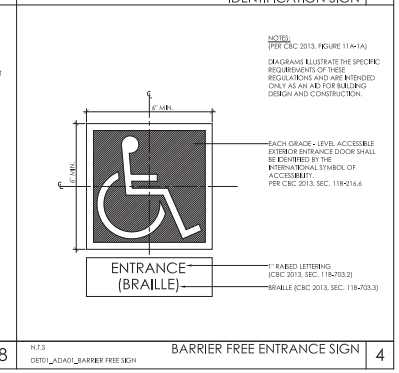
CURB RAMP TYPICAL 11



SCALE: 3/4" = 1'-0"

DET01_ADA01_POST MOUNTING

POST MOUNTING DETAIL 7



NOTES:

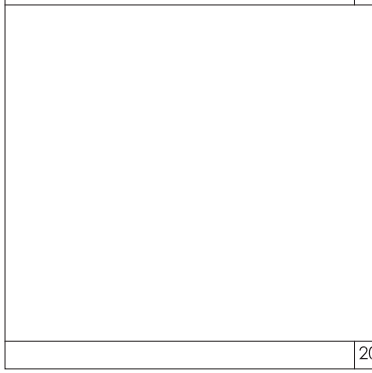
(PER CBC 2013 SECTION 11B-502.6)

1. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A PERMANENTLY POSTED REFLECTORIZED SIGN AND SHALL DISPLAY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. (REFER DETAIL 1/A0.2)
2. THE SIGN SHALL BE CENTERED AT THE INTERIOR END OF EACH PARKING SPACE.
A. POST MOUNTED SIGN AT A MIN. HEIGHT OF 80" ABOVE FINISH GRADE OF THE PARKING SPACE.
B. WHERE A WALL OCCURS AT THE WALKWAY END OF THE PARKING SPACE, SIGN MAY BE CENTERED ON THE WALL AT A MINIMUM HEIGHT OF 60" FROM THE PARKING SPACE FINISH GRADE, GROUND OR SIDEWALK (WHICH EVER IS HIGHEST) INSTEAD OF ON POST.
3. EACH SPACE SHALL HAVE, IN ADDITION, A SURFACE IDENTIFICATION DUPLICATING THE SYMBOL OF ACCESSIBILITY IN BLUE PAINT. SURFACE IDENTIFICATION SHALL BE 36 INCHES HIGH BY 36 INCHES WIDE.

SCALE: 1-1/2"=1'-0"

DET01_ADA01_SIGNAGE

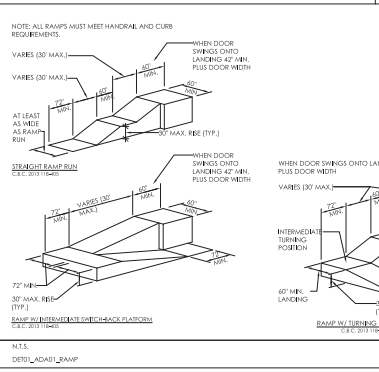
ACCESSIBLE PARKING SPACE IDENTIFICATION SIGN 3



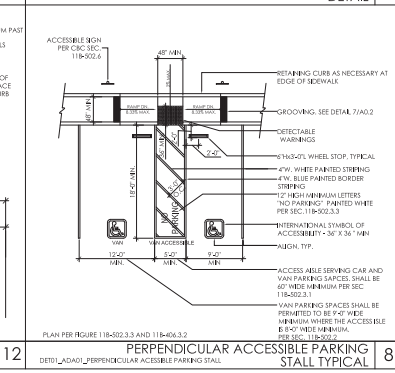
N.T.S.

DET01_ADA01_RAMP

20



ACCESSIBLE RAMP TYPICAL 12



N.T.S.

DET01_ADA01_PERPENDICULAR ACCESSIBLE PARKING STALL

PERPENDICULAR ACCESSIBLE PARKING STALL TYPICAL 8

N.T.S.

DET01_ADA01_BARRIER FREE SIGN

BARRIER FREE ENTRANCE SIGN 4

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REGISTERED PROFESSIONAL ENGINEER
C-67118
ELECTRICAL
STATE OF CALIFORNIA

THE CANNERY AT WATER TOWER PLAZA
EXTERIOR IMPROVEMENTS
300 ORCHARD CITY DRIVE
CAMPBELL CA, 95008

ISSUE	
2016.02.24	PLANNING SUBMITTAL
1 2016.05.31	PLANNING COMMENT RESPONSE
2 2016.05.31	HISTORIC PRESERVATION BOARD REC.

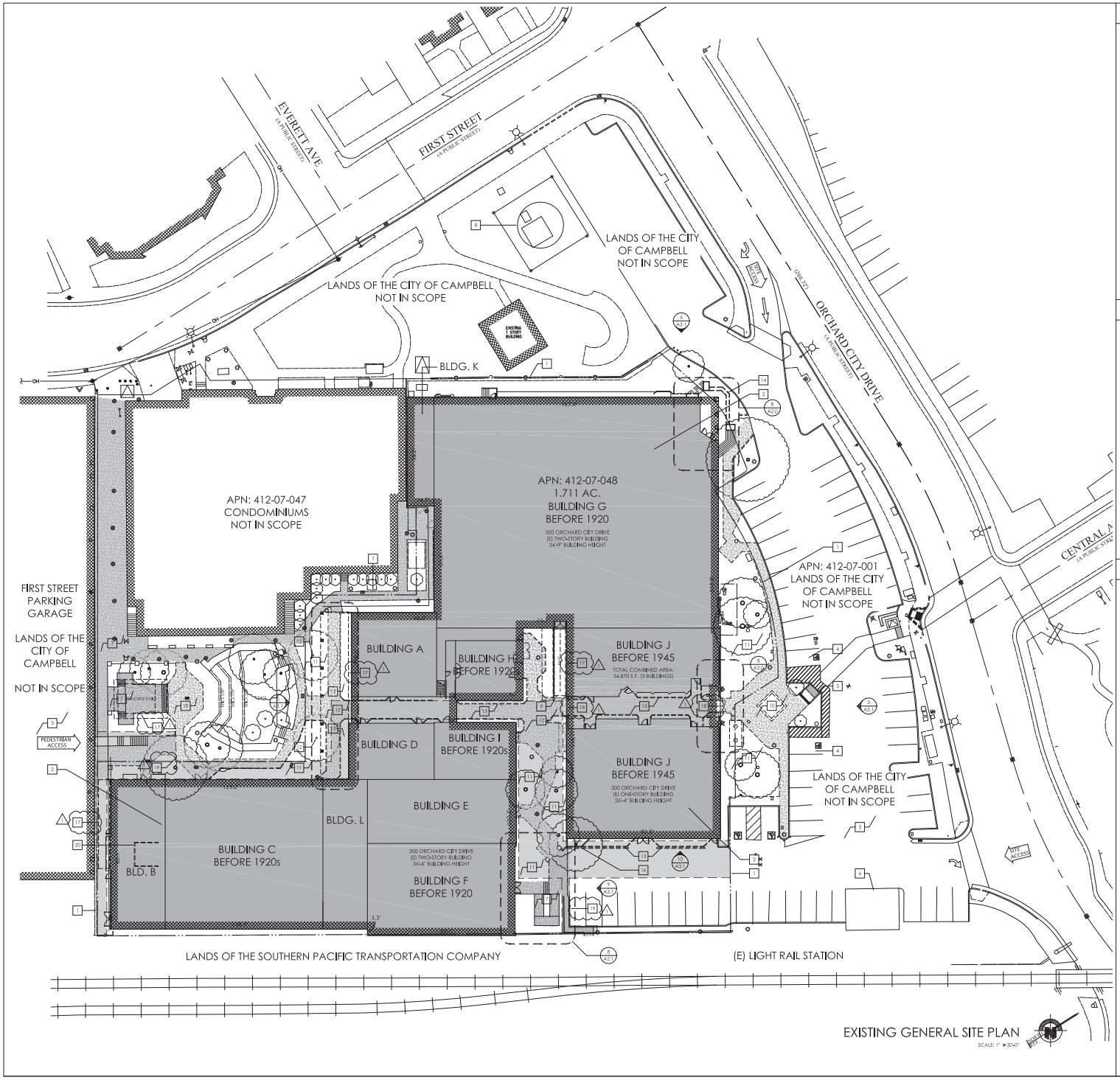
TYPICAL ADA DETAILS (FOR REFERENCE ONLY)

Date	2015.09.25
Scale	AS SHOWN
Drawn	
Job	1339-6
Sheet	A0.2

PLANNING SUBMITTAL

PLOTTED:

P:\1339-6 The Cannery Campbell\1339-6 exterior improvements\A-Drawing\3-Sheets



EXISTING GENERAL SITE PLAN

SCALE: 1" = 20'-0"

SHEET NOTES

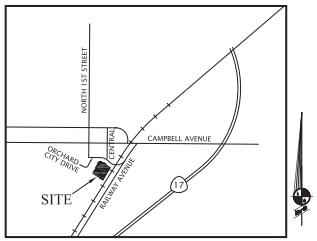
1. (E) PROPERTY LINE TO REMAIN
2. (E) BUILDING TO REMAIN. SEE ELEVATION SHEETS FOR FACADE WORK
3. (E) PARKING TO REMAIN
4. (E) ACCESSIBLE PARKING STALL TO REMAIN
5. (E) ACCESSIBLE CURB RAMP TO REMAIN
6. (E) TRASH ENCLOSURE TO REMAIN
7. (E) CONCRETE PAVING TO REMAIN
8. (E) HISTORIC WATER TOWER, NOT IN SCOPE
9. (E) NON-COMPLIANT RAMP TO BE REMOVED
10. (E) PAVING TO BE REMOVED AND REPLACED
11. (E) LANDSCAPE TO BE REMOVED AND REPLACED. TREES LISTED ON SHEET A1.2 TO REMAIN
12. (E) OLIVE TREE TO BE REMOVED. OLIVE TREE DROPS FRUIT ON ACCESSIBLE PATH OF TRAVEL.
13. (E) BRICK PLANTER TO BE REMOVED. SALVAGE BRICKS FOR RE-USE
14. REMOVE FINISHES AND PLANTER FROM (E) PATIO
15. (E) BALCONY ABOVE TO BE RENOVATED AND REINFORCED
16. (E) BRICK PLANTER AROUND TREE TO REMAIN
17. (E) GREEN CLOTH AWNING TO BE REMOVED (ALL GREEN CLOTH AWNING WILL BE REMOVED THROUGHOUT SITE. THIS KEYNOTE CALLS OUT LARGER AWNINGS).
18. (E) PEDESTRIAN GATE TO REMAIN
19. (E) PUBLIC ACCESS EASEMENT TO REMAIN
20. (E) WOOD ROOF SCREEN TO BE REMOVED AND REPLACED

LEGEND

- (E) CONCRETE TO BE REMOVED
- (E) CONCRETE TO REMAIN
- FOOTPRINT OF (E) BUILDINGS WITHIN AREA OF WORK. NO CHANGE TO FOOTPRINT. SEE ELEVATIONS FOR FACADE WORK.
- (E) PUBLIC ACCESS EASEMENT TO REMAIN

GENERAL NOTES

1. TOTAL OF ALL (N) IMPERVIOUS SURFACES TO BE LESS THAN 10,000 S.F.
2. REMOVE BRICK PLANTERS THROUGHOUT SITE UNLESS OTHERWISE NOTED: SALVAGE BRICKS FOR RE-USE.
3. PROVIDE (N) LANDSCAPING THROUGHOUT SITE.
4. REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE.
5. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
6. REMOVE (E) GREEN AWNINGS OVER WINDOWS THROUGHOUT SITE.
7. PATCH, REPAIR & PAINT ALL AREAS DAMAGED DUE TO CONSTRUCTION. MATCH (E) OR APPROVED EQUAL.
8. ALL (E) TREES TO REMAIN PER CITY OF CAMPBELL TREE REMOVAL GUIDELINES



VICINITY MAP
NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER
JULIE A. MCDONALD
C-67118
STATE OF CALIFORNIA

THE CANNERY AT WATER TOWER PLAZA
EXTERIOR IMPROVEMENTS

300 ORCHARD CITY DRIVE

CAMPBELL CA, 95008

ISSUE	
	2016.02.24 PLANNING SUBMITTAL
1	2016.05.31 PLANNING COMMENT RESPONSE
2	2016.05.31 HISTORIC PRESERVATION BOARD REC.

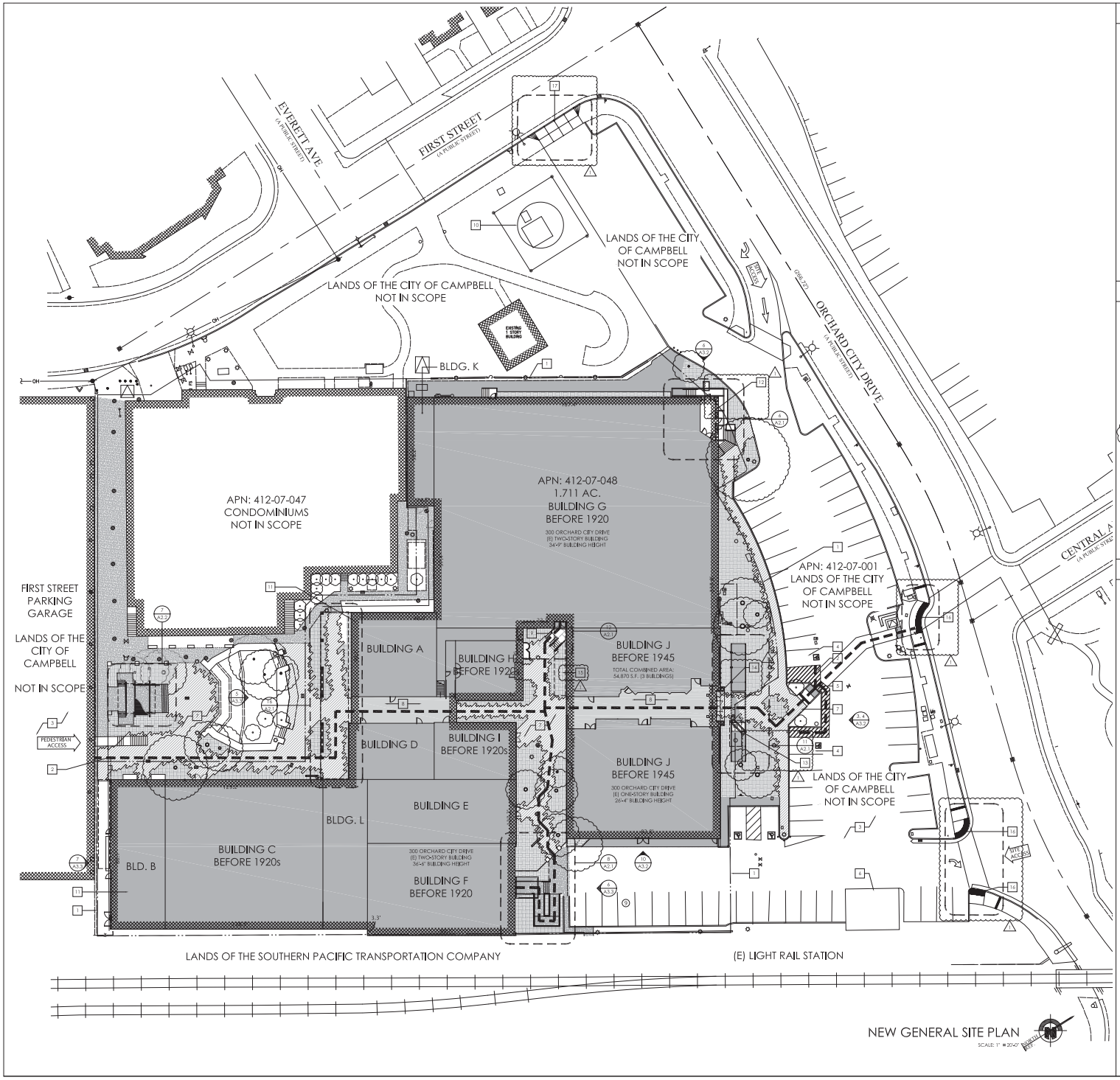
DEMO AND EXISTING GENERAL SITE PLAN

Date	2015.09.25
Scale	1" = 20'-0"
Drawn	
Job	1339-6
Sheet	A1.0

PLANNING SUBMITTAL

PLOTTED:

P:\1339\1339-6 The Cannery Campbell\1339-6 exterior improvements\A - Drawing\3 - Sheets



SHEET NOTES

1. (E) PROPERTY LINE TO REMAIN
2. (E) AND (N) ACCESSIBLE PATH OF TRAVEL
3. (E) PARKING TO REMAIN
4. (E) ACCESSIBLE PARKING STALL TO REMAIN
5. (E) ACCESSIBLE CURB RAMP TO REMAIN
6. (E) TRASH ENCLOSURE TO REMAIN
7. (N) PAVING, STEPSTONE 6x48 CONCRETE PAVERS; MAX. 5% SLOPE, 2% CROSS-SLOPE, AND 1/4" VERTICAL ELEVATION CHANGE ALONG ACCESSIBLE PATH OF TRAVEL; AREA OF (N) EXTERIOR PAVING TO BE 8,800 S.F. MAX.
8. (N) PAVING CONTINUES INSIDE BREEZEWAY
9. (N) ADA-COMPLIANT WHEELCHAIR LIFT
10. (E) HISTORIC WATER TOWER, NOT IN SCOPE
11. (N) CORRUGATED METAL SCREEN ON ROOF OF (E) BUILDING. SCREEN WILL NOT EXCEED MAXIMUM HEIGHT OF (E) BUILDINGS ON SITE.
12. FLOOR AREA CHANGE, NO LOT COVERAGE CHANGE: 163 S.F. (E) COVERED AREA TO BE ENCLOSED
13. LOT COVERAGE CHANGE, NO FLOOR AREA CHANGE: +25 S.F. (N) FEATURE WALL
14. LOT COVERAGE CHANGE, NO FLOOR AREA CHANGE: +48 S.F. (N) ENTRY FRAME
15. LOT COVERAGE CHANGE, NO FLOOR AREA CHANGE: -200 S.F. AT (E) RAMP AND CANOPY TO BE DEMOLISHED AND CONVERTED TO LANDSCAPE
16. UPGRADE (E) CURB RAMP ON CITY LAND OR IN PUBLIC RIGHT-OF-WAY TO BE ADA-COMPLIANT, SEE CITY OF CAMPBELL STANDARD DETAILS
17. UPGRADE (E) DRIVEWAY IN PUBLIC RIGHT-OF-WAY TO BE ADA-COMPLIANT, SEE TYPICAL ADA DETAILS ON SHEET A0.2 AND SEE CITY OF CAMPBELL STANDARD DETAILS

LEGEND

(N) PAVING, STEPSTONE 6x48 CONCRETE PAVERS; MAX. 5% SLOPE, 2% CROSS-SLOPE, AND 1/4" VERTICAL ELEVATION CHANGE ALONG ACCESSIBLE PATH OF TRAVEL; AREA OF (N) EXTERIOR PAVING TO BE 8,800 S.F. MAX.

(E) CONCRETE TO REMAIN

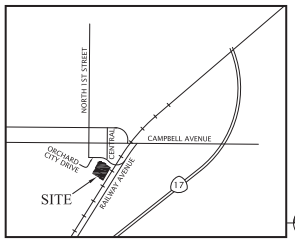
AREA OF (N) LANDSCAPE, (E) TREES TO REMAIN

FOOTPRINT OF (E) BUILDINGS WITHIN AREA OF WORK, NO CHANGE TO FOOTPRINT. SEE ELEVATIONS FOR FACADE WORK.

(E) TREE TO REMAIN, SEE SHEET A1.2

GENERAL NOTES

1. TOTAL OF ALL (N) IMPERVIOUS SURFACES TO BE LESS THAN 10,000 S.F.
2. REMOVE BRICK PLANTERS THROUGHOUT SITE UNLESS OTHERWISE NOTED: SALVAGE BRICKS FOR RE-USE.
3. PROVIDE (N) LANDSCAPING THROUGHOUT SITE.
4. REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE.
5. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
6. REMOVE (E) GREEN AWNINGS OVER WINDOWS THROUGHOUT SITE.
7. PATCH, REPAIR & PAINT ALL AREAS DAMAGED DUE TO CONSTRUCTION. MATCH (E) OR APPROVED EQUAL.
8. ALL (E) TREES TO REMAIN PER CITY OF CAMPBELL TREE REMOVAL GUIDELINES.



VICINITY MAP
NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER
RICHARD J. VERDUGO
C-67118
CIVIL
STATE OF CALIFORNIA

THE CANNERY AT WATER TOWER PLAZA
EXTERIOR IMPROVEMENTS
300 ORCHARD CITY DRIVE
CAMPBELL CA, 95008

ISSUE
2016.02.24 PLANNING SUBMITTAL
1 2016.05.31 PLANNING COMMENT RESPONSE
2 2016.05.31 HISTORIC PRESERVATION BOARD REC.

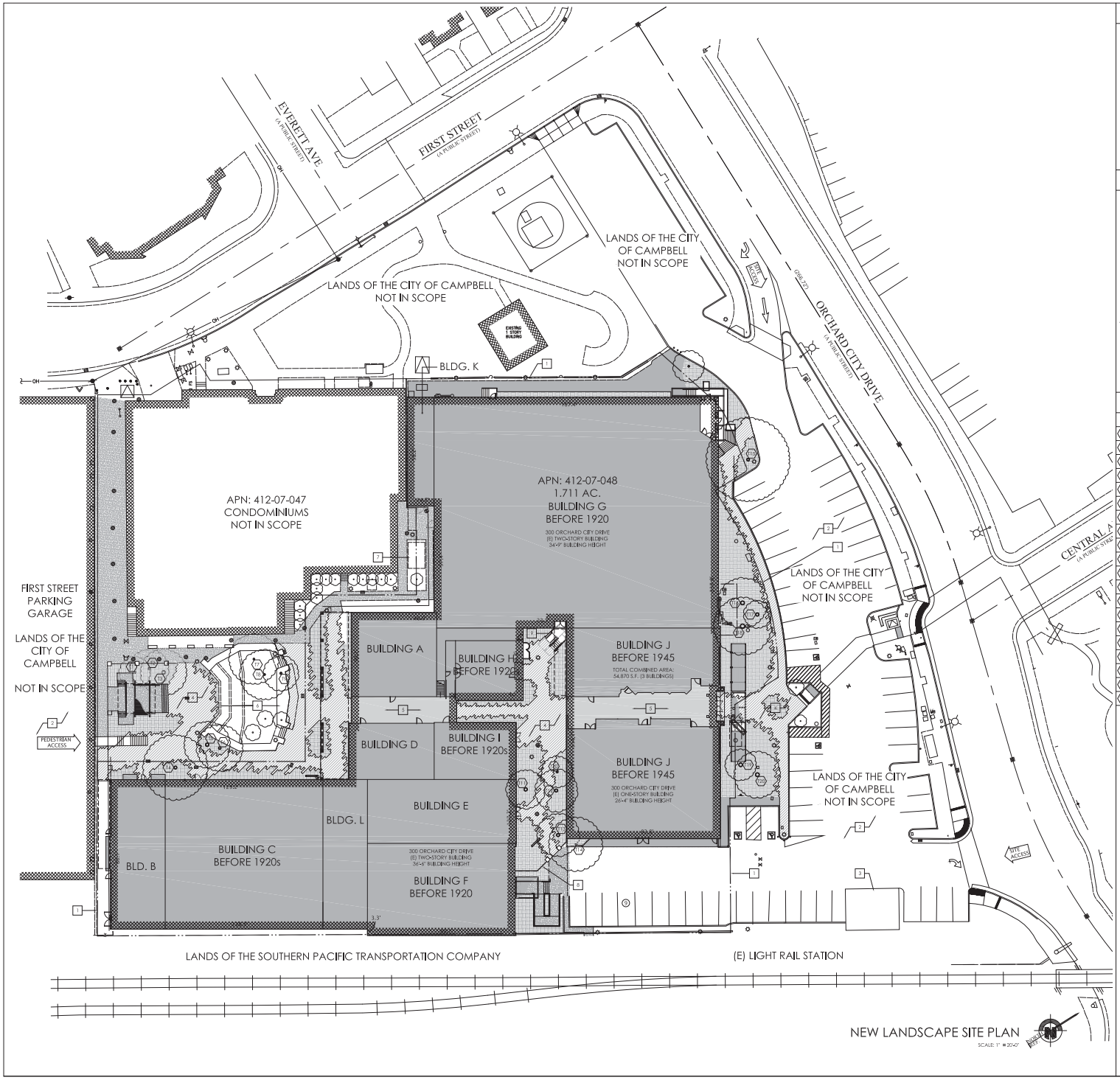
NEW GENERAL SITE PLAN

Date	2015.09.25
Scale	NA
Drawn	
Job	1339-6
Sheet	A1.1

PLANNING SUBMITTAL

P:\1339-The Cannery Campbell\1339-6 exterior improvements\A-Drawing\3-Sheets

PLOTTED:



SHEET NOTES

1. (E) PROPERTY LINE TO REMAIN
2. (E) PARKING TO REMAIN
3. (E) TRASH ENCLOSURE TO REMAIN
4. (N) PAVING, STEPSTONE 6x48 CONCRETE PAVERS: MAX. 5% SLOPE, 2% CROSS-SLOPE, 1/4" VERTICAL ELEVATION CHANGE, AND 48" WIDE PATH ALONG ACCESSIBLE PATH OF TRAVEL; AREA OF (N) EXTERIOR PAVING TO BE 8,400 S.F. MAX. (INCLUDING AREA UNDER BALCONY AT BUILDINGS A AND D)
5. (N) PAVING CONTINUES INSIDE BREEZEWAY
6. (E) BRICK LOW-HEIGHT WALL TO REMAIN
7. (E) AT-GRADE MECHANICAL UNITS TO REMAIN
8. (N) WOODEN FENCE TO REPLACE (E) WROUGHT-IRON FENCE

LEGEND

(N) PAVING, STEPSTONE 6x48 CONCRETE PAVERS: MAX. 5% SLOPE, 2% CROSS-SLOPE, 1/4" VERTICAL ELEVATION CHANGE, AND 48" WIDE PATH ALONG ACCESSIBLE PATH OF TRAVEL; AREA OF (N) EXTERIOR PAVING TO BE 8,400 S.F. MAX. (INCLUDING AREA UNDER BALCONY AT BUILDINGS A AND D)

AREA OF (N) LANDSCAPE, (E) TREES TO REMAIN

FOOTPRINT OF (E) BUILDINGS WITHIN AREA OF WORK, NO CHANGE TO FOOTPRINT. SEE ELEVATIONS FOR FACADE WORK.

(E) TREE WITH A TRUNK DIAMETER OF LESS THAN 12" (NON-PROTECTED TREE TO REMAIN UNLESS NOTED ON SITE LANDSCAPE PLAN)

(E) TREE WITH A TRUNK DIAMETER OF 12" OR GREATER (PROTECTED TREE TO REMAIN UNLESS APPROVED BY A CITY OF CAMPBELL TREE REMOVAL PERMIT)

(E) LIGHT FIXTURE TO REMAIN

PROTECTED TREE SCHEDULE

	TREE SPECIES	TRUNK DIAMETER	CANOPY DIAMETER	NOTES
T1	REDWOOD	15"	±16'	
T2	REDWOOD	17"	±20'	
T3	REDWOOD	25"	±24'	
T4	WILLOW	21"	±34'	
T5	REDWOOD	24"	±24'	
T6	REDWOOD	18"	±24'	
T7	MAGNOLIA	12"	±26'	
T8	MAGNOLIA	12"	±26'	
T9	WILLOW	15"	±18'	
T10	REDWOOD	14"	±16'	
T11	REDWOOD	24"	±30'	TREE IN RAISED PLANTER
T12	REDWOOD	22"	±22'	
T13	REDWOOD	22"	±22'	
T14	TBD	14"	±28'	TREE IN RAISED PLANTER
T15	WESTERN SYCAMORE	20"	±44'	
T16	REDWOOD	27"	±26'	
T17	REDWOOD	23"	±14'	
T18	REDWOOD	30"	±30'	TRUNK ENCROACHES ON SEWER CLEAN-OUT
T19	REDWOOD	26"	±16'	
T20	REDWOOD	27"	±24'	

NOTE: ONLY TREES DEFINED AS 'PROTECTED' BY THE CITY OF CAMPBELL ARE LISTED. PROTECTED TREES MAY ONLY BE REMOVED IN COMPLIANCE WITH THE CITY OF CAMPBELL TREE REMOVAL PERMIT APPLICATION.

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STATE OF CALIFORNIA

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300 ORCHARD CITY DRIVE
CAMPBELL CA, 95008

ISSUE	
2016.02.24	PLANNING SUBMITTAL
1 2016.05.31	PLANNING COMMENT RESPONSE
1 2016.05.31	HISTORIC PRESERVATION BOARD REC.

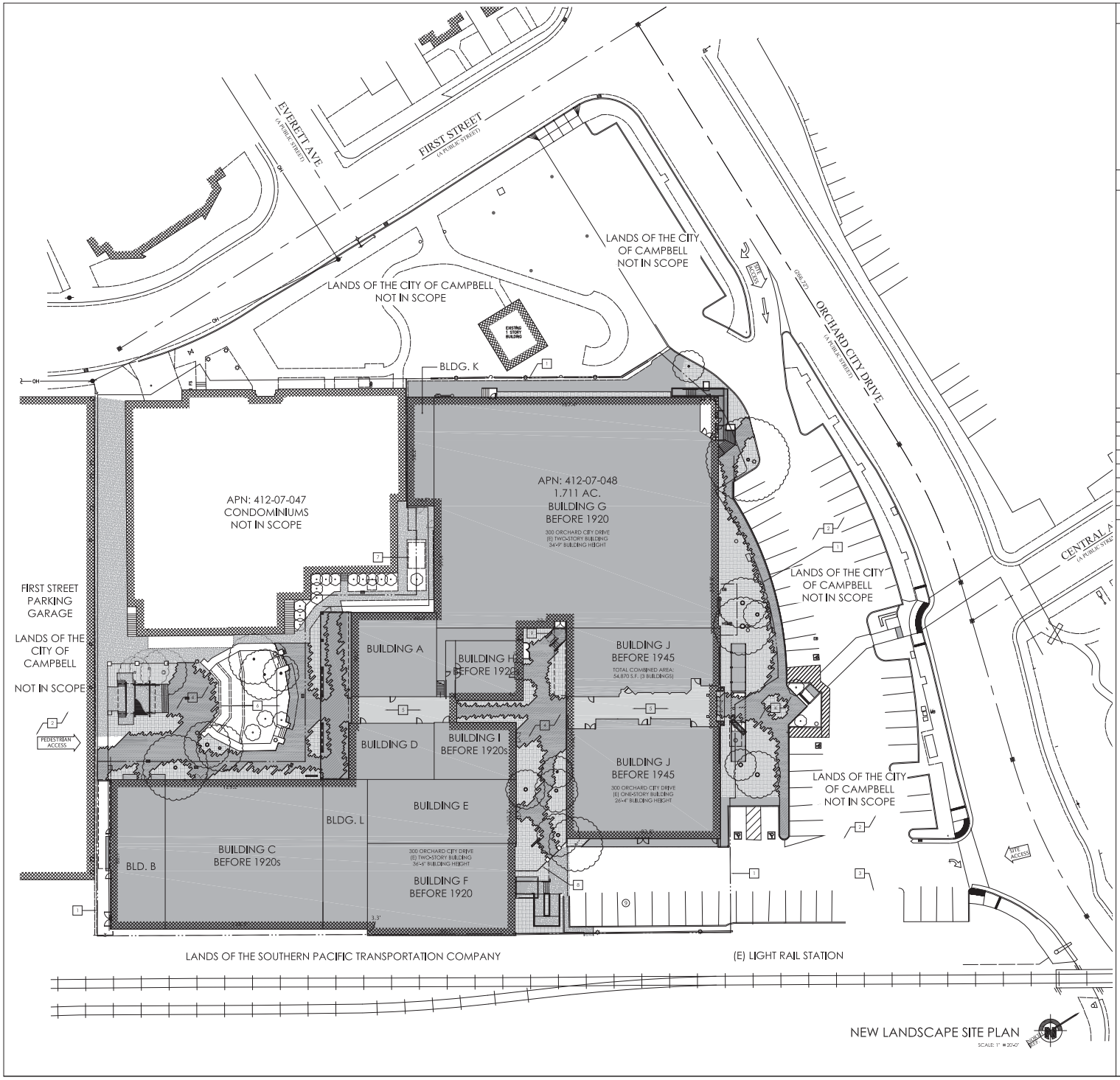
NEW SCHEMATIC
LANDSCAPE SITE PLAN

Date: 2015.09.25
Scale: 20' = 1'-0"
Drawn:
Job: 1339-6
Sheet: A1.2

PLANNING SUBMITTAL

PLOTTED:

P:\1339-The Cannery Campbell\1339-6 exterior improvements\A-Drawing\A-Sheets



NEW LANDSCAPE SITE PLAN

SCALE: 1" = 20'-0"

NORTH

SHEET NOTES

1. (E) PROPERTY LINE TO REMAIN
2. (E) PARKING TO REMAIN
3. (E) TRASH ENCLOSURE TO REMAIN
4. (N) PAVING, STEPSTONE 6x48 CONCRETE PAVERS: MAX. 5% SLOPE, 2% CROSS-SLOPE, 1/4" VERTICAL ELEVATION CHANGE, AND 48" WIDE PATH ALONG ACCESSIBLE PATH OF TRAVEL; AREA OF (N) EXTERIOR PAVING TO BE 8,400 S.F. MAX. (INCLUDING AREA UNDER BALCONY AT BUILDINGS A AND D)
5. (N) PAVING CONTINUES INSIDE BREEZEWAY
6. (E) BRICK LOW-HEIGHT WALL TO REMAIN
7. (E) AT-GRADE MECHANICAL UNITS TO REMAIN
8. (N) WOODEN FENCE TO REPLACE (E) WROUGHT-IRON FENCE

LEGEND

(N) PAVING, STEPSTONE 6x48 CONCRETE PAVERS: MAX. 5% SLOPE, 2% CROSS-SLOPE, 1/4" VERTICAL ELEVATION CHANGE, AND 48" WIDE PATH ALONG ACCESSIBLE PATH OF TRAVEL; AREA OF (N) EXTERIOR PAVING TO BE 8,400 S.F. MAX. (INCLUDING AREA UNDER BALCONY AT BUILDINGS A AND D)

AREA OF (N) LANDSCAPE, (E) TREES TO REMAIN

FOOTPRINT OF (E) BUILDINGS WITHIN AREA OF WORK, NO CHANGE TO FOOTPRINT. SEE ELEVATIONS FOR FACADE WORK.

(N) PAVED AREA. SEE BREAKDOWN IN TABLE BELOW

(E) PAVED AREA TO REMAIN UNCHANGED

NEW PAVED (IMPERVIOUS) AREA BREAKDOWN

6"x48" CONCRETE PAVERS, EXCLUDING COVERED AREAS	6,860 S.F.
BLDG. A AND D BALCONY AND ARCADE	1,420 S.F.
BLDG. J SOUTH PATIO	320 S.F.
BLDG. G CORNER PATIO	336 S.F.
ACCESSIBLE LIFT AND STAIRS	90 S.F.
BLDG. J ENTRY FEATURE WALL	25 S.F.
(2) DIRECTORIES, TOTAL	10 S.F.
SITE TOTAL	**9,061 S.F.**

NOTE: PROJECTS THAT ADD OR REPLACE 10,000 S.F. OR MORE OF IMPERVIOUS SURFACE MUST COMPLY WITH THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM

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THE CANNERY AT WATER TOWER PLAZA
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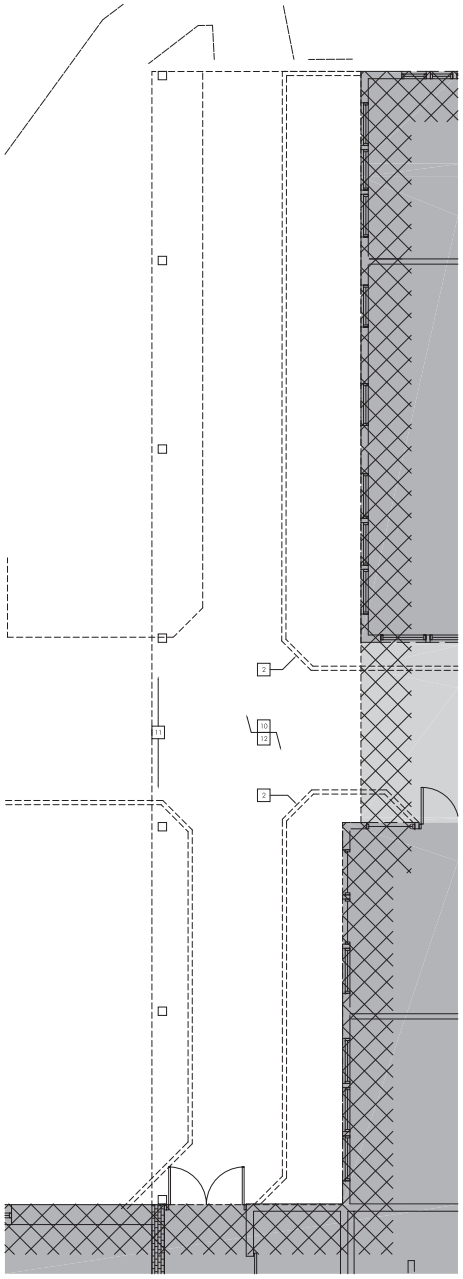
NEW PAVING SITE PLAN

Date: 2015.09.25
Scale: 20" = 1'-0"
Drawn:
Job: 1339-6
Sheet: A1.3

PLANNING SUBMITTAL

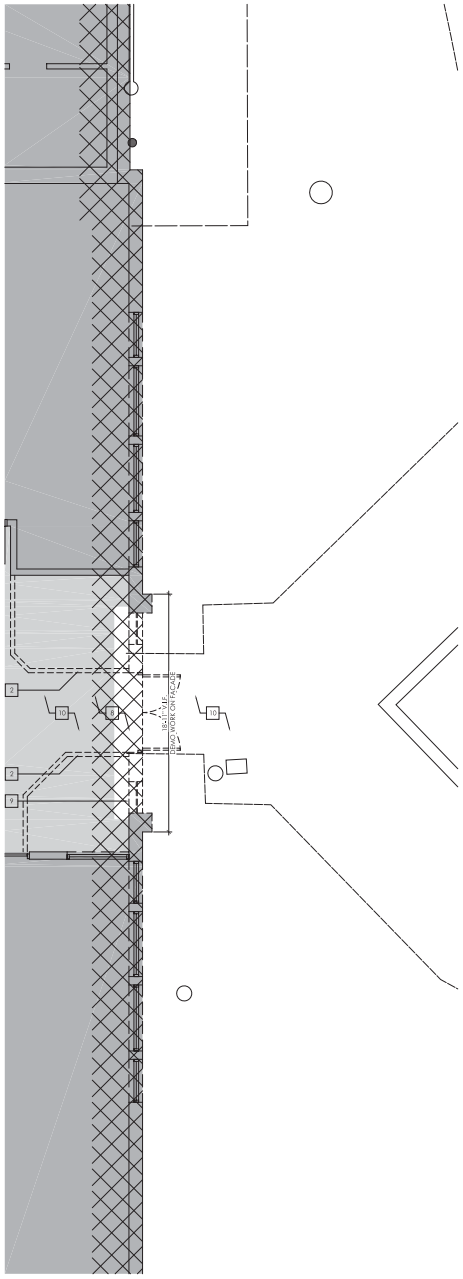
PLOTTED:

P:\1339\1339-6 The Cannery Campbell\1339-6 exterior improvements\A-Drawing\3-Sheets



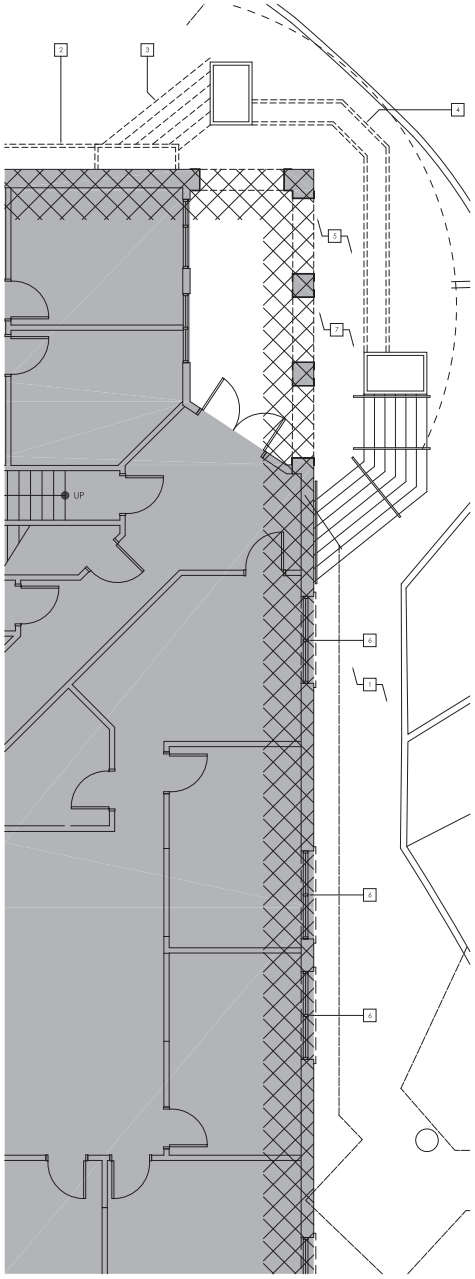
SCALE: 1/4" = 1'-0"

ENLARGED BUILDING A, D, AND L ARCADE | 16



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

ENLARGED BUILDING J ENTRY | 12



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

ENLARGED BUILDING G CORNER | 8

KEY NOTES

1. REMOVE (E) CONCRETE SIDEWALKS THROUGHOUT SITE, U.O.N., SEE SHEET A1.0
2. REMOVE (E) BRICK PLANTERS THROUGHOUT SITE, SALVAGE BRICKS FOR RE-USE
3. REMOVE (E) STAIRS, SALVAGE BRICKS FOR RE-USE
4. REMOVE (E) WALL AROUND PATIO, SALVAGE BRICKS FOR RE-USE
5. REMOVE (E) AWNING ABOVE
6. REMOVE (E) AWNINGS AT ALL WINDOWS, TYP.
7. REMOVE (E) HANDRAILS, STUCCO, AND WOOD FINISHES AND PREPARE FOR (N) HANDRAILS AND (N) FINISHES
8. REMOVE (E) SOFFIT AND BULKHEAD ABOVE AND CONVERT TO FULL-HEIGHT SPACE
9. ENLARGE (E) OPENING, SEE SHEET A3.1 FOR EXTENT OF DEMO WORK ON FACADE
10. REMOVE (E) PAVING
11. REMOVE (E) GUARDRAIL AT (E) BALCONY, ABOVE
12. REMOVE (E) AWNING ABOVE BALCONY

GENERAL NOTES

1. REMOVE BRICK PLANTERS THROUGHOUT SITE AND SALVAGE BRICKS FOR RE-USE
2. PROVIDE (N) LANDSCAPING THROUGHOUT SITE
3. REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE.
4. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
5. REMOVE (E) GREEN AWNINGS OVER WINDOWS THROUGHOUT SITE.

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THE CANNERY AT WATER TOWER PLAZA
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300 ORCHARD CITY DRIVE
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2016.02.24 PLANNING SUBMITTAL
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2 2016.05.31 HISTORIC PRESERVATION BOARD REC.

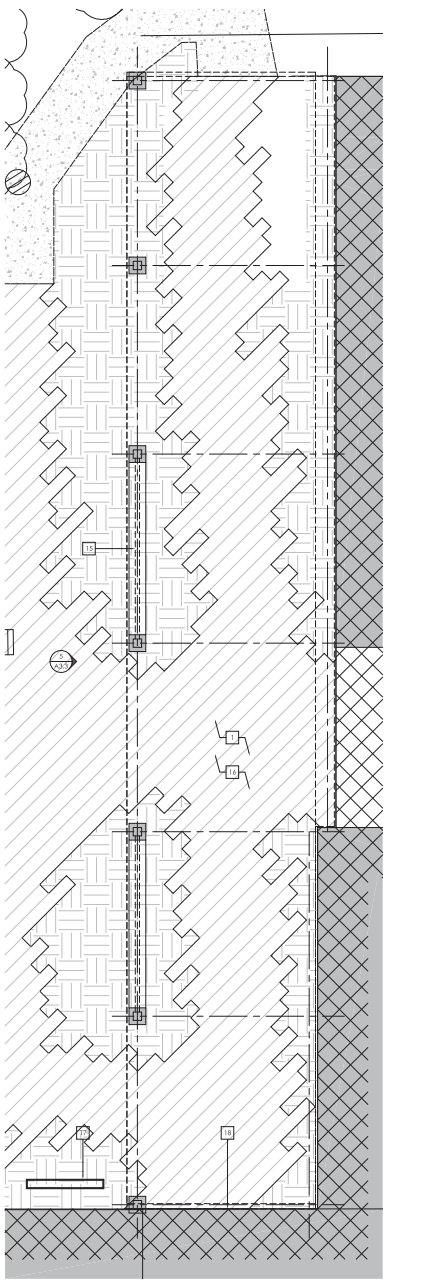
ENLARGED DEMO SITE PLAN

Date: 2015.09.25
Scale: NA
Drawn:
Job: 1339-6
Sheet: A2.0

PLANNING SUBMITTAL

PLOTTED:

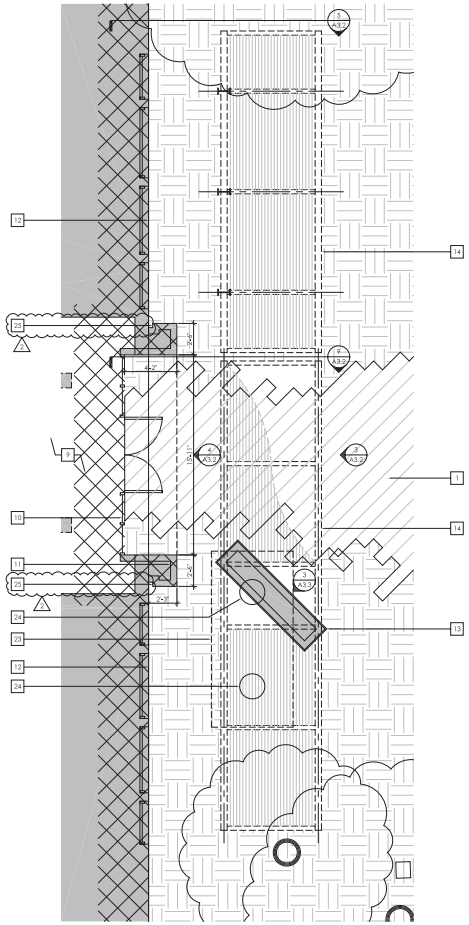
P:\1339-6 The Cannery Campbell\1339-6 exterior improvements\A - Drawing\3 - Sheets



1/4" = 1'-0"

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

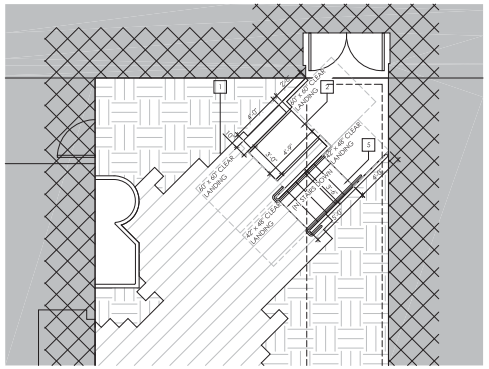
ENLARGED BUILDING A, D, AND L ARCADE | 16



1/4" = 1'-0"

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

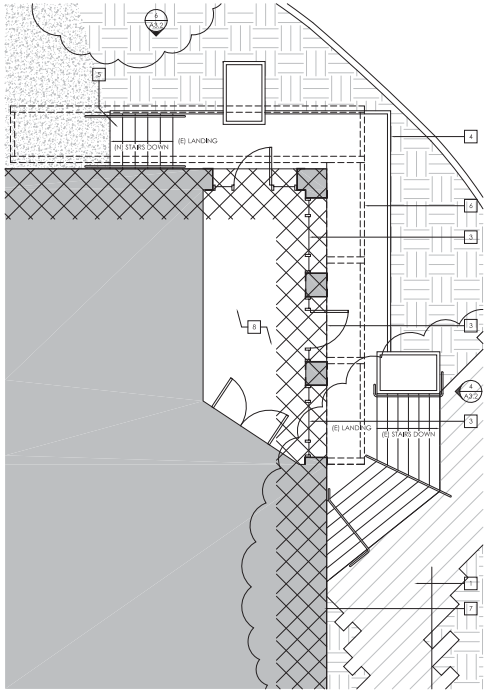
ENLARGED BUILDING J ENTRY | 11



1/4" = 1'-0"

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

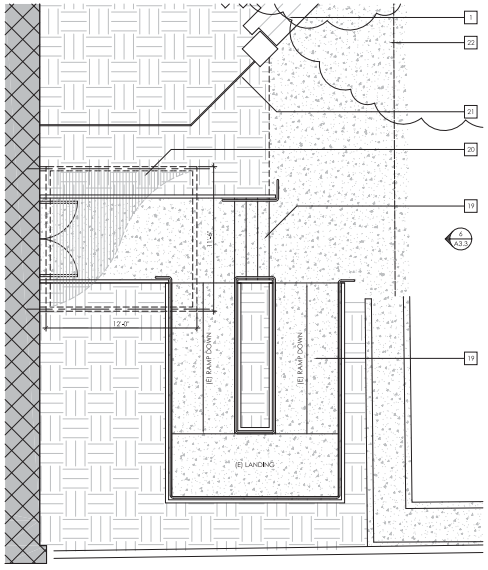
ENLARGED ACCESSIBLE LIFT | 12



1/4" = 1'-0"

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

ENLARGED BUILDING G CORNER | 6



1/4" = 1'-0"

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

ENLARGED BUILDING F FRONT | 8

KEY NOTES

1. (N) STEPSTONE LARGE SCALE NARROW MODULAR PAVERS, CONCRETE, 6"x48"x2-1/2", OR APPROVED EQUAL, THROUGHOUT SITE
2. (N) GARAVENTA GENESIS PLATFORM LIFT, OR APPROVED EQUAL IN (N) 3' PIT
3. (N) INDUSTRIAL SASH-STYLE STOREFRONT IN (E) OPENINGS
4. (N) SQUARE CORNER OF PATIO. (N) GUARDRAIL, AND (N) FINISHES. GUARDRAILS TO BE METAL POSTS, STEEL CABLE, AND WOOD TOP RAIL
5. (N) CONCRETE STAIRS AND LANDING WITH (N) BRICK SIDES AND (N) GUARDRAILS AND HANDRAILS
6. (N) AWNING AT PATIO, FRAME (N) AWNING WITH WIDE FLANGES AND CHANNELS, FINISH WITH CORRUGATED METAL. PROVIDE SIGNAGE PER OWNER'S SPECIFICATION
7. (N) METAL AWNINGS AT WINDOWS, TYP. AND PAINT WHITE WINDOW FRAMES BLACK, TYP.
8. CONVERT (E) 163 S.F. EXTERIOR AREA WITH (E) FLOOR AND CEILING TO INTERIOR AREA AND PROVIDE (N) FLOOR, WALL, AND CEILING FINISHES.
9. REMOVE (E) SOFFIT AND BULKHEAD AND CONVERT TO FULL-HEIGHT SPACE
10. ENLARGE (E) OPENING AND FILL WITH (N) INDUSTRIAL SASH-STYLE STOREFRONT AND DOORS, SEE ELEVATION 4/A3.2
11. (N) FRAME AROUND OPENING, FINISH WITH BRICK RECYCLED FROM ELSEWHERE IN PROJECT
12. (E) WINDOWS TO REMAIN
13. (N) ENTRY FEATURE WALL, MINIMUM HSS6x6 STEEL FRAME, FINISH WITH CORRUGATED METAL INCLUDE PUNCH-OUT NUMBERS "300" AS SHOWN IN RENDERINGS, INCLUDE LIGHTING, FEATURE WALL 26'-8" TALL.
14. (N) STEEL CANOPY, FRAME WITH WIDE FLANGES AND CHANNELS, FILL WITH STEEL SLATS
15. (E) BALCONY ABOVE TO REMAIN, REINFORCE (E) WOOD STRUCTURE WITH (N) STEEL STRUCTURE, REPLACE UNSOUND WOOD STRUCTURAL MEMBERS, REPLACE GUARDRAIL, AND PROVIDE NEW FINISHES. SEE ELEVATION 5/A3.3.
16. REMOVE (E) AWNING ABOVE BALCONY AND REPLACE WITH (N) WOOD PERGOLA
17. (N) DIRECTORY, 4'-0" WIDE x 15'-0" TALL, CORRUGATED METAL FINISH, SEE 3/A3.3
18. (N) CORRUGATED METAL FINISH ON BUILDING L
19. (E) RAMP, STAIRS, AND LANDING TO REMAIN WITH (N) GUARDRAILS, HANDRAILS, AND CONCRETE COLOR TOPPING
20. (N) AWNING OVER (E) BUILDING ENTRY, FRAME WITH STEEL CHANNELS, FILL WITH SLATS, SUSPEND FROM BUILDING WITH CABLES, AND PROVIDE SIGNAGE PER OWNER'S SPECIFICATION
21. (N) WOOD FENCE TO REPLACE (E) WROUGHT-IRON FENCE
22. (E) CONCRETE PAVING TO REMAIN
23. (E) GREASE TRAP, TOP OF TRAP IS ±6'-0" BELOW GRADE, BOTTOM OF TRAP IS ±12'-0" BELOW GRADE. V.I.F. FILL WITH GRAVEL AND ABANDON IN PLACE
24. (E) MANHOLE, V.I.F.
25. 4" REVEAL BETWEEN (E) AND (N) BRICK

LEGEND

(N) PAVING: STEPSTONE 6x48 CONCRETE PAVERS; MAX. 5% SLOPE, 2% CROSS-SLOPE, 1/4" VERTICAL ELEVATION CHANGE, AND 4'-0" WIDE PATH ALONG ACCESSIBLE PATH OF TRAVEL; AREA OF (N) EXTERIOR PAVING TO BE 8,800 S.F. MAX.

AREA OF (N) LANDSCAPE, (E) TREES TO REMAIN

FOOTPRINT OF (E) BUILDINGS WITHIN AREA OF WORK, NO CHANGE TO FOOTPRINT. SEE ELEVATIONS FOR FACADE WORK.

(E) CONCRETE PAVING TO REMAIN

GENERAL NOTES

1. REMOVE BRICK PLANTERS THROUGHOUT SITE AND SALVAGE BRICKS FOR REUSE
2. PROVIDE (N) LANDSCAPING THROUGHOUT SITE
3. REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE
4. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
5. REMOVE (E) GREEN AWNINGS OVER WINDOWS THROUGHOUT SITE.

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2 2016.05.31 HISTORIC PRESERVATION BOARD REC.

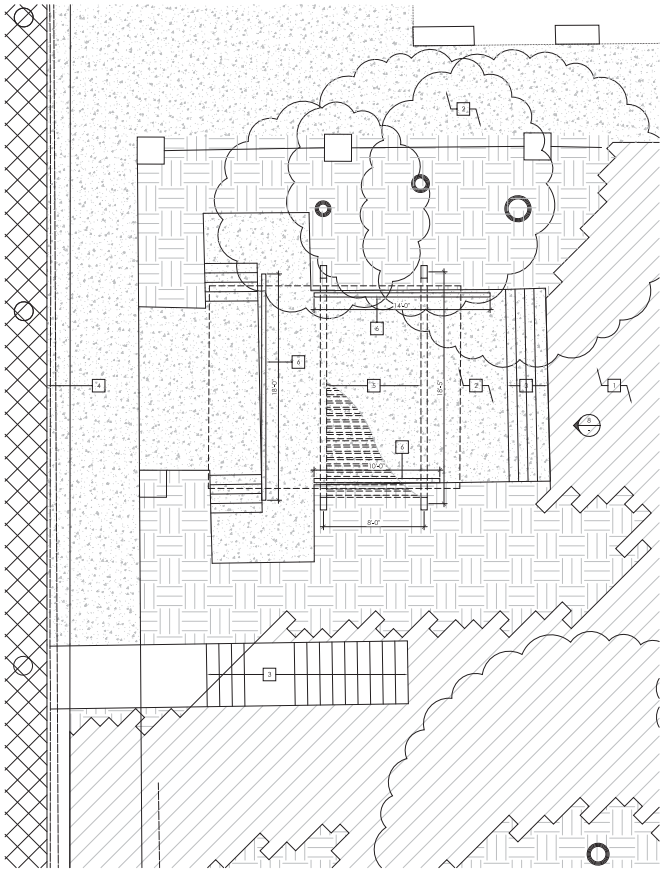
NEW ENLARGED SITE PLANS

Date	2015.09.25
Scale	NA
Drawn	
Job	1339-6
Sheet	A2.1

PLANNING SUBMITTAL

PLOTTED:

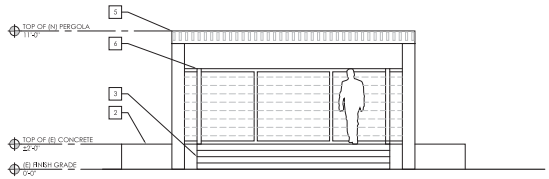
P:\1339-6 The Cannery Campbell\1339-6 exterior improvements\A - Drawing\3 - Sheets



1/4" = 1'-0"
0 1' 2' 4' 8' 12'

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

ENLARGED PLAZA PERGOLA | 7



1/4" = 1'-0"
0 1' 2' 4' 8' 12'

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

PLAZA PERGOLA FRONT ELEVATION | 8

SCALE: N.T.S.

NOT USED | 16

KEY NOTES

1. (N) STEPSTONE LARGE SCALE NARROW MODULAR PAVERS, CONCRETE, 6"x48"x2-1/2", OR APPROVED EQUAL, THROUGHOUT SITE
2. (E) CONCRETE PAVING TO REMAIN
3. (E) STAIRS TO REMAIN
4. (E) PARKING STRUCTURE TO REMAIN
5. (N) REDWOOD PERGOLA, ABOVE
6. (N) REDWOOD AND METAL PRIVACY SCREENS

LEGEND

(N) PAVING: STEPSTONE 6x48 CONCRETE PAVERS; MAX. 5% SLOPE, 2% CROSS-SLOPE, 1/4" VERTICAL ELEVATION CHANGE, AND 4'-0" WIDE PATH ALONG ACCESSIBLE PATH OF TRAVEL; AREA OF (N) EXTERIOR PAVING TO BE 8,800 S.F. MAX.

AREA OF (N) LANDSCAPE, (E) TREES TO REMAIN

FOOTPRINT OF (E) BUILDINGS WITHIN AREA OF WORK, NO CHANGE TO FOOTPRINT. SEE ELEVATIONS FOR FACADE WORK.

(E) CONCRETE PAVING TO REMAIN

GENERAL NOTES

1. REMOVE BRICK PLANTERS THROUGHOUT SITE AND SALVAGE BRICKS FOR REUSE
2. PROVIDE (N) LANDSCAPING THROUGHOUT SITE
3. REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE
4. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
5. REMOVE (E) GREEN AWNINGS OVER WINDOWS THROUGHOUT SITE.

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REGISTERED PROFESSIONAL ENGINEER
JAMES E. McDONALD
C-27718
CIVIL
STATE OF CALIFORNIA

THE CANNERY AT WATER TOWER PLAZA
EXTERIOR IMPROVEMENTS

300 ORCHARD CITY DRIVE

CAMPBELL CA, 95008

ISSUE	
	2016.02.24 PLANNING SUBMITTAL
1	2016.05.31 PLANNING COMMENT RESPONSE
2	2016.05.31 HISTORIC PRESERVATION BOARD REC.

NEW ENLARGED SITE PLANS

Date	2015.09.25
Scale	NA
Drawn	
Job	1339-6
Sheet	A2.2

PLANNING SUBMITTAL

PLOTTED:

P:\1339\1339-6 The Cannery Campbell\1339-6 exterior improvements\A - Drawing\3 - Sheets

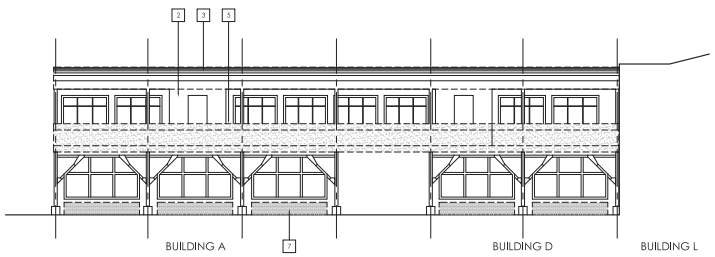
(E) EAST ELEVATION

1/8" = 1'-0"

0 2' 4' 8' 16' 24'

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

BUILDING F ELEVATION | 9



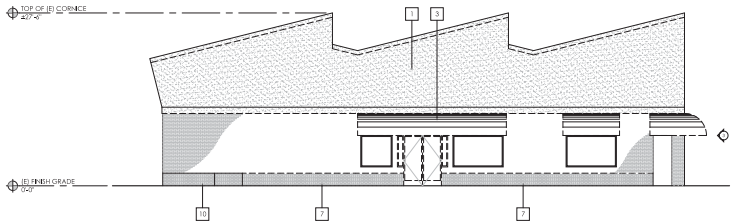
(E) WEST ELEVATION

1/8" = 1'-0"

0 2' 4' 8' 16' 24'

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

BUILDINGS A AND D ELEVATION | 5



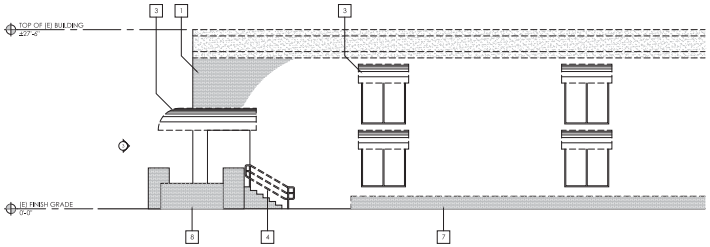
(E) SOUTH ELEVATION

1/8" = 1'-0"

0 2' 4' 8' 16' 24'

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

BUILDING J ELEVATION | 10



(E) NORTH ELEVATION

1/8" = 1'-0"

0 2' 4' 8' 16' 24'

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

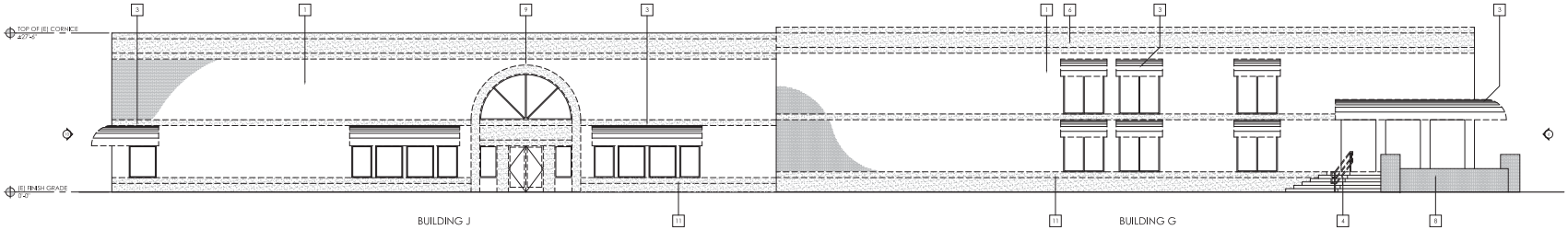
BUILDING G ELEVATION | 6

KEY NOTES

1. (E) BUILDING, (E) BRICK TO REMAIN, (E) STUCCO TO BE REMOVED, LEAVE BRICK EXPOSED OR PREPARE FOR (N) FINISHES PER (N) ELEVATION SHEETS
2. (E) BUILDING, (E) STUCCO TO REMAIN, PREPARE FOR (N) PAINT
3. REMOVE ALL (E) GREEN FABRIC AWNINGS THROUGHOUT SITE
4. (E) HANDRAILS TO BE REMOVED
5. (E) GUARDRAILS AT BALCONY TO BE REMOVED, REMOVE AND REPLACE UNSOUND STRUCTURE AS REQUIRED BY STRUCTURAL ENGINEER.
6. (E) STUCCO CORNICE TO BE REMOVED, EXPOSE (E) WINDOWS BEHIND CORNICE. CLEAR WINDOW OPENINGS AND PREPARE FOR (N) GLASS. NO CHANGE IN BUILDING HEIGHT.
7. REMOVE ALL (E) BRICK PLANTERS THROUGHOUT SITE. SALVAGE BRICKS FOR RE-USE
8. REMOVE (E) FINISHES AT (E) PATIO AND PREPARE FOR (N) FINISHES
9. REMOVE (E) DOORS, WINDOWS, STUCCO, ARCH, AND INTERIOR WALLS BEHIND
10. (E) BRICK PLANTER TO REMAIN AROUND (E) TREE
11. REMOVE (E) STUCCO BAND

GENERAL NOTES

1. REMOVE BRICK PLANTERS THROUGHOUT SITE AND SALVAGE BRICKS FOR REUSE
2. PROVIDE (N) LANDSCAPING THROUGHOUT SITE. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED
3. REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE.
4. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
5. REMOVE (E) GREEN AWNINGS OVER WINDOWS THROUGHOUT SITE.
6. REMOVE AND REPLACE (E) EXTERIOR SIGNAGE UNLESS OTHERWISE NOTED.



(E) EAST ELEVATION AT FACE OF BUILDING

1/8" = 1'-0"

0 2' 4' 8' 16' 24'

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

BUILDINGS G AND J ELEVATIONS | 3

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

NOT USED | 4

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REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

THE CANNERY AT WATER TOWER PLAZA
EXTERIOR IMPROVEMENTS
300 ORCHARD CITY DRIVE
CAMPBELL CA, 95008

ISSUE	
2016.02.24	PLANNING SUBMITTAL
1 2016.05.31	PLANNING COMMENT RESPONSE
2 2016.05.31	HISTORIC PRESERVATION BOARD REC.

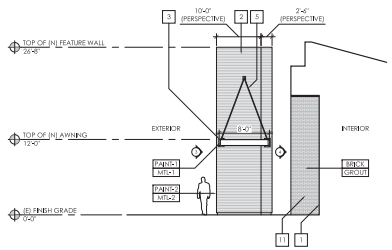
EXISTING ELEVATIONS

Date	2015.09.25
Scale	1/8" = 1'-0"
Drawn	
Job	1339-6
Sheet	A3.1

PLANNING SUBMITTAL

PLOTTED:

P:\1339\1339-6 The Cannery Campbell\1339-6 exterior improvements\A - Drawing\3 - Sheets

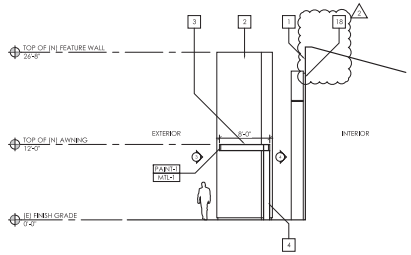


(N) DETAIL ELEVATION AT FEATURE WALL

1/8" = 1'-0"

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

BUILDING J ELEVATION 9

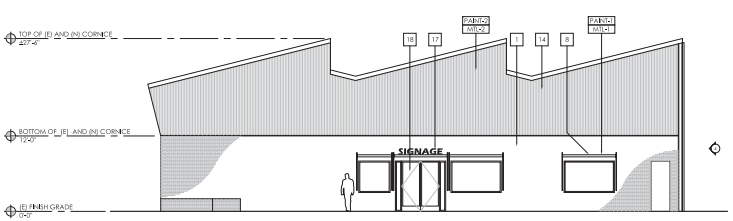


(N) DETAIL ELEVATION AT CANOPY

1/8" = 1'-0"

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

BUILDING J ELEVATION 5

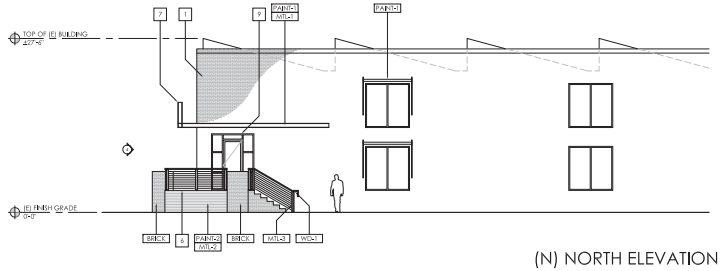


(N) SOUTH ELEVATION

1/8" = 1'-0"

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

BUILDING J ELEVATION 10



(N) NORTH ELEVATION

1/8" = 1'-0"

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

BUILDING G ELEVATION 6

KEY NOTES

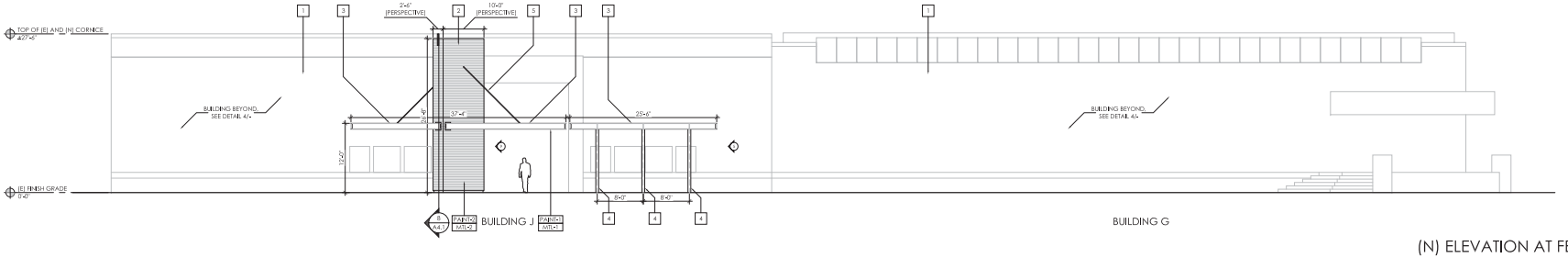
1. (E) BUILDING. (E) BRICK TO REMAIN
2. (N) ENTRY ACCENT WALL / FEATURE WALL. MINIMUM HSS6x6 STEEL FRAME. FINISH WITH CORRUGATED METAL. INCLUDE NUMBERS "300" AS SHOWN IN RENDERINGS. INCLUDE LIGHTING. WALL 26'-8" TALL x 10'-0" WIDE x 2'-6" DEEP. SEE B/A4.1
3. (N) STEEL CANOPY. FRAME WITH WIDE FLANGES AND CHANNELS. FILL WITH STEEL SLATS
4. (N) STEEL WIDE FLANGES COLUMNS
5. (N) STRUCTURAL CABLES
6. (N) HANDRAIL AND FINISHES AT (E) PATIO
7. (N) AWNING AT LOCATION OF (E) AWNING. RE-USE (E) FRAMING IF POSSIBLE. FRAME (N) AWNING WITH WIDE FLANGES AND CHANNELS. FINISH WITH CORRUGATED METAL
8. (N) AWNINGS AT WINDOWS. TYP. AND PAINT (E) WHITE WINDOW FRAMES BLACK. TYP.
9. (N) INDUSTRIAL SASH-STYLE STOREFRONT IN (E) OPENINGS
10. ENLARGE (E) OPENING AND FILL WITH (N) INDUSTRIAL SASH-STYLE STOREFRONT
11. (N) FRAME AROUND OPENING. FINISH WITH BRICK RECYCLED FROM ELSEWHERE IN PROJECT
12. (E) WINDOWS TO REMAIN
13. NOT USED
14. (N) CORRUGATED METAL CORNICE
15. (N) BRICK BAND AT HEIGHT OF (E) STUCCO BAND. REUSE BRICK RECYCLED FROM ELSEWHERE IN PROJECT
16. (N) INDUSTRIAL SASH-STYLE WINDOWS IN (E) CLERESTORY WINDOW OPENINGS.
17. (N) SIGNAGE PER FUTURE MASTER SIGN PROGRAM SUBMITTAL
18. 4" REVEAL BETWEEN (E) AND (N) BRICK

FINISH LEGEND

PAINT-1	(N) EXTERIOR PAINT. DUNN-EDWARDS. DE 6370 CHARCOAL SMUDGE. MATTE
PAINT-2	(N) EXTERIOR PAINT. DUNN-EDWARDS. DE 6366 SILVER SPOON. GLOSS
PAINT-3	(N) EXTERIOR PAINT. DUNN-EDWARDS. DE 6367 COVERED IN PLATINUM. MATTE
MTL-1	(N) GALVANIZED AND PAINTED STEEL STRUCTURAL MEMBERS
MTL-2	(N) CORRUGATED METAL
MTL-3	(N) METAL GUARDRAIL HARDWARE. ATLANTIS RAILEASY
BRICK	(N) BRICK RECYCLED FROM DEMOLITION WORK IN PROJECT. IF ADDITIONAL (N) BRICKS ARE NEEDED. (N) BRICKS SHALL HAVE SIMILAR COLOR AND WEATHERING TO (E) BRICKS.
GROUT	(N) GROUT. MANUFACTURER T.B.D., COLOR T.B.D.
WD-1	(N) WOOD GUARDRAILS AND HANDRAILS. SPECIES T.B.D., STAIN WITH WEATHERWOOD SALVAGE
WD-2	(N) WEATHERWOOD SALVAGE STAIN ON (N) OR (E) HEAVY WOOD FRAMING. SPECIES T.B.D. REMOVE ANY (E) PAINT PRIOR TO STAINING.

GENERAL NOTES

1. REMOVE BRICK PLANTERS THROUGHOUT SITE AND SALVAGE BRICKS FOR REUSE
2. PROVIDE (N) LANDSCAPING THROUGHOUT SITE. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED.
3. REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE.
4. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
5. REMOVE (E) GREEN AWNINGS OVER WINDOWS THROUGHOUT SITE.
6. REMOVE AND REPLACE (E) EXTERIOR SIGNAGE UNLESS OTHERWISE NOTED.
7. REMOVE AND REPLACE (E) EXTERIOR LIGHTING UNLESS OTHERWISE NOTED.

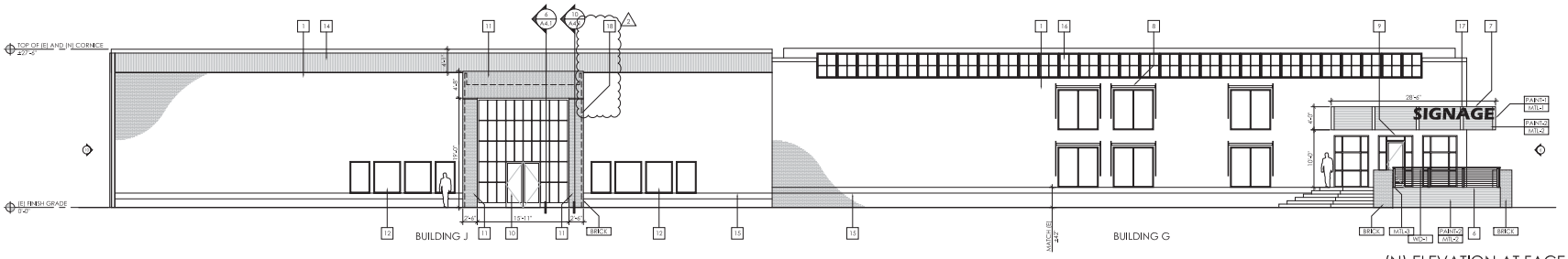


(N) ELEVATION AT FEATURE WALL

1/8" = 1'-0"

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

BUILDINGS G AND J ELEVATIONS 3



(N) ELEVATION AT FACE OF BUILDING

1/8" = 1'-0"

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

BUILDINGS G AND J ELEVATIONS 4

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THE CANNERY AT WATER TOWER PLAZA
EXTERIOR IMPROVEMENTS
300 ORCHARD CITY DRIVE
CAMPBELL CA, 95008

ISSUE	
2016.02.24	PLANNING SUBMITTAL
1 2016.05.31	PLANNING COMMENT RESPONSE
2 2016.05.31	HISTORIC PRESERVATION BOARD REC.

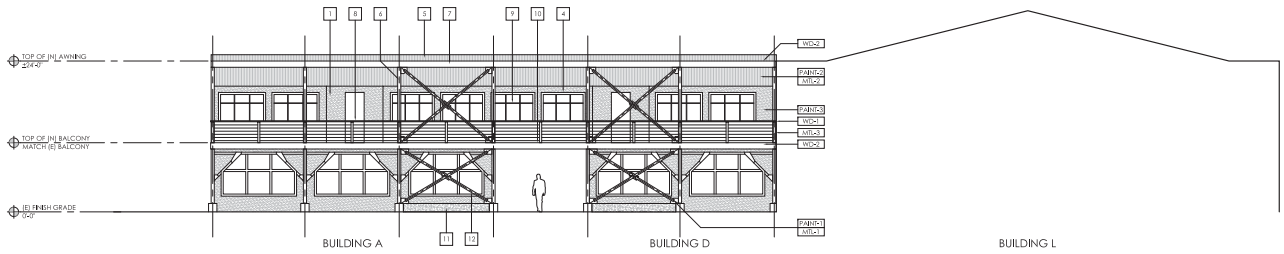
PROPOSED ELEVATIONS
BUILDINGS G AND J

Date	2015.09.25
Scale	1/8" = 1'-0"
Drawn	
Job	1339-6
Sheet	A3.2

PLANNING SUBMITTAL

PLOTTED:

P:\1339\1339-6 The Cannery Campbell\1339-6 exterior improvements\A-Drawing\3-Sheets



(N) BALCONY AND ARCADE WEST ELEVATION

1/8" = 1'-0"

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

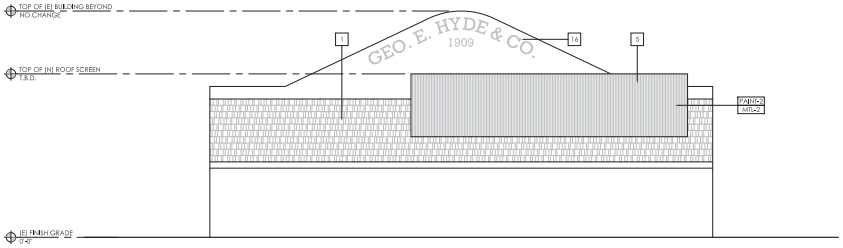
BUILDINGS A AND D ELEVATIONS | 5

(N) EAST ELEVATION

1/8" = 1'-0"

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

BUILDING F ELEVATION | 6



(N) WEST ELEVATION

1/8" = 1'-0"

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

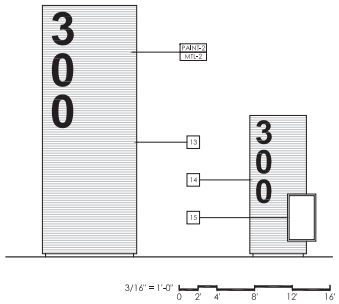
BUILDING B ELEVATION | 7

KEY NOTES

1. (E) BUILDING TO REMAIN.
2. (N) AWNING OVER (E) BUILDING ENTRY. FRAME WITH STEEL CHANNELS, FILL WITH SLATS. SUSPEND FREE END FROM BUILDING WITH CABLES. AND PROVIDE SIGNAGE PER FUTURE MASTER SIGN PROGRAM.
3. (N) GUARDRAILS, HANDRAILS AND FINISHES AT (E) RAMP, STAIRS, AND LANDINGS. GUARDRAIL TO BE METAL POSTS, WOOD TOP RAIL, AND STEEL CABLE.
4. PAINT (E) WHITE WINDOW FRAMES WITH PAINT-1. TYP.
5. (N) CORRUGATED METAL ROOF SCREEN.
6. (E) WOOD FRAMING WITH (N) STEEL REINFORCEMENT PER STRUCTURAL DRAWINGS. REPLACE UNSOUND WOOD MEMBERS AS REQUIRED BY STRUCTURAL ENGINEER.
7. (N) WOOD SHADE PERGOLA ABOVE (E) BALCONY.
8. (N) GUARDRAIL. GUARDRAIL TO BE METAL POSTS, WOOD TOP RAIL, AND STEEL CABLE.
9. (N) INDUSTRIAL SASH-STYLE STOREFRONT IN (E) OPENINGS.
10. (N) FINISH ON (E) FLOOR OF BALCONY.
11. (N) CONCRETE TIE BEAM DOWELED TO (E) FOOTINGS. SEE STRUCTURAL DRAWINGS.
12. (N) HSS4x4x¼ DIAGONAL BRACES. SEE STRUCTURAL DRAWINGS.
13. (N) ENTRY ACCENT WALL / FEATURE WALL. MINIMUM HSS6x6 STEEL FRAME. FINISH WITH CORRUGATED STEEL. INCLUDE NUMBERS "300" AS SHOWN IN RENDERINGS. INCLUDE LIGHTING. WALL 26'-0" TALL x 10'-0" WIDE x 2'-0" DEEP.
14. (N) DIRECTORY WALL. MINIMUM HSS4x4 STEEL FRAME. FINISH WITH CORRUGATED STEEL. INCLUDE NUMBERS "300" AS SHOWN. INCLUDE LIGHTING. WALL 15'-0" TALL x 6'-0" WIDE x 1'-4" DEEP.
15. (N) DIRECTORY. COORDINATE WITH BRANDING CONSULTANT
16. (E) HISTORIC "GEO. E. HYDE & CO." SIGN PAINTED ON (E) BRICK TO REMAIN

GENERAL NOTES

1. REMOVE BRICK PLANTERS THROUGHOUT SITE AND SALVAGE BRICKS FOR REUSE
2. PROVIDE (N) LANDSCAPING THROUGHOUT SITE. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED.
3. REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE.
4. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
5. REMOVE (E) GREEN AWNINGS OVER WINDOWS THROUGHOUT SITE.
6. REMOVE AND REPLACE (E) EXTERIOR SIGNAGE UNLESS OTHERWISE NOTED.
7. REMOVE AND REPLACE (E) EXTERIOR LIGHTING UNLESS OTHERWISE NOTED.



3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

ACCENT WALL / FEATURE WALL ELEVATIONS | 3

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

NOT USED | 4

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C-27718
CIVIL
STATE OF CALIFORNIA

THE CANNERY AT WATER TOWER PLAZA
EXTERIOR IMPROVEMENTS
300 ORCHARD CITY DRIVE
CAMPBELL CA, 95008

ISSUE	
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2 2016.05.31	HISTORIC PRESERVATION BOARD REC.

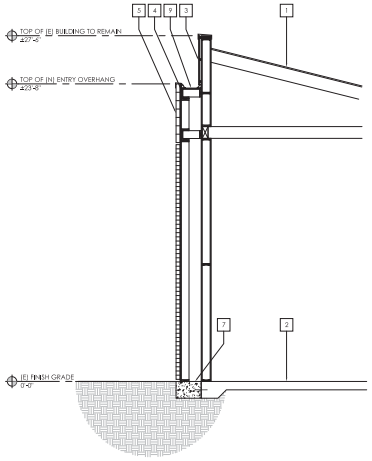
PROPOSED ELEVATIONS
BUILDINGS A, D, AND F

Date	2015.09.25
Scale	AS NOTED
Drawn	
Job	1339-6
Sheet	A3.3

PLANNING SUBMITTAL

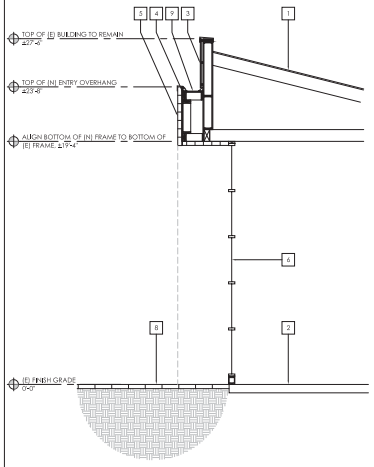
PLOTTED:

P:\1339\1339-6 The Cannery Campbell\1339-6 exterior improvements\A - Drawing\3 - Sheets



BUILDING J
SCHEMATIC SECTION AT FRAME
1/4" = 1'-0"

SCALE: 1/4" = 1'-0" | BUILDING J ENTRY SECTION | 10



BUILDING J
SCHEMATIC SECTION AT ENTRY
1/4" = 1'-0"

SCALE: 1/4" = 1'-0" | BUILDING J ENTRY SECTION | 6

KEY NOTES

1. (E) WOOD-FRAMED BUILDING TO REMAIN
2. (E) CONCRETE FOUNDATIONS TO REMAIN
3. (N) CORRUGATED METAL CORNICE ON (E) PARAPET
4. (N) WOOD OR METAL FRAMED ENTRY OVERHANG, SEE STRUCTURAL DRAWINGS
5. FINISH SURFACE TO BE BRICK REUSED FROM ELSEWHERE IN PROJECT
6. (N) INDUSTRIAL SASH-STYLE STOREFRONT
7. (N) FOUNDATION, DOWEL INTO (E) FOUNDATION, SEE STRUCTURAL DRAWINGS
8. (N) LINEAR CONCRETE PAVERS
9. (N) BUILT-UP ROOF AND DRAIN BEHIND (N) BRICK
10. (E) GREASE TRAP, FILL WITH GRAVEL TO 100% COMPACTION AND ABANDON IN PLACE
11. (N) MINIMUM HSS6x6 STEEL FRAME, SEE STRUCTURAL DRAWINGS
12. (N) CORRUGATED METAL FINISH ON STANDOFFS, INCLUDE NUMBERS "300" WITH LIGHTING
13. (N) CANOPY FRAME, SEE STRUCTURAL DRAWINGS
14. (N) CONCRETE FOOTING, SEE STRUCTURAL DRAWINGS

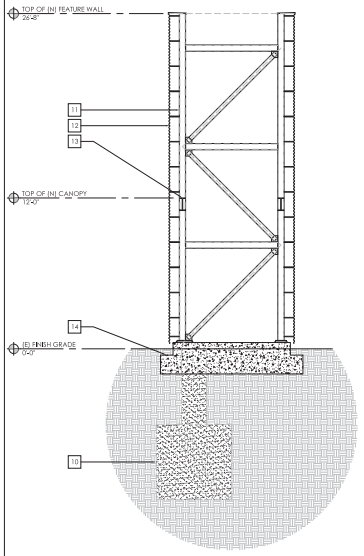
GENERAL NOTES

1. REMOVE BRICK PLANTERS THROUGHOUT SITE UNLESS OTHERWISE NOTED; SALVAGE BRICKS FOR REUSE.
2. PROVIDE (N) LANDSCAPING THROUGHOUT SITE. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED.
3. REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE.
4. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
5. REMOVE (E) GREEN AWNINGS OVER WINDOWS THROUGHOUT SITE.
6. REMOVE AND REPLACE (E) EXTERIOR SIGNAGE UNLESS OTHERWISE NOTED.

SCALE: N.T.S. | NOT USED | 14

SCALE: N.T.S. | NOT USED | 16

SCALE: N.T.S. | NOT USED | 12



FEATURE WALL
1/4" = 1'-0"

SCALE: 1/4" = 1'-0" | SCHEMATIC FEATURE WALL SECTION | 8

SCALE: N.T.S. | NOT USED | 4

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THE CANNERY AT WATER TOWER PLAZA
EXTERIOR IMPROVEMENTS
300 ORCHARD CITY DRIVE
CAMPBELL CA, 95008

ISSUE	
2016.02.24	PLANNING SUBMITTAL
1 2016.05.31	PLANNING COMMENT RESPONSE
2 2016.05.31	HISTORIC PRESERVATION BOARD REC.

SCHEMATIC PROPOSED SECTIONS
BUILDING J

Date	2015.09.25
Scale	AS NOTED
Drawn	
Job	1339-6
Sheet	A4.1

PLANNING SUBMITTAL

PLOTTED:

P:\1339\1339-6 The Cannery Campbell\1339-6 exterior improvements\A - Drawing\3 - Sheets

THE CANNERY

AT 300 ORCHARD

SITE & BUILDING IMPROVEMENTS

FOUR CORNERS properties

habitec

A PLANNING SUBMITTAL FOR:

THE CANNERY AT WATER TOWER PLAZA

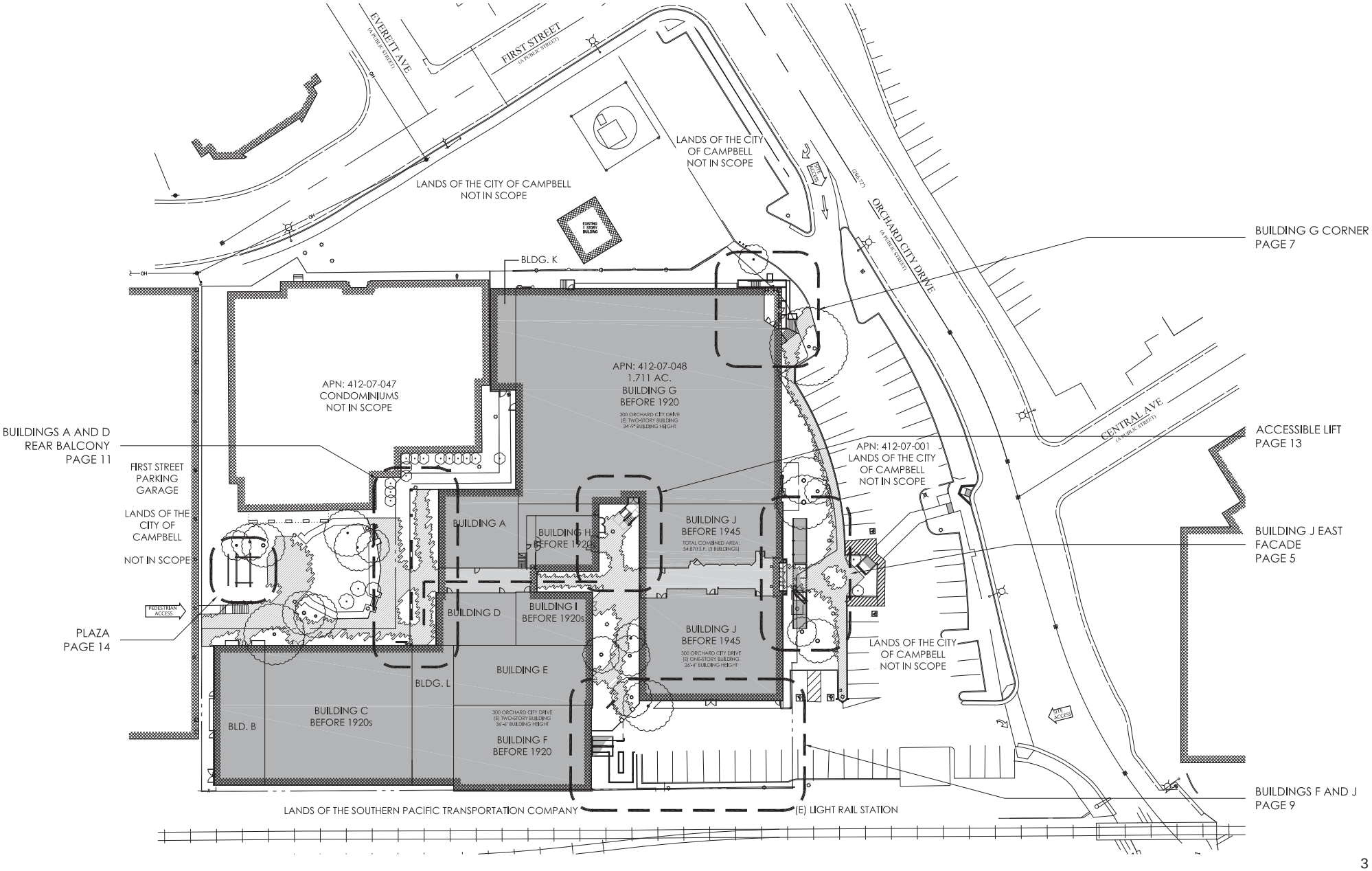
SITE AND BUILDING EXTERIOR IMPROVEMENTS
300 ORCHARD CITY DRIVE
(FORMERLY 93 CENTRAL AVENUE)
CAMPBELL, CALIFORNIA 95008

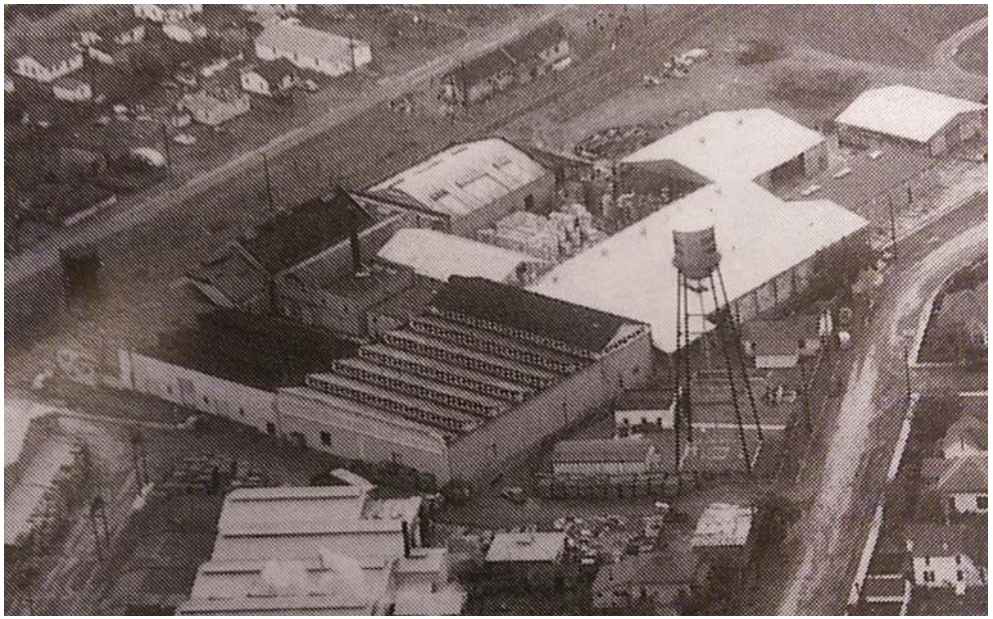
Our proposal for The Cannery, currently known as Water Tower Plaza, is not a historical restoration, but rather a contemporary update of this historical resource, with sensitivity to the memorable era of the George E. Hyde Company. Our goal is to create a unique office center that combines elements of the past and the future, and attracts new tenants looking for an atmosphere with more character than many modern buildings offer. We believe that a rejuvenation to elevate The Cannery to a competitive, high-quality, and business-oriented office center is consistent with the City of Campbell's objectives for the downtown core, and with the direction of today's economy.

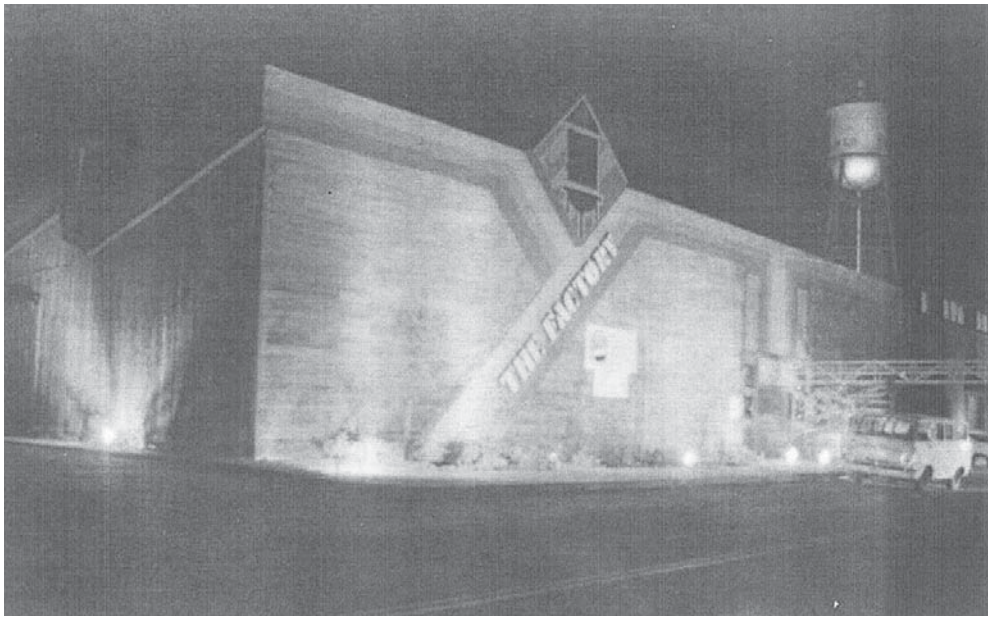
This project has operated under many names and for many purposes, including the Campbell Fruit Growers' Union, the George E. Hyde Company, the California Prune and Apricot Growers' Association, The Factory, and Water Tower Plaza. Of these historic periods, the George E. Hyde Company and Water Tower Plaza are the most visible today. Most of the existing buildings were constructed during the Hyde era, and the current landscape, window treatments, and paint colors date to the Water Tower Plaza remodel of the 1980s.

As will be shown on the following pages, our proposal is to remove many of the non-historic elements added during the Water Tower Plaza era, restore iconic Hyde-era architectural features where feasible, and introduce new architectural features that respect the site's industrial past to create an attractive office center. New flexible amenities also offer a prosperous and innovative atmosphere which invites and accommodates today's workforce.

We selected the George E. Hyde and Company era as our inspirational platform because this period echoes the same progressiveness, vibrancy, and prosperity that we seek to return to the Cannery, characteristics needed in a competitive office center. George Hyde's cannery is a defining piece of Campbell's architecture and history, and we believe that our improvements will continue that legacy as the Cannery enters its second century.


EVERETT AVE
(A PUBLIC STREET)
FIRST STREET
(A PUBLIC STREET)
LANDS OF THE CITY OF CAMPBELL NOT IN SCOPE
LANDS OF THE CITY OF CAMPBELL NOT IN SCOPE
EXISTING 5 STORY BUILDING
BLDG. K
ORCHARD CITY DRIVE
(A PUBLIC STREET)
SITE ACCESS
BUILDING G CORNER
PAGE 7
APN: 412-07-047
CONDOMINIUMS
NOT IN SCOPE
APN: 412-07-048
1.711 AC.
BUILDING G
BEFORE 1920
300 ORCHARD CITY DRIVE
(E) TWO-STORY BUILDING
34'-9" BUILDING HEIGHT
BUILDINGS A AND D
REAR BALCONY
PAGE 11
FIRST STREET
PARKING
GARAGE
LANDS OF THE
CITY OF
CAMPBELL
NOT IN SCOPE
CENTRAL AVE
(A PUBLIC STREET)
ACCESSIBLE LIFT
PAGE 13
APN: 412-07-001
LANDS OF THE CITY
OF CAMPBELL
NOT IN SCOPE
BUILDING A
BUILDING H
BEFORE 1920
BUILDING J
BEFORE 1945
TOTAL COMBINED AREA:
54,870 S.F. (3 BUILDINGS)
BUILDING J EAST
FACADE
PAGE 5
PEDESTRIAN ACCESS
PLAZA
PAGE 14
BUILDING D
BUILDING I
BEFORE 1920s
BUILDING J
BEFORE 1945
300 ORCHARD CITY DRIVE
(E) ONE-STORY BUILDING
26'-4" BUILDING HEIGHT
LANDS OF THE CITY
OF CAMPBELL
NOT IN SCOPE
BUILDING E
BLDG. L
BLD. B
BUILDING C
BEFORE 1920s
300 ORCHARD CITY DRIVE
(E) TWO-STORY BUILDING
36'-4" BUILDING HEIGHT
BUILDING F
BEFORE 1920
SITE ACCESS
BUILDINGS F AND J
PAGE 9
LANDS OF THE SOUTHERN PACIFIC TRANSPORTATION COMPANY
(E) LIGHT RAIL STATION

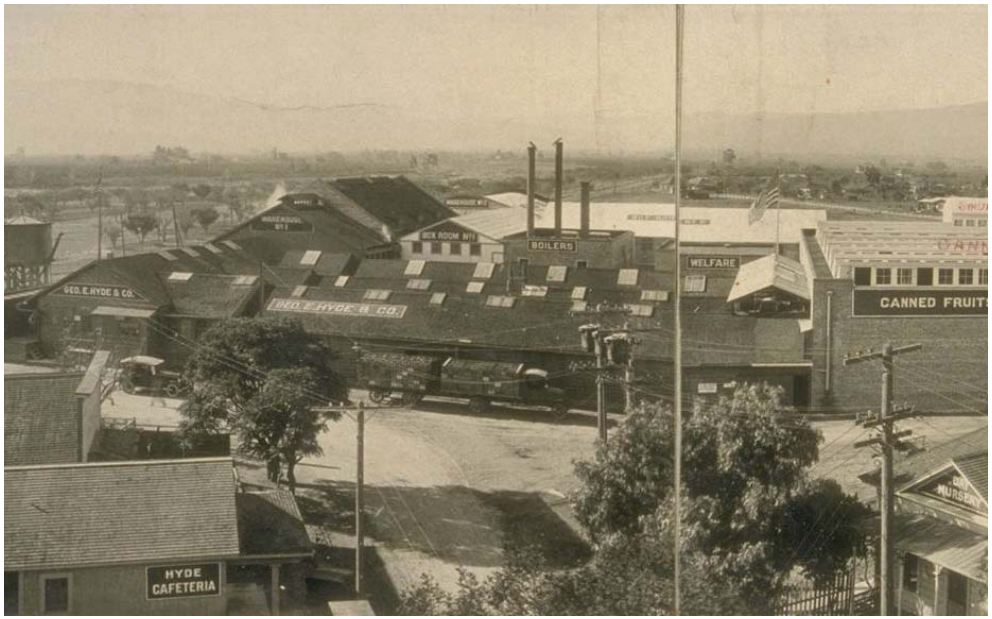




TOP-LEFT: BUILDINGS G AND J EAST FACADE
- From the August 1921 edition of the magazine *Canning Age*
- Building G (brick building at right)
- Original structure that was later replaced with Building J (wood building at left)

TOP-RIGHT: AERIAL FROM NORTH
- Aerial photo taken in 1945, showing all cannery buildings that exist in the present day
- Condominiums, parking structure, and parking lot not yet built
- Redwood trees not yet planted
- Additional buildings south of Building J and east of Building F (left side of this photo) no longer exist

BOTTOM-LEFT: BUILDINGS G AND J EAST FACADE
- Photo taken after the mid-1970s remodel and before the mid-1980s remodel
- Building J has wood siding (at left)
- Building G original clerestory windows still open (at right)



BUILDING J EAST FACADE

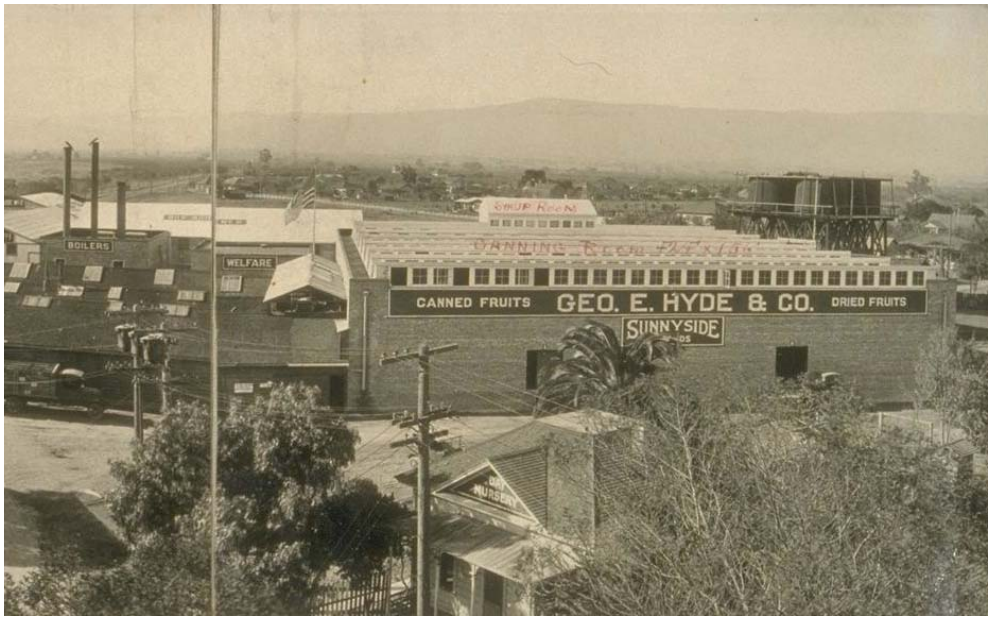
TOP-LEFT: Photo from between 1909 and 1931
- Building J not original Hyde building
- Original buildings replaced by 1945

TOP-RIGHT: Current photo
- Work from 1980s remodel will be removed, including:
- Green fabric awnings
- Stucco bands
- Arched entry
- Historic plaque in front of building J will be relocated to the building facade

BOTTOM-LEFT: Proposed rendering
- Enlarged opening to breezeway with new industrial sash-style windows and brick frame
- Corrugated metal feature wall, light gray
- Corrugated metal cornice, dark gray
- Structural steel awnings, dark gray

LANDSCAPE
- Redwoods and other trees will remain
- Landscape replaced with drought-tolerant vegetation
- Hardscape replaced with linear concrete pavers

BUILDING J EAST FACADE AT NIGHT



BUILDING G CORNER

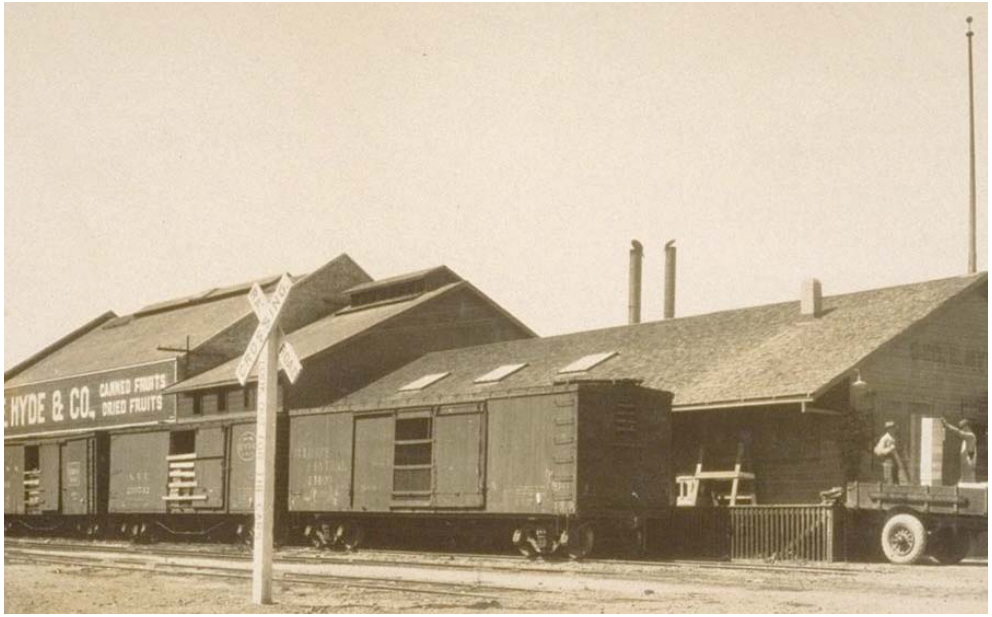
TOP-LEFT: Photo from between 1909 and 1931
- Building G is an original Hyde building from before 1920
- Original clerestory windows still exist, but are hidden behind a stucco band

TOP-RIGHT: Current photo
- Work from 1980s remodel will be removed, including:
- Green fabric awnings
- Stucco bands
- Clerestory windows will be re-opened
- Corner entry will remain with modifications

BOTTOM-LEFT: Proposed rendering
- Corrugated metal awning, light gray
- Industrial sash-style windows
- Patio corner squared off with new guardrails
- Signage is placeholder and will be designed by signage consultant

LANDSCAPE
- Redwoods and other trees will remain
- Landscape replaced with drought-tolerant vegetation
- Hardscape replaced with linear concrete pavers

THE CANNERY
AT 300 ORCHARD
TENANT



BUILDINGS F AND J

TOP-LEFT: Photo from between 1909 and 1931
- Building F (background, with “HYDE & CO.” sign) is an original Hyde Cannery structure
- Other buildings have since been demolished and replaced with Building J and a parking lot
- Freight cars are stopped on the train tracks now used by the VTA

TOP-RIGHT: Current photo
- Work from 1980s remodel will be removed, including:
- Green fabric awnings
- Guardrails
- Stucco bands
- Brick planters

BOTTOM-LEFT: Proposed rendering
- Steel awnings
- Signage is placeholder and will be designed by signage consultant
- Corrugated metal cornice, dark gray
- VTA station is not in scope and not shown

LANDSCAPE
- Redwoods and other trees will remain
- Landscape replaced with drought-tolerant vegetation
- Fence between buildings F and J updated
- Guardrails at building F ramp and stairs updated

TENANT
TENANT

BUILDINGS A, D, AND L REAR BALCONY AND ARCADE

Please see aerial photos on previous pages for historic imagery of Buildings A, D, and L. These three buildings were most likely built prior to 1920.

TOP-LEFT: Original wood structure with paint removed

TOP-RIGHT: Current photo
- Work from 1980s remodel will be removed, including:
- Green fabric awnings
- Paint over original wood structure
- Balcony guardrail will be removed and replaced
- Brick planters adjacent to buildings

BOTTOM-LEFT: Proposed rendering
- Corrugated metal on buildings A and D roof screen and on building L facade
- Industrial sash-style windows
- Existing wood-framed balcony will be seismically upgraded with steel per structural drawings
- Balcony will receive new guardrails and shade pergola

LANDSCAPE
- Redwoods and other city-protected trees will remain
- Two olive trees that drop fruit on accessible paths will be removed
- Landscape replaced with drought-tolerant vegetation
- Hardscape replaced with linear concrete pavers

300

ACCESSIBLE LIFT

LEFT: Current photo
- Work from 1980s remodel will be removed, including:
- Green fabric awnings
- Brick planters
- Non-ADA-compliant ramp

TOP-RIGHT: Proposed rendering
- Stairs, landing, and guardrails
- ADA-compliant lift

LANDSCAPE
- Redwoods and other city-protected trees will remain
- Landscape replaced with drought-tolerant vegetation
- Hardscape replaced with linear concrete pavers
- Light fixtures relocated as requried to provide accessible path of travel

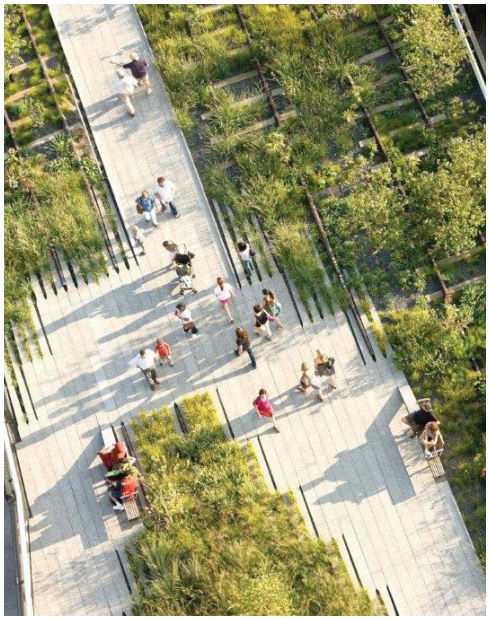
PLAZA

TOP-LEFT: Current photo
- Work from 1980s remodel will be removed, including:
- Green fabric awnings

BOTTOM-LEFT: Proposed rendering
- New wood shade pergola and screen walls
- New outdoor furniture

LANDSCAPE
- Redwoods and other city-protected trees will remain
- Landscape replaced with drought-tolerant vegetation
- Hardscape replaced with linear concrete pavers
- Central brick terrace, planters, and grass will remain

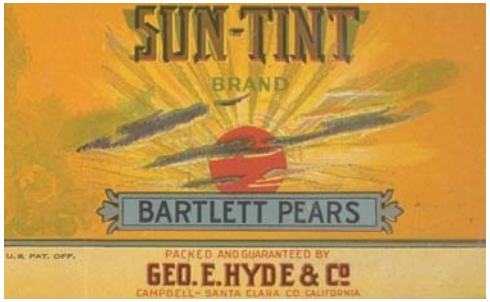
OVERALL FRONT ELEVATION ALONG ORCHARD CITY DRIVE
Street trees not shown for clarity but will remain

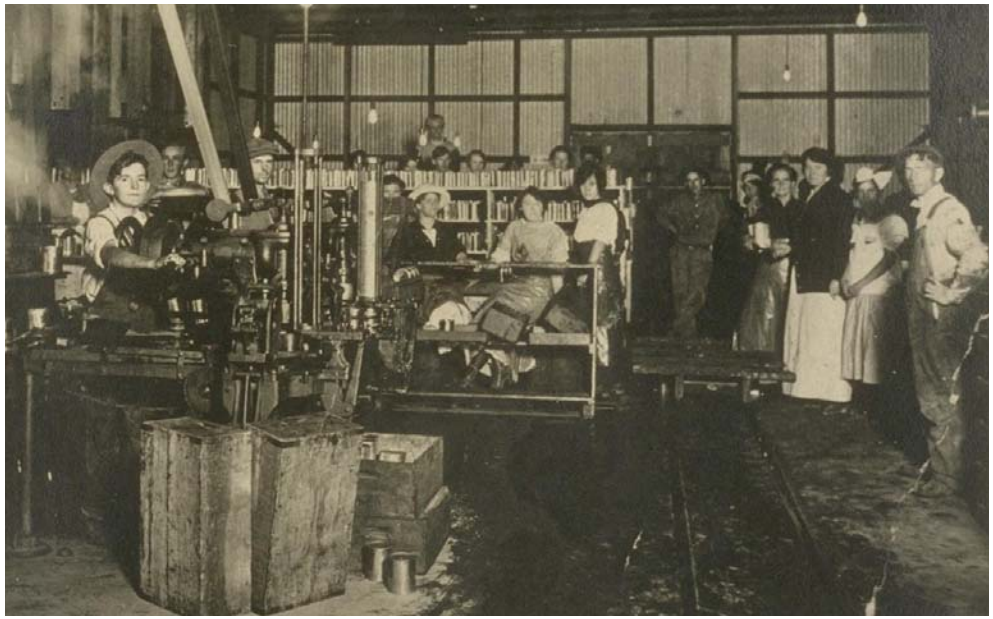


CHARACTER INSPIRATION IMAGES

Left-to-right, top-to bottom:

- Linear pavers and shrubs in New York's High Line park
- New signage painted on the historic Edward McGovern Tobacco Warehouse
- Corrugated metal, brick, and industrial sash windows
- Modern landscaping, brick, and industrial sash windows
- Steel cable guardrails





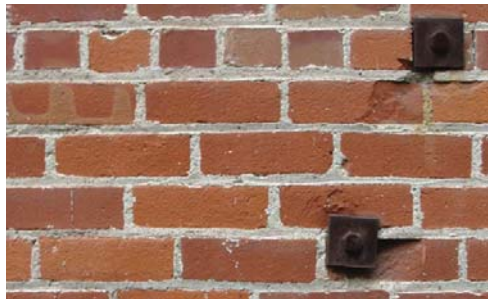
HYDE CANNERY IMAGES

Left-to-right, top-to bottom:

- Sign painted on Building C
- Photo dated 1920, Building G interior
- Peach and pear can labels
- Photo dated 1915, corrugated metal wall in background

DE 6370 Charcoal Smudge

DE6366 Silver Spoon



DE5118 BBQ

Sanded red cedar stained with Weatherwood

MATERIAL PALETTE

Left-to-right, top-to bottom:

- Paint swatches
- Corrugated metal, timber, and brick currently on site
- Corrugated metal and painted structural steel
- Brick currently on site
- Corrugated metal currently on site
- Painted structural steel
- Stained wood guardrails

SW 7007 Ceiling Bright White

Rough red cedar stained with Weatherwood

MEMORANDUM

Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date**: June 28, 2016

From: Stephen Rose, Associate Planner

Via: Paul Kermoyan, Community Development Director

Subject: The Cannery (Water Tower Plaza)

Application: Modification (PLN2016-73) to previously approved Planned Development Permits (PD84-02, PD84-05, PD90-01 and M92-11) to allow the exterior remodel of an existing building that is listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on-site and off-site improvements and a Tree Removal Permit (PLN2016-154) to allow the removal of protected tree(s)

Project Site: 300 & 307 Orchard City Drive

PROJECT SITE

The project site is the Water Tower Plaza and includes portions of City parking lots and right-of-way[1] located at and along south side of Orchard City drive, west of Railway Avenue, and east of S. First Street (reference **Attachment 1,** Location Map). The Water Tower Plaza, which includes the George E. Hyde Company/Sunsweet Growers building (reference **Attachment 2** – Primary Record), is listed as a significant historic resource on the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory. Over the years, the site (which includes the City parking lot) has assumed several addresses (including 93 N. Central Avenue), but is recognized as 300 & 307 Orchard City Drive.

PROJECT PROPOSAL

The applicant is seeking approval of a Modification (PLN2016-73) to allow exterior façade and site upgrades to the Water Tower Plaza. The proposal is intended to renovate the site with 'particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company' (1892-1937). The proposal would remove non-historic elements of the building and site[2], reconfigure entrances[3], and improve accessibility. A more detailed/bulleted scope of work has been included on page 2 of the applicant's design consultation memo (reference **Attachment 5** – Applicant's Consultant Memo - Page & Turnbull). The applicant is also requesting approval of a tree removal permit, to allow the removal of two olive trees located near the outdoor open space to the rear/southwest of Building A

[1] Work in the City right-of-way and parking lots
[2] Removed features include green fabric awnings throughout the site, brick planters, an arched entry system at Building J, and a parapet which obscured original clerestory windows on Building G.
[3] The reconfigured entrance at Building G results in a 163 sq. ft. increase in floor area in that it serves to enclose an existing covered area. The increase in floor area is not considered to contribute to a parking impact, in consideration of the scale of the overall site and provided that the purpose of enclosing the area is to add architectural interest and visibility to a prominent building entrance.

& D and one podocarpus[4] tree located at the front/northeast of Building G (reference **Attachment 3** – Project Plans; Sheet A1.0)

This proposal has no use related component, nor would it serve to supersede or modify any previously established operational restriction.

PROJECT DATA

Net Lot Area:	3.90 acres (including 4,032 sq. ft. of City property)
Gross Lot Area:	4.66 acres
Zoning:	P-D (Planned Development)
General Plan:	*Commercial/Med.-High Density Residential (14-27 units/gr. acre)* and *High Density Residential (21-27 units/gr. acre)*

BACKGROUND

On May 25, 2016 this item was reviewed by the City's Historic Preservation Board. The board was supportive of the project forwarding a recommendation of approval to the City's Planning Commission (reference **Attachment 5** – Historic Preservation Board Resolution).

SCOPE OF REVIEW

The purpose of the Site and Architectural Review Committee's (SARC) review is to provide feedback on the site design, circulation, architectural materials, colors, and landscaping. In consideration of the applicant's proposal, the SARC should also consider that the P-D Zoning District is intended to provide a degree of flexibility that is not available in other zoning districts so as to allow for a superior development, particularly related to the development's design and provision of open space. To aid in achieving this goal, the Zoning Code provides a list of considerations that should be taken into account in review of this project (CMC 21.12.030.H.12). A focused review of the applicants proposal, as it pertains to the considerations provided in the Zoning Code have been provided in the project discussion.

Todd Walter, member of the Historic Preservation Board (HPB), will be in attendance at the SARC meeting to offer guidance or feedback on any changes to the project design arising from the discussion which could impact Historic Preservation.

DISCUSSION

ARCHITECTURE AND SITE DESIGN

A detailed discussion of the project's site and architectural design, in consideration of the Secretary of Interior Standards for Historic Preservation, had been provided in the May 24, 2016 Historic Preservation Board Report (reference **Attachment 4**). To assist the project review, the City contracted with Mark Sandoval, Consulting Architect, to provide an analysis of the proposal. In Mark Sandoval's report (reference **Attachment 8**), the overall impression is that the alterations are imaginative,

[4] The subject tree species has been assumed by staff; not a protected tree species (redwood, oak, cedar, or ash).

reinforce the existing industrial narrative of the site's past, and serve to add vitality of the historic resource.

In consideration of the project's strong support by the City's Historic Preservation Board (HPB), and City Consulting Architect, the SARC Memo serves to focus on items either requiring additional clarification, or still outstanding in the project review.

Master Sign Plan: The subject application shows speculative signs which will require review and approval through a master sign plan. The removal of the green fabric canopies, which in some locations serve to identify existing tenants, could result in tenants installing temporary banners while waiting for a master sign plan to be reviewed and approved. As such, a discussion point has been raised to determine if the item should be continued to a date uncertain to request the applicant to return with a master sign program, or whether a condition of approval should be forwarded to the Planning Commission requiring approval of a new master sign program prior to building permit issuance.

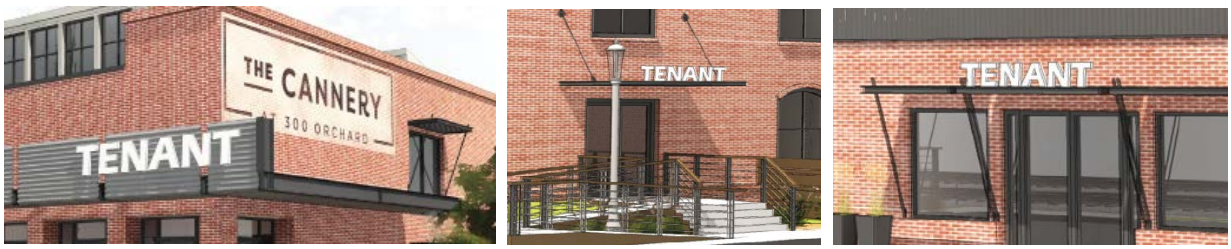


Figure 1 – Prospective Tenant Signs

Lighting & Furniture: The property has a combination of historically-themed/decorative light poles and benches, and more simple hanging lights, directory signs and trash cans. Whereas the Historic Preservation Board (HPB) expressed a desire to retain the existing site lighting and benches, the SARC may wish to consider if any of the existing lighting or furniture should be replaced with more industrial designs commensurate with the building alterations.

Figure 2– Existing Lighting & Furniture

Figure 3– Staff Prepared Exhibits of Industrial Lighting & Furniture (discussion purposes only)

Historic Plaques: The Historic Preservation Board (HPB) recommended that a new historic plaque, including a narrative and pictures of the historic building, to be provided somewhere onsite. In addition to this new plaque, the HPB inquired if the existing metal plaque (shown below) would be retained on the property. While the applicant indicated that the metal plaque would be retained, a location had not been identified. As such, a discussion point has been raised to determine the appropriate location of both plaques.

Figure 4 – Historic Plaque

Tree Removal: As part of the proposed development, the applicant is requesting the removal of two olive trees which are located to the rear/southwest of Building A & D and one podocarpus[5] tree located at the front/northeast of Building G (reference **Attachment 3** – Project Plans; Sheet A1.0). Pursuant to CMC 21.32 (Tree Protection Regulations) a minimum of three 24-inch box trees shall be required as replacements. In that the proposed schematic landscape plan (reference **Attachment 3** – Project Plans; Sheet A1.2) does not indicate replacement trees, a discussion point has been raised to determine if the SARC would have a preferred planting location.

Figure 5 - Trees Proposed for Removal (two olive trees on left & podocarpus tree on right)

SUMMARY

If the SARC believes that the applicant has adequately addressed the considerations for review of a Planned Development Permit, as specified by CMC 21.12.030, it could recommend approval to the Planning Commission as proposed or subject to revisions. The following questions are meant to facilitate SARC's discussion of the project details:

- **Master Sign Plan**: Should the applicant be required to provide a master sign plan for concurrent review and approval? Alternatively, should this be placed as a requirement on the applicant's proposal prior to building permit issuance?

[5] The subject tree species has been assumed by staff; not a protected tree species (redwood, oak, cedar, or ash).

- **Lighting & Furniture**: Should industrial lighting or furniture, commensurate with the building alterations, be required?

- **Historic Plaques**: Does the SARC have a recommended location for either plaque?

- **Trees**: Does the SARC have a preferred location for the three replacement trees?

Attachments:

1. Location Map
2. Primary Record
3. Project Plans
4. May 25, 2016 – Historic Preservation Board Report
5. May 25, 2016 – Historic Preservation Board Resolution
6. May 25, 2016 – Historic Preservation Board Draft Minutes (Excerpt)
7. Applicant's Consultant Memo - Page & Turnbull
8. City Consulting Architect Evaluation Report -Mark Sandoval
9. Applicant Responses to Consulting Architect Feedback
10. Historic Plaque

CITY OF CAMPBELL · HISTORIC PRESERVATION BOARD
Staff Report · MAY 25, 2016

PLN2016-73
Colton, B.

Application of Mr. Brice Colton, on behalf of Habitec Architecture, and Design for a Modification (PLN2016-73) to previously approved Planned Development Permits (PD84-02, PD84-05, PD90-01 and M92-11) to allow the exterior remodel of an existing building that is listed on the City's Historic Resource Inventory (George Hyde Co. / Sunsweet Growers) as well as associated on-site and off-site improvements and a Tree Removal Permit (PLN2016-154) to allow the removal of protected tree(s) on property located at **300 & 307 Orchard City Drive** (previously 93 S. Central Avenue) in the P-D (Planned Development) Zoning District.

STAFF RECOMMENDATION

That the Historic Preservation Board take the following action:

1. **Adopt a Resolution**, incorporating the attached findings, recommending that the Planning Commission recommend approval of a Modification (PLN2016-73) to previously approved Planned Development Permits (PD84-02, PD84-05, PD90-01 and M92-11) to allow the exterior remodel of an existing building that is listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on-site and off-site improvements and a Tree Removal Permit (PLN2016-154) to allow the removal of protected tree(s).

DISCUSSION

Project Location & Addressing: The project site is the Water Tower Plaza and portions of City parking lots and right-of-way located at and along south side of Orchard City drive, west of Railway Avenue, and east of S. First Street (reference **Attachment 3,** Location Map). The Water Tower Plaza, which includes the George E. Hyde Company/Sunsweet Growers building (reference **Attachment 4** – Primary Record), is listed as a significant historic resource on the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory. Over the years, the site (which includes the City parking lot) has been attributed to various addresses (including 93 N. Central Avenue), but is recognized as 300 & 307 Orchard City Drive. It should be noted that 307 Orchard City Drive, has also been attributed to the office development located at 46 N. Central Avenue to the north (containing the Farmers Union Packing House / Sunsweet Plant #1), which is not associated with this project.

Project Proposal: The applicant is seeking approval of a Modification (PLN2016-73) to allow exterior façade and site upgrades to the Water Tower Plaza. The proposal is intended to renovate the site with 'particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company' (1892-1937). The proposal would remove non-historic elements of

the building and site[1], reconfigure entrances, and improve accessibility. A more detailed/bulleted scope of work has been included on page 2 of the applicant's design consultation memo (reference **Attachment 6** – Applicant's Consultant Memo - Page & Turnbull). The applicant is also requesting approval of a tree removal permit, for the removal of two olive trees which occur near the outdoor open space to the rear/southwest of Building A & D (reference **Attachment 5** – Project Plans; Sheet A1.0, Detail 12)

This proposal has no use related component, nor would it serve to supersede or modify any previously established operational restriction.

ANALYSIS

The purpose of the Historic Preservation Board review is to provide direction to the applicant and staff regarding whether or not the project, as proposed, is in compliance with the Historic Preservation Ordinance.

Environmental Review: Staff is currently evaluating the impact the proposed changes could have on the historic resource through an environmental review process. The proposed conditions of approval would negate the necessity for a Mitigated Negative Declaration (MND), and could allow the preparation of a Negative Declaration (ND). The conditions of approval, already included for consideration, are intended to reduce environmental impacts to a less than significant level.

Historic Preservation Board Review Authority and Scope: The HPB has review authority over the proposed modification of historic structures to ensure that the project is in compliance with the Historic Preservation Ordinance. In addition, the HPB is responsible to consider whether or not the modifications are consistent with the Secretary of Interior Standards for the Treatment of Historic Properties.

To assist in this evaluation, the City contracted with Mark Sandoval, AIA, to review the project (reference **Attachment 7** – City Consulting Architect Review – Mark Sandoval) consistent with CMC Section 21.54.050.C. and prepare a brief analysis of the project's architecture and how it complies of the Secretary of the Interior's Standards for Rehabilitation. Discussions on these topics are provided in their applicable sections which follow.

Consulting Architect Review: The project was prepared by Habitec Architecture, and reviewed by Page & Turnbull, a historic preservation firm (hired by the applicant), as well as the City's Consulting Architect, Mark Sandoval (contracted by the City). The analysis provided by Mark Sandoval, takes into account the comments provided by Page and Turnbull and provides further analysis on points raised in their review, as well as feedback from his own review of the project.

In Mark Sandoval's report, the overall impression is very supportive, finding that proposed alterations are imaginative, reinforce the existing industrial narrative of the site's past, and should create an exciting and refreshing new look which adds to the vitality of the historic

[1] Removed features include green fabric awnings throughout the site, brick planters, an arched entry system at Building J, and a parapet which obscured original clerestory windows on Building G.

resource. However, Mark raises the following points for consideration by the City (responses to the report has been provided as **Attachment 8** – Applicant Responses to Consulting Architect Feedback, and paraphrased by staff in below).

1. *Construction details are too vague in areas, and lack important detail information on how the additions are to attach, interface, and be structurally supported. Selective demolition of localized areas in question could be performed to provide greater clarity on the limits and magnitude of construction work involved, and drive important decisions on what protective measures or monitoring of the project would be needed during the construction process.*
   The applicant has provided enhanced details on the construction method and anticipated weight of proposed features (reference **Attachment 8**).

   - The HPB should consider whether additional information should be provided. If additional information or investigative research is determined appropriate, the HPB should be prepared to articulate what research should (or could) be conducted. IF it is required, staff recommends that the Board consider requesting a continuance to a date uncertain to allow the applicant sufficient time to conduct the additional research/work (if applicable).

2. *The decision making body may want to explore adding a steel canopy, or alternative structure to provide shelter and identity to the entry between buildings H & J.*
   The applicant is not intending to install an additional shelter in this area.

   - The HPB should consider if the addition of a steel canopy, or similar shelter between buildings H&J is necessary or if it would present any concerns.

3. *The decision making body may want to request more details on the landscaping, privacy fence, pergola and lighting proposed in the plaza area.*
   City standards would require that any new lighting be adequately down shielded to avoid obnoxious light or glare from impacting residents of the condominium units. New landscaping over 500 sq. ft. in area will be required to comply with the City's Water Efficient Landscaping Ordinance. Staff intends to request detailed drawings of these details, which typically occurs at time of Building Permit submittal.

4. *The decision making body may want to request the applicant to submit a comprehensive sign program to address the wide collection of various signs within the complex, and to establish standards for new signs. This would ultimately help add greater cohesion to the entire project to create a more unified and central design theme for the site.*
   The project does not include a proposal for any signs at this time. A subsequent approval of a master sign program will be required for new tenant signs.

In consideration of the feedback provided by the City's Consulting Architect, the HPB may want to accept the project as an improvement or recommend their own changes or conditions for Planning Commission consideration.

Evaluation of the Secretary of Interior's Standards for Rehabilitation:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

   The project site was originally used as a packaging plant. Over the years, the use of the property has changed to include office uses (Famers Insurance, Charge Point, etc.), a restaurant (Komatsu Japanese Cuisine), and a bar (Khartoum). The operation of these facilities and the established use of the property would not be changed by the proposal.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

   The project seeks to retain the historic character of the property, and remove non-historic elements of the building and site. The removal of the two olive trees, which are located in an interior/rear courtyard of the site, would not diminish the historic character of the site.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

   The proposed renovations would 'rehabilitate historic architectural features where possible, and introduce new elements that respect the site's industrial past'. Where new features have been introduced, the materials and architectural embellishments are clearly more contemporary (metal clad, corrugated metal cornices), which serve to differentiate the elements from the historic development.

   - Staff recommends the HPB consider the design of the proposed sign, which staff and the consulting architect believe to be a positive addition to the property which pays homage to the industrial past without creating a false sense of history. While the sign mimics the painted white lettering of signs of this era (i.e. the George E. Hyde Co. sign located on the south side of Building C) the design incorporates more modern lettering, fonts, and design which serve to differentiate it from the historical development.
   - Staff recommends the HPB consider requiring a historic plaque (reference **Attachment 9**) to be posted on the property which includes a brief accounting of the properties history, and provides photos which show the original building. This plaque would also help an onlooker differentiate what has been added to the building, from what was original.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

   The changes proposed to the property are intended to minimize impact to both the existing structures and features, and those which have been added over the years. Where existing features are proposed for removal, such as the green fabric awnings, stucco bands, and arched entry on Building J, these additions generally occurred in the 1980's, and are not considered to have a historical significance in their own right. Where design improvements are proposed to be added, such additions will not alter the historical significance of the buildings.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

   The applicant's proposal seeks to retain the existing building and preserve the distinctive materials (red brick) and finishes (exposed, unpainted brick) to the extent feasible. The applicant is proposing a seismic retrofit for portions of the building, which will reinforce the construction techniques of the building and help ensure the building is more stable in the event of an earthquake.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

   The applicant proposes to restore the clerestory windows which could have been considered a distinctive feature of the building. Where a historic feature is damaged, the applicant would propose to rehabilitate it. When rehabilitation is not an option, the applicant intends to match it in design, color, texture and material to the extent feasible.

   - Staff recommends the HPB to review the draft Condition of Approval proposed by staff to establish guidelines for the contractor/applicant to stop work, and submit revised plans to the Community Development Department for either referral back to the HPB or decision by the Community Development Director, in the event that damage to the building (rot/decay) is discovered which requires work outside of the approved project.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

   The applicant is not proposing to use any chemical or physical treatment (sanding, scraping etc.) that could damage any historic material.

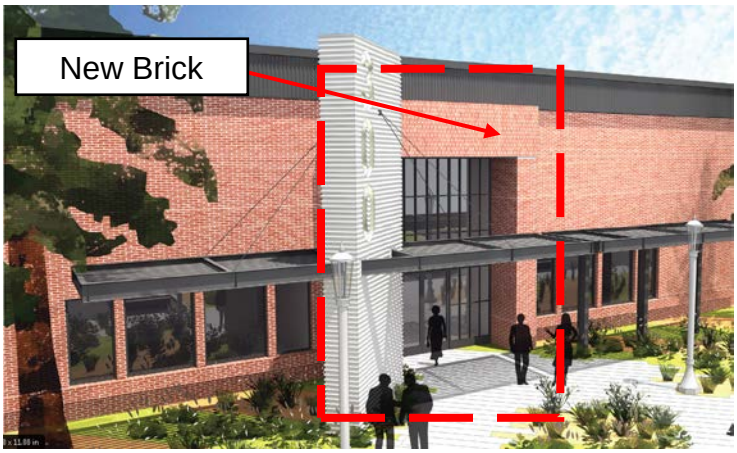
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

No archeological interests are known to exist with the subject property, nor is excavation proposed to such a degree that a resource (if one were to exist) would be disturbed.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed changes, as conditioned, would be compatible with the historical materials, size, scale, and proportion and massing of the property and its environment. The applicant has provided a statement which affirms that the weight and method new features would be affixed, would not endanger, or destroy, historic features. Where new additions are proposed, the materials and design is respectful of the properties past but does not seek to recreate it.

- Staff recommends the HPB to review the draft Condition of Approval proposed by staff which would require the new brick at the entrance of Building J be differentiated from the old brick of the building. Moreover, staff would request the HPB either strike the draft Condition of Approval or include enhanced language specifying in what manner the new brick should be differentiated (e.g. spacing, color, size).



- Staff recommends the HPB consider the comments raised by the City's Consulting Architect and evaluate if additional details, or construction details or inspections should be conducted, and determine if the application should return to HPB to evaluate those details before a recommendation is made.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If any of the proposed features were constructed and removed in the future, the essential form and integrity of the property would be unimpaired. Where features are bolted, or affixed to the building, only minor wear and damage to the building would be anticipated to occur when removed and could readily be patched or repaired to a near original state.

DISCUSSION ITEMS

The following is a list of discussion items consider in review of this application:

- Does the project comply with the Secretary of Interior Standard and the City's Historic Preservation Ordinance?
- Are staff's recommended solutions provided to achieve compliance with all applicable regulations appropriate and/or desirable?
- Does the Board recommend additional modifications to the project or conditions of approval to achieve consistency with City regulations?

Additionally, the following list summarizes staff recommendations which were raised throughout the project analysis:

- The HPB should consider whether additional information should be provided. If additional information or investigative research is determined appropriate, the HPB should be prepared to articulate what research should (or could) be conducted. IF it is required, staff recommends that the Board consider requesting a continuance to a date uncertain to allow the applicant sufficient time to conduct the additional research/work (if applicable).
- The HPB should consider if the addition of a steel canopy, or similar shelter between buildings H&J is necessary or if it would present any concerns.
- Staff recommends the HPB consider the design of the proposed sign, which staff and the consulting architect believe to be a positive addition to the property which pays homage to the industrial past without creating a false sense of history. While the sign mimics the painted white lettering of signs of this era (i.e. the George E. Hyde Co. sign located on the south side of Building C) the design incorporates more modern lettering, fonts, and design which serve to differentiate it from the historical development.
- Staff recommends the HPB consider requiring a historic plaque (reference **Attachment 9**) to be posted on the property which includes a brief accounting of the properties history, and provides photos which show the original building. This plaque would also help an onlooker differentiate what has been added to the building, from what was original.
- Staff recommends the HPB to review the draft Condition of Approval proposed by staff to establish guidelines for the contractor/applicant to stop work, and submit revised plans to the Community Development Department for either referral back to the HPB or decision by the Community Development Director, in the event that damage to the building (rot/decay) is discovered which requires work outside of the approved project.
- Staff recommends the HPB to review the draft Condition of Approval proposed by staff which would require the new brick at the entrance of Building J be differentiated from the old brick of the building. Moreover, staff would request the HPB either strike the draft Condition of Approval or include enhanced language specifying in what manner the new brick should be differentiated (e.g. spacing, color, size).
- Staff recommends the HPB consider the comments raised by the City's Consulting Architect and evaluate if additional details, or construction details or inspections

should be conducted, and determine if the application should return to HPB to evaluate those details before a recommendation is made.

To address staff recommendations (where appropriate), staff has prepared Draft Conditions of Approval for consideration (reference **Attachment 2**, Draft Conditions of Approval of PLN2016-73). Please note these Conditions of Approval can be removed, added to, or modified at the discretion of the Historic Preservation Board.

NEXT STEPS

If the HPB recommends approval of the project to the Planning Commission, staff recommends that specific project changes required to achieve compliance with the Secretary of Interior Standards (if any) be forwarded as recommended Conditions of Approval.

ALTERNATIVES

- If substantial changes or additional information is requested by the Historic Preservation Board, the Board can request the project be continued to a date uncertain and brought back to the Historic Preservation Board for further review.
- If the Historic Preservation Board does not find the proposed changes are in keeping with the review criteria, the Board can forward a recommendation to deny the project to the Planning Commission.

Attachments:
1. Findings Recommending Approval of PLN2016-73 & PLN2016-154
2. Draft Conditions of Approval of PLN2016-73 & PLN2016-154
3. Location Map
4. Primary Record
5. Project Plans
6. Applicant's Consultant Memo - Page & Turnbull
7. City Consulting Architect Evaluation Report -Mark Sandoval
8. Applicant Responses to Consulting Architect Feedback
9. Historic Plaque

Prepared by: _____
Stephen Rose, Associate Planner

Reviewed by: _____
Cindy McCormick, Senior Planner

Approved by: _____
Paul Kerymoyan, Community Development Director

RESOLUTION NO. 2016-01

BEING A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF CAMPBELL RECOMMENDING THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION (PLN2016-73) TO PREVIOUSLY APPROVED PLANNED DEVELOPMENT PERMITS (PD84-02, PD84-05, AND M92-11) TO ALLOW THE EXTERIOR REMODEL OF AN EXISTING BUILDING THAT IS LISTED ON THE CITY'S HISTORIC RESOURCE INVENTORY (GEORGE HYDE CO. SUNSWEET GROWERS) AS WELL AS ASSOCIATED ON-SITE AND OFF-SITE IMPROVEMENTS AND A TREE REMOVAL PERMIT (PLN2016-154) TO ALLOW THE REMOVAL OF PROTECTED TREE(S) AT 300 & 307 ORCHARD CITY DRIVE.

After due consideration of all evidence presented, the Historic Preservation Board did find as follows with respect to the proposed Modification (PLN2016-73) and Tree Removal Permit (PLN2016-154).

1. The zoning designation for the project site is P-D (Planned Development). Exterior alterations to a historic property in this zoning district may occur with the approval of a Planned Development Permit.

2. The project consists of exterior façade and site upgrades to the Water Tower Plaza.

3. The proposal is intended to renovate the site with particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company (1892-1937).

4. The proposal would remove non-historic elements of the building and site, reconfigure entrances, and improve accessibility.

5. The changes proposed by the project are consistent with the Historic Preservation Ordinance, and the Secretary of Interior Standards and do not detract from the existing architectural character of the building or site.

6. The proposed exterior changes are consistent with the purpose of the Historic Preservation ordinance to enhance the visual character of the city by encouraging and regulating the compatibility of architectural styles within historic districts reflecting unique and established architectural traditions.

7. The changes proposed, including the request to remove two olive trees, will be reviewed to determine conformance with the City's zoning regulations by the Planning Commission at a public hearing. At such time, the Historic Preservation Board's recommendation for approval will be taken into consideration.

Based upon the foregoing findings of fact, the Historic Preservation Board further finds and concludes that:

1. The action proposed is consistent with the purpose of the Historic Preservation Ordinance.
2. The action proposed is consistent with the Secretary of the Interior's Standards for the treatment of historic properties with guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings.
3. The action proposed will not be detrimental to a structure or feature of significant aesthetic, architectural, cultural, or engineering interest or value of an historical nature.

THEREFORE, BE IT RESOLVED that the Historic Preservation Board recommends Planning Commission approve a Modification (PLN2016-73) to previously approved planned development permits (PD84-02, PD84-05, and M92-11) to allow the exterior remodel of an existing building that is listed on the city's historic resource inventory (George Hyde Co. / Sunsweet Growers) as well as associated on-site and off-site improvements and a tree removal permit (PLN2016-154) to allow the removal of protected tree(s) at 300 & 307 Orchard City Drive, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 25th day of May 2016, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
JoElle Herandez, Chair

ATTEST: _____
Cindy McCormick, Secretary

HPB RECOMMENDED CONDITIONS FOR APPROVAL OF FILE NO. PLN2016-73 & PLN2016-154 (MODIFICATION & TREE REMOVAL)

SITE ADDRESS: 300 & 307 Orchard City Drive
APPLICANT: Brice Colton
OWNER: Water Tower Fee Owner, LLC
HPB MEETING: May 25, 2016

1. Approved Project: Approval granted for a Modification (PLN2016-73) to previously approved Planned Development Permits (PD84-02, PD84-05 and M92-11) to allow the exterior remodel of an existing building that is listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on-site and off-site improvements and a Tree Removal Permit (PLN2016-154) to allow the removal of protected tree(s). The project shall substantially conform to the Project Plans stamped as received by the Community Development Department on February 25, 2016, except as may be modified by the Conditions of Approval specified herein.

2. Rehabilitation: All features dating to the complex's drying and canning eras should be rehabilitated wherever feasible. If any of these features are found to be deteriorated, careful repair is preferred treatment. If deterioration is severe enough so that the feature has failed, the replacement should match the original in design, color, texture, and materials.

3. Historic Plaque: The applicant shall submit plans for a historic plaque to be installed on either a monument or on a plaque in visible location on the property. The design, placement, and installation method of the plaque shall be to the satisfaction of the Community Development Director.

4. Brick: New brick, where added to the entry of Building J, shall be differentiated from the old/historic brick of the building to the satisfaction of the Community Development Director.

5. Contractor - Unexpected Conditions: In the event that unexpected damage or historic features (e.g. signage, murals, historic openings or brickwork) are discovered during the construction process, the contractor shall stop work on the affected portion of the project and seek written authorization of the Community Development Director prior to proceeding. To obtain authorization, the contractor shall work with the project architect/applicant to evaluate options to restore the existing material to the extent feasible. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence to the satisfaction of the Community Development Director.

6. Salvage: Where significant historic features cannot be restored in place, they shall be salvaged for use elsewhere on the site, donated to a historic agency, or used for interpretive display.

Council's attention.

Vice Chair Blake reiterated that only about 1% to 2% of the homes in Campbell are historic.

Chair Hernandez stated that if the City loses more historic homes, it will be harder to set up a historic district.

2. Cambrian and Kennedy Tract area. Vice Chair Blake indicated that there are two areas in the City with interesting architecture that have not been surveyed; the Cambrian annex area and the "4-C's" neighborhood (Cherry, California, El Caminito, Catalpa Lane). She proposed that each HPB member do a windshield survey and bring their findings back to the HPB. HPB members should also survey potential heritage trees in these neighborhoods. Board Member Walter suggested the HPB also consider other areas of the City that may not have been surveyed. The HPB will discuss the windshield survey plan again in July. Staff will send the HPB a copy of the annexation map for their review.

3. 207 E. Rincon. The homeowner presented the HPB with a brochure showing the historic color palate that he will be using to paint his HRI home. The Board members were receptive of the colors and thanked the homeowner for notifying the HPB.

PUBLIC HEARING

1. 300 & 307 Orchard City Drive (previously 93 S. Central Avenue): Staff Planner Stephen Rose gave the report, summarizing the plans to renovate the exterior of the *George Hyde Co. Sunsweet Growers* building, remove non-historic features, and improve accessibility. The applicant indicated that they intend to keep the historic features of the building but modernize it with new features that complement the historic building but don't attempt to replicate it. They were grateful to the Historic Museum for helping them determine what is and is not historic, so that they can remove the non-historic elements.

Vice Chair Blake indicated that the plan was well thought out and she was very pleased with the design which is consistent with the Secretary's Standards. She asked the applicant to distinguish the new brick from the historic brick and asked about the new and old signage.

The applicant responded that they would introduce a reveal to differentiate the new and old brick. With regard to the signage, the applicant stated that they would preserve the informational plaque by moving it to either the inside or outside of the building. "The Cannery" would be stenciled to the exterior of the building. The applicant will also check with the Museum on historic Cannery signage.

Board Member Moore asked the applicant to preserve any other artifacts they find.

Board Member Walter applauded the applicant for its clean, simple, thoughtful design, stating that it would be a nice addition to the area. He asked if the brick will be cleaned or left to patina. He also asked that the new brick be differentiated from the old brick.

The applicant responded that repairs will be meticulous and least intrusive as possible. The applicant reiterated that the reveal should differentiate the two.

Vice Chair Blake indicated that the Olive tree is dying, is therefore not protected, and OK to remove. She likes the clerestory windows and stated that the clean design will be attractive next to the light rail station. Vice Chair Blake indicated that when the roof was recently repaired, the downspouts were made too short and have disconnected causing water damage to the building.

The applicant indicated that they would repair the downspouts.

Chair Hernandez stated that she loves the clean design and is happy that the applicant is keeping the brick façade and opening up the historic clerestory windows. She asked about the passageway and lighting between the garage and the property.

The applicant stated that the gate is not locked allowing passage from and to the garage. The applicant also stated that there is new LED lighting in the garage and limited lighting in the residential area.

Board Member Anderson asked about accessibility and stated that a lift is not allowed for egress.

The applicant indicated that two ADA stalls and two restrooms would be updated to meet accessibility standards. The applicant also indicated that they would re-slope the walkways, eliminate the ramp, and install the lift.

Chair Hernandez stated that the Building Department will review the plans for compliance with accessibility standards and that the purview of the HPB is limited to historic preservation.

Board Member Walter made a motion to accept the application with the modification to accentuate the reveal around the brick façade entry to differentiate the new brick from the old. Vice Chair Blake seconded. **Motion Passed 4-0-1** (Anderson abstained)

OLD BUSINESS

1. Brochures: Chair Hernandez stated that the proposed text for the brochure overlaps with information that is already contained in other Historic Preservation brochures such as “Resources for Property Owners”. Chair Hernandez stated that the information should be different for each audience and should include larger font and

Attachment 10

Santa Clara County Clerk – Recorder's Office
State of California

L 114714

Document No.: 1069
Number of Pages: 47
Filed and Posted On: 7/06/2016
Through: 7/26/2016
CRO Order Number:
Fee Total: 0.00

REGINA ALCOMENDRAS, County Clerk – Recorder
by Raymund Reyes, Deputy Clerk – Recorder, R.R.

County of Santa Clara

Office of the County Clerk-Recorder
Business Division

County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5688

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Campbell
2. PROJECT TITLE: 300 Orchard City Drive - Exterior Alterations and Rehabilitation Project
3. APPLICANT NAME: Brice Colton PHONE: (408) 977-8606
4. APPLICANT ADDRESS: 300 Orchard City Drive, Campbell CA, 95120
5. PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity
6. NOTICE TO BE POSTED FOR 20 DAYS.
7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

☐ 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152)	$ 3,070.00	$ 0.00
☐ 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C)	$ 2,210.25	$ 0.00
☐ 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY)	$ 850.00	$ 0.00
☐ 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS	$ 1,043.75	$ 0.00
☐ 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e)	$ 50.00	$ 0.00

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

☐ 1. NOTICE OF EXEMPTION ($50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)	$ 50.00	$ 0.00
☐ 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED ($50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)		
DOCUMENT TYPE: ☐ ENVIRONMENTAL IMPACT REPORT ☐ NEGATIVE DECLARATION	$ 50.00	$ 0.00

c. NOTICES THAT ARE *NOT* SUBJECT TO DFG FEES *OR* COUNTY ADMINISTRATIVE FEES

☐ NOTICE OF PREPARATION ☒ NOTICE OF INTENT	NO FEE	$ NO FEE

8. OTHER: _____ FEE (IF APPLICABLE): $ _____
9. TOTAL RECEIVED..... $ 0.00

*NOTE: "*SAME PROJECT*" MEANS NO CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE SUBSEQUENT FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (*INCLUDING COPIES*) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND THREE COPIES. *(YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)*

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

". . . NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)

(Fees Effective 01-01-2016)

NOTICE OF INTENT
INTENT TO ADOPT A NEGATIVE DECLARATION
CITY OF CAMPBELL, CALIFORNIA

Notice is hereby given of the intent of the Campbell City Council to adopt a Negative Declaration for the 300 Orchard City Drive Exterior Alterations and Rehabilitation Project, which includes a Modification (PLN2016-73) to previously-approved Planned Development Permits to allow the exterior remodel of an existing building listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on and offsite improvements and a Tree Removal Permit (PLN2016-154), pursuant to Public Resources Code Section 21092(b)(1), on property located at **300 & 307 Orchard City Drive, Campbell, CA 95008.**

The project site is the Water Tower Plaza and includes portions of City parking lots and right-of-way located at and along south side of Orchard City drive, west of Railway Avenue, and east of S. First Street. The Water Tower Plaza, which includes the George E. Hyde Company/Sunsweet Growers building, is listed as a significant historic resource on the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the location. The project location does not contain a toxic site pursuant to Section 65962.5 of the Government Code.

The Initial Study prepared by the City was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of the Initial Study, Community Development Department staff has determined that the project will not have a significant effect on the environment and has therefore prepared a draft Negative Declaration for consideration by the Campbell Planning Commission.

All interested parties are invited and encouraged to submit comments in writing regarding the draft Negative Declaration and/or attend the below described public hearings. The public review period for the draft Negative Declaration begins on **July 6, 2016** and ends on **July 26, 2016**. Any comments must be submitted in writing, including email, to the Community Development Department by 5:00 p.m. on **July 26, 2016**. The Environmental Checklist and draft Negative Declaration are available for review from 8:00 a.m. to 5:00 p.m. at the Community Development Department, City Hall, 70 North First Street, Campbell, CA or online at http://www.cityofcampbell.com/501/Public-Notices under 'Environmental Notices'.

The Campbell Planning Commission will consider the project and draft Negative Declaration at a public hearing to be held on **July 26, 2016**. The meeting will be held at 7:30 p.m., or shortly thereafter, in the City Hall City Council Chambers, 70 North First Street, Campbell, CA. The Campbell City Council is tentatively scheduled to a hold a public hearing on **August 16, 2016**, to consider the Planning Commission's recommendation on the project and draft Negative Declaration. Both meetings will be held at 7:30 p.m., or shortly thereafter, in the City Hall City Council Chambers, 70 North First Street, Campbell, CA.

Please be advised that if you challenge the decision on the Negative Declaration and/or project in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of Campbell prior to the public hearings. Questions and written comments may be addressed to Stephen Rose, Associate Planner at (408) 866-2142 or by email at stephenr@cityofcampbell.com.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

CITY OF CAMPBELL
Community Development Department

DRAFT
NEGATIVE DECLARATION

The Community Development Director has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of the project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Project Title: 300 Orchard City Drive - Exterior Alterations and Rehabilitation Project

File Number(s): Modification (PLN2016-73) & Tree Removal Permit (PLN2016-154)

Project Address: 300 & 307 Orchard City Drive, Campbell, CA 95008

Project Proponent: Brice Colton
111 W. St. John Street, #950, San Jose, CA 95113

Zoning Designation P-D (Planned Development)

General Plan: Central Commercial

Lead Agency: City of Campbell, Community Development Department
70 N. First Street, Campbell, CA 95008

Contact Person: Stephen Rose, Associate Planner
(408) 866-2142 | stephenr@cityofcampbell.com

Date Posted: July 6, 2016

Other public agencies whose approval is required: None

Project Location: The project site is the Water Tower Plaza and includes portions of City parking lots and right-of-way located at and along south side of Orchard City drive, west of Railway Avenue, and east of S. First Street. The Water Tower Plaza, which includes the George E. Hyde Company/Sunsweet Growers building, is listed as a significant historic resource on the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory.

Project Description: The applicant is seeking approval of a Modification (PLN2016-73) to allow exterior façade and site upgrades to the Water Tower Plaza. The proposal is intended to renovate the site with 'particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company' (1892-1937). The proposal would remove non-historic elements of the building and site, reconfigure entrances, and improve accessibility. The applicant is also requesting approval of a tree removal permit, to allow the removal of two olive trees located near the outdoor open space to the rear/southwest of Building A & D and one podocarpus tree located at the front/northeast of Building G.

Surrounding Land Use | Zoning District (Overlay) | General Plan Designation:
North: Commercial | C-3 (Central Commercial) | *Central Commercial*
South: Condominiums & Parking Garage | P-D (Planned Development) | *Low-Medium Density Residential & Central Commercial respectively*
East: Lightrail Station | N/A (Right of Way) | N/A (Right of Way)
West: Park | P-F (Public Facilities) | *Open Space*

Finding: The Community Development Director finds that the project described above will not have a significant effect on the environment and THEREFORE a Negative Declaration will be prepared.

Any person may file a written protest of the draft Negative Declaration before 5:00 p.m. on **July 26, 2016**. Such protest must be filed at the Community Development Department, City Hall, 70 North First Street, Campbell, California. The written protest should make a "fair argument" that the project will have one or more significant effects on the environment based on substantial evidence.

Stephen Rose
PROJECT PLANNER

Associate Planner
TITLE

City of Campbell
AGENCY

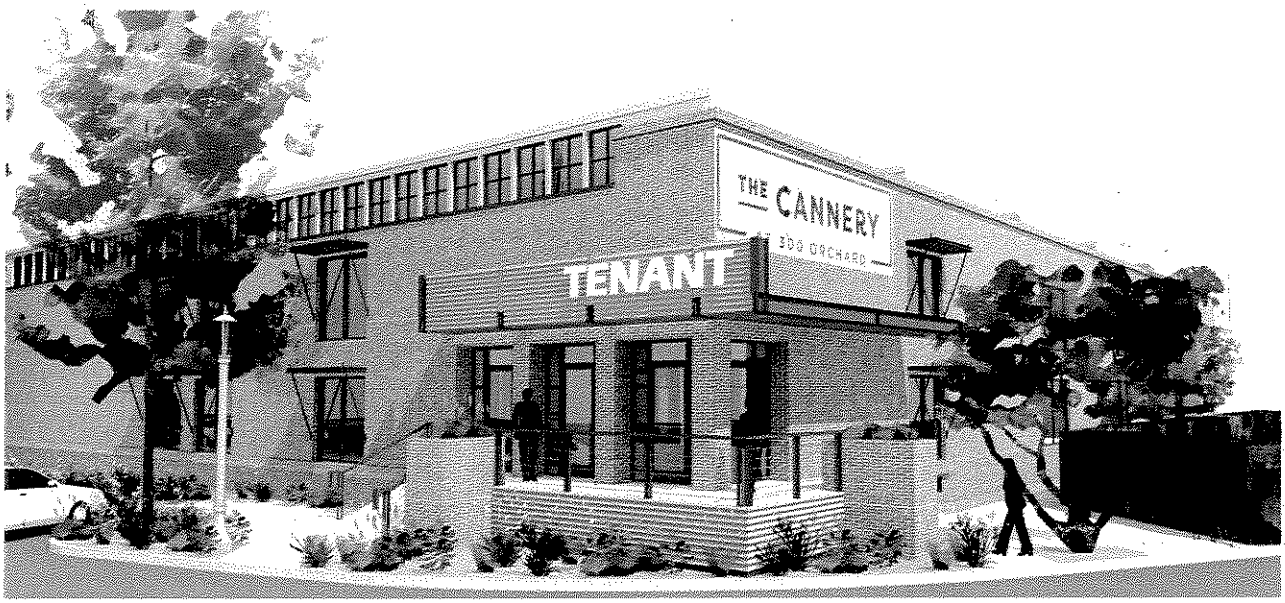
Stephen Rose
SIGNATURE

July 5, 2016
DATE

INITIAL STUDY

300 Orchard City Drive
Exterior Alterations and Rehabilitation Project

An environmental evaluation
prepared in compliance with the
California Environmental Quality Act



Prepared by
Stephen Rose
Associate Planner

City of Campbell
Community Development Department
Planning Division
70 N. First Street
Campbell, CA 95008

Public Review Period
July 6, 2016 – July 26, 2016

I. PROJECT OVERVIEW

Project Title: 300 Orchard City Drive - Exterior Alterations and Rehabilitation Project

File Number(s):
Modification (PLN2016-73)
Tree Removal Permit (PLN2016-154)

Project Location: 300 & 307 Orchard City Drive, Campbell, CA 95008

Name and Address of Project Proponent:
Brice Colton
111 W. St. John Street, #950
San Jose, CA 95113

Lead Agency Name and Address:
City of Campbell
Community Development Department
70 N. First Street
Campbell, CA 95008

Contact Person(s):
Stephen Rose, Associate Planner
(408) 866-2142
stephenr@cityofcampbell.com

Zoning Designation:
P-D (Planned Development)

General Plan Designation:
Central Commercial

Other public agencies whose approval is required: None

Surrounding Land Use | Zoning District (Overlay) | General Plan Designation:
North: Commercial | C-3 (Central Commercial) | *Central Commercial*
South: Condominiums & Parking Garage | P-D (Planned Development) | *Low-Medium Density Residential & Central Commercial respectively*
East: Lightrail Station | N/A (Right of Way) | N/A (Right of Way)
West: Park | P-F (Public Facilities) | *Open Space*

Project Location: The project site is the Water Tower Plaza and includes portions of City parking lots and right-of-way located at and along south side of Orchard City drive, west of Railway Avenue, and east of S. First Street. The Water Tower Plaza, which includes the George E. Hyde Company/Sunsweet Growers building, is listed as a significant historic resource on the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory.

Project Description: The applicant is seeking approval of a Modification (PLN2016-73) to allow exterior façade and site upgrades to the Water Tower Plaza. The proposal is intended to renovate the site with 'particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company' (1892-1937). The proposal would remove non-historic elements of the building and site, reconfigure entrances, and improve accessibility. The applicant is also requesting approval of a tree removal permit, to allow the removal of two olive trees located near the outdoor open space to the rear/southwest of Building A & D and one podocarpus tree located at the front/northeast of Building G.

This proposal has no use related component, nor would it serve to supersede or modify any previously established operational restriction.

Background: The property has historically been referred to as the George Hyde Co. / Sunsweet Growers and in 1984, the property was listed on the City's Historic Resource Inventory (reference **Attachment 1**).

On May 25, 2016, the City of Campbell Historic Preservation Board reviewed the proposed project, determining that the Project, subject to modified Conditions of Approval, would satisfy the requirements of the Secretary of the Interior's Standards for the Treatment of Historic Properties, the City of Campbell Historic Preservation Ordinance, and would be consistent with the architectural design and historic character of the structure. The Board passed Resolution 2016-01 recommending that the Planning Commission recommend approval to the City Council (reference **Attachment 2**).

Project Data:

300 Orchard City Drive

APN:	412-07-048
Net Lot Area:	1.71 acres
Existing Building Footprint:	54,420 sq. ft.
Floor Area Change:	+163 sq. ft. at (E) Covered Area to be Enclosed
Lot Coverage Change:	+25 sq. ft. at (N) Entry Feature Wall
	+48 sq. ft. at (N) Entry Frame
	-200 sq. ft. at (E) Ramp and Canopy to be Removed

307 Orchard City Drive

APN:	412-07-001 & 041
Net Lot Area:	.40 acres & .20 acres

Project Location

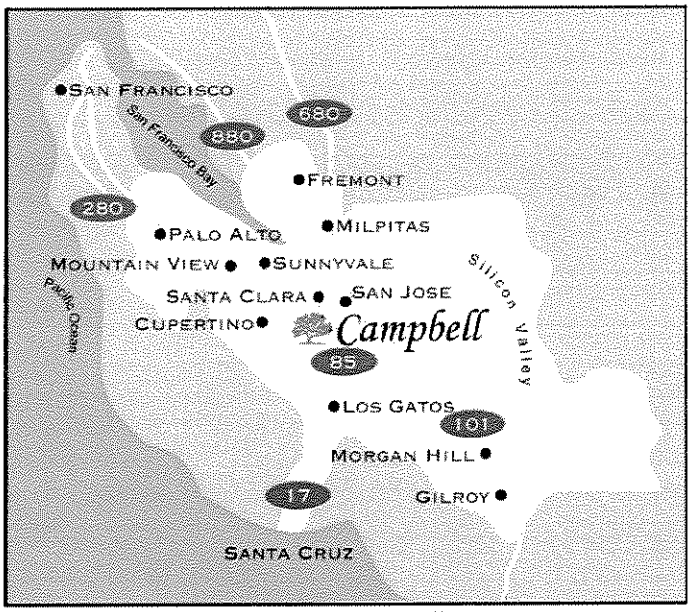
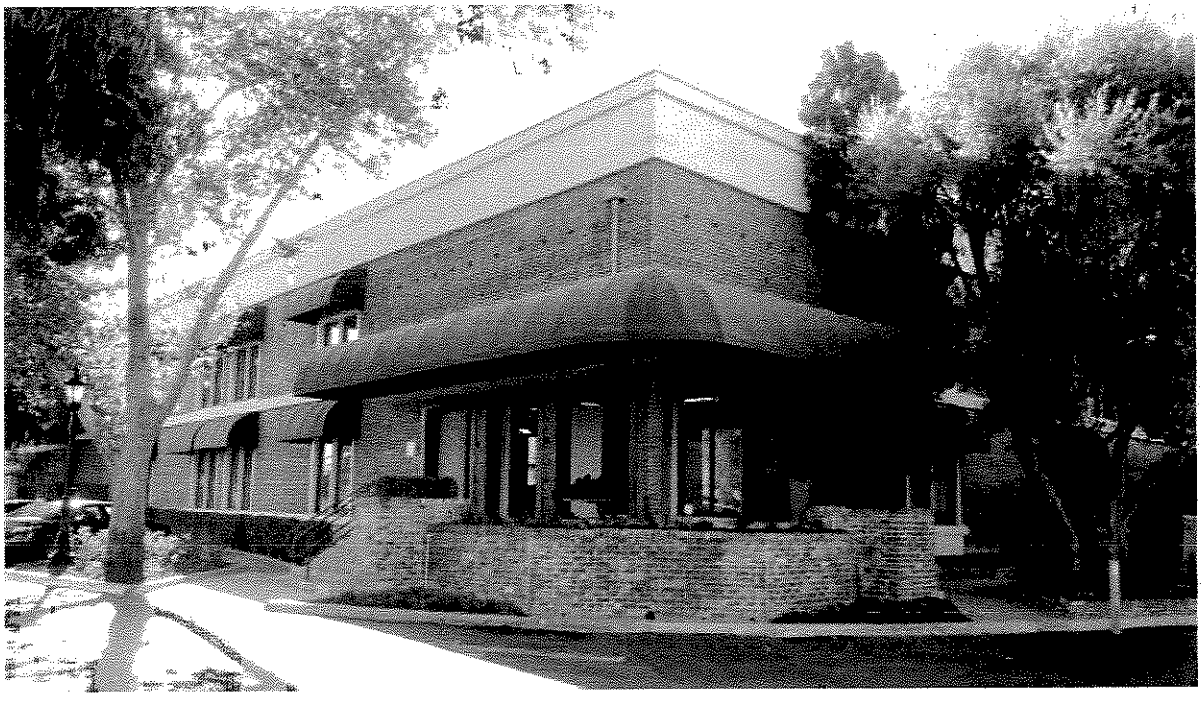
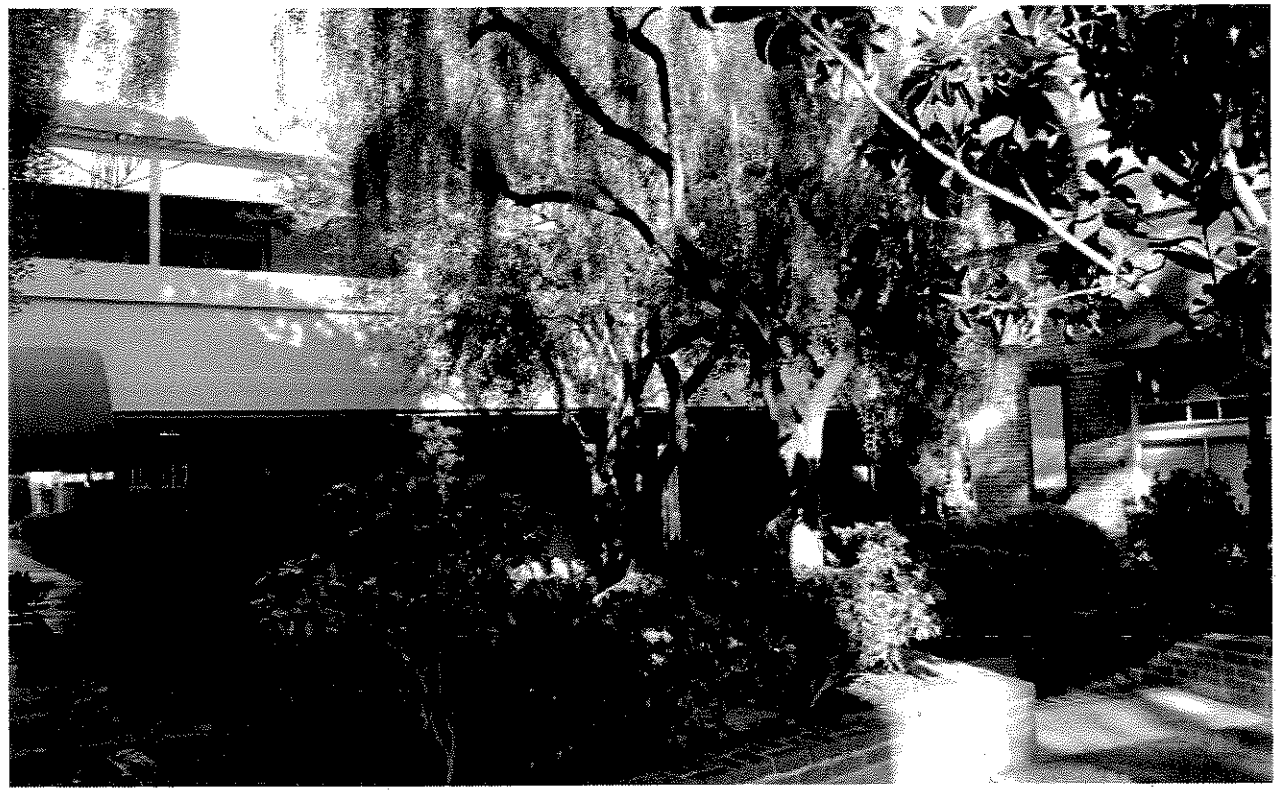


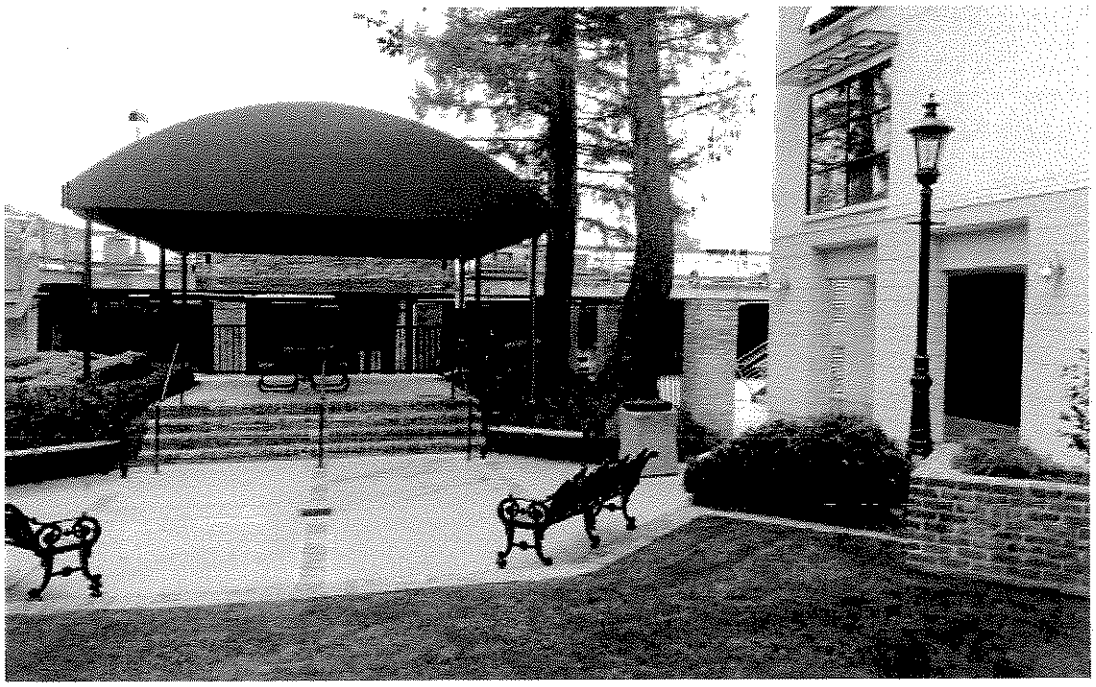
Figure 1: Regional Setting

Figure 2: Project Site

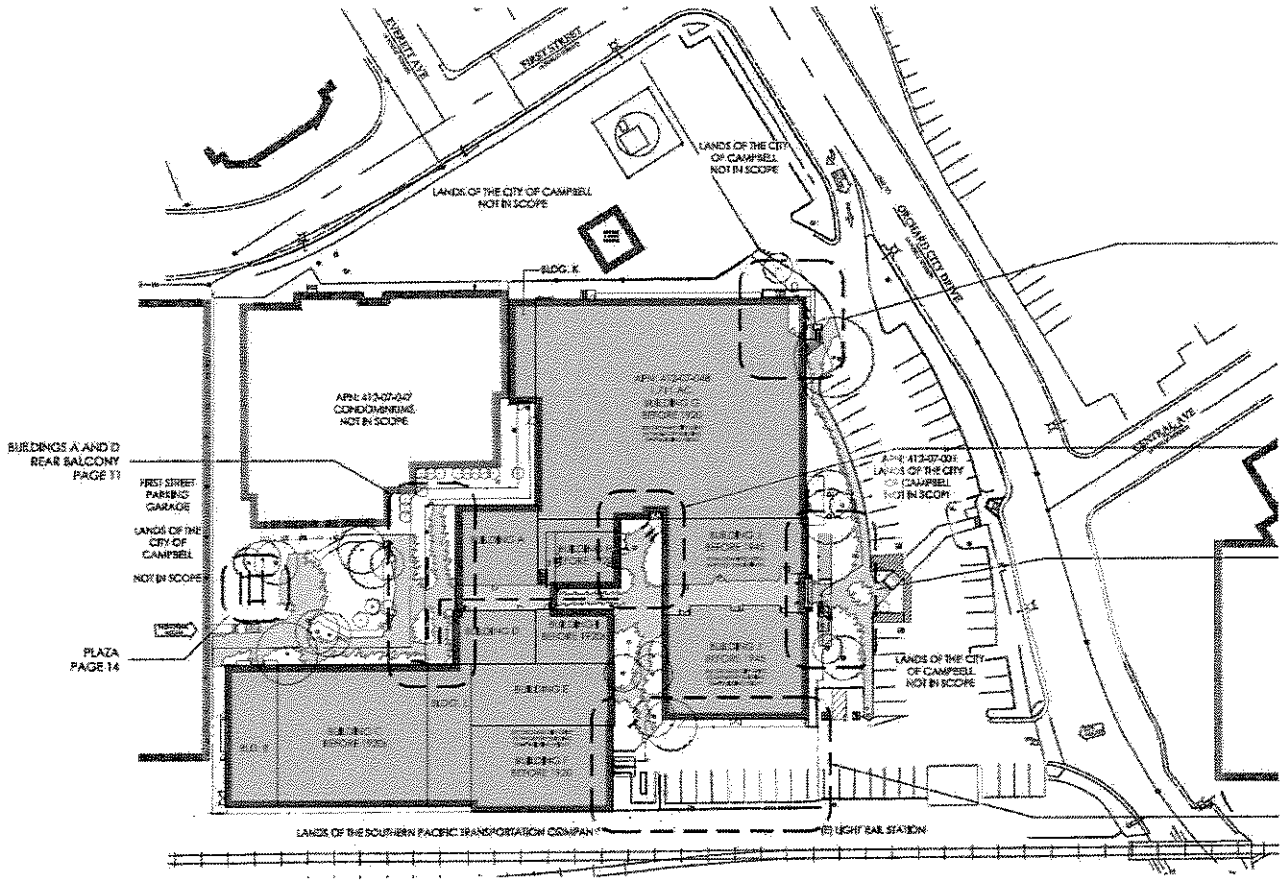
Site Photographs



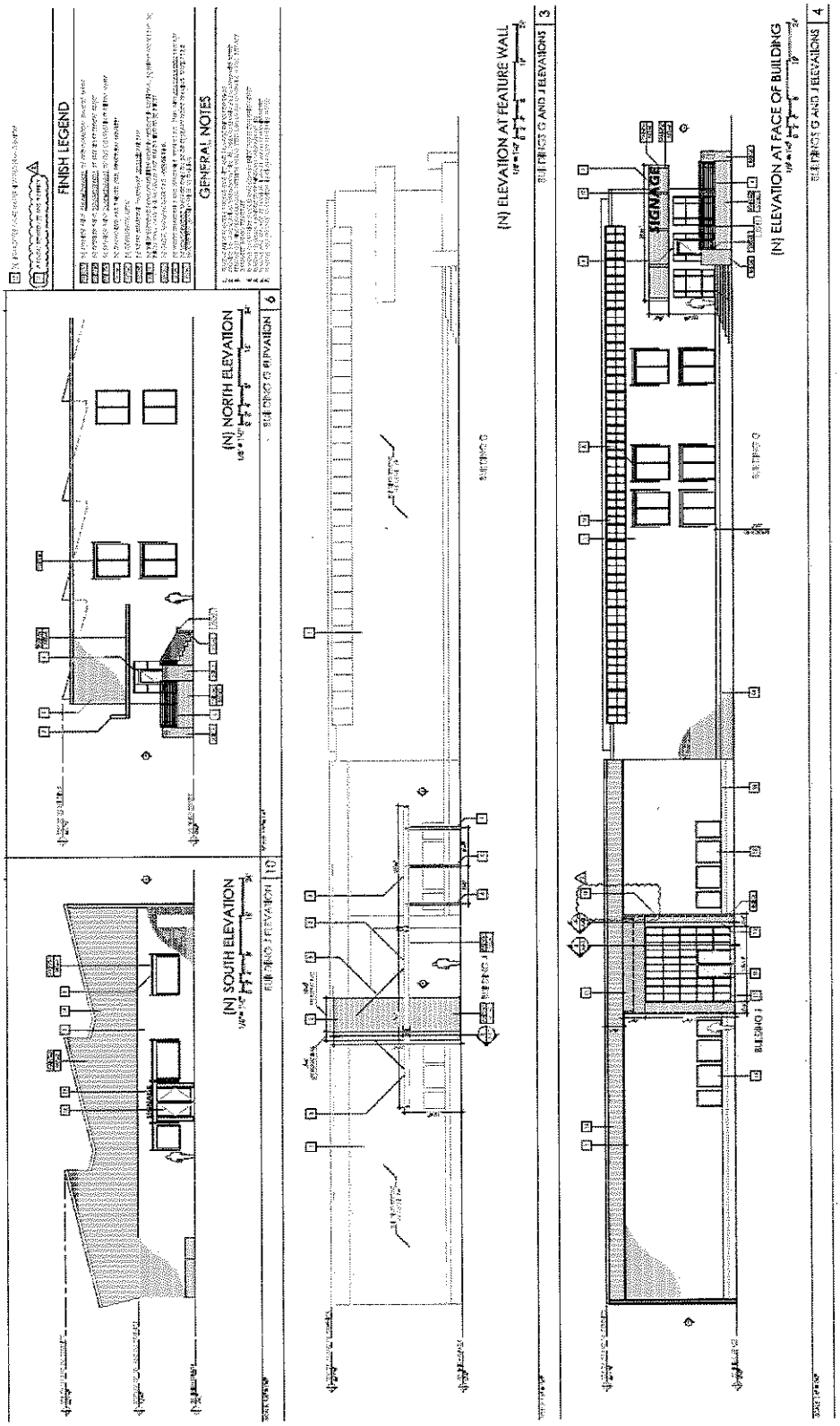


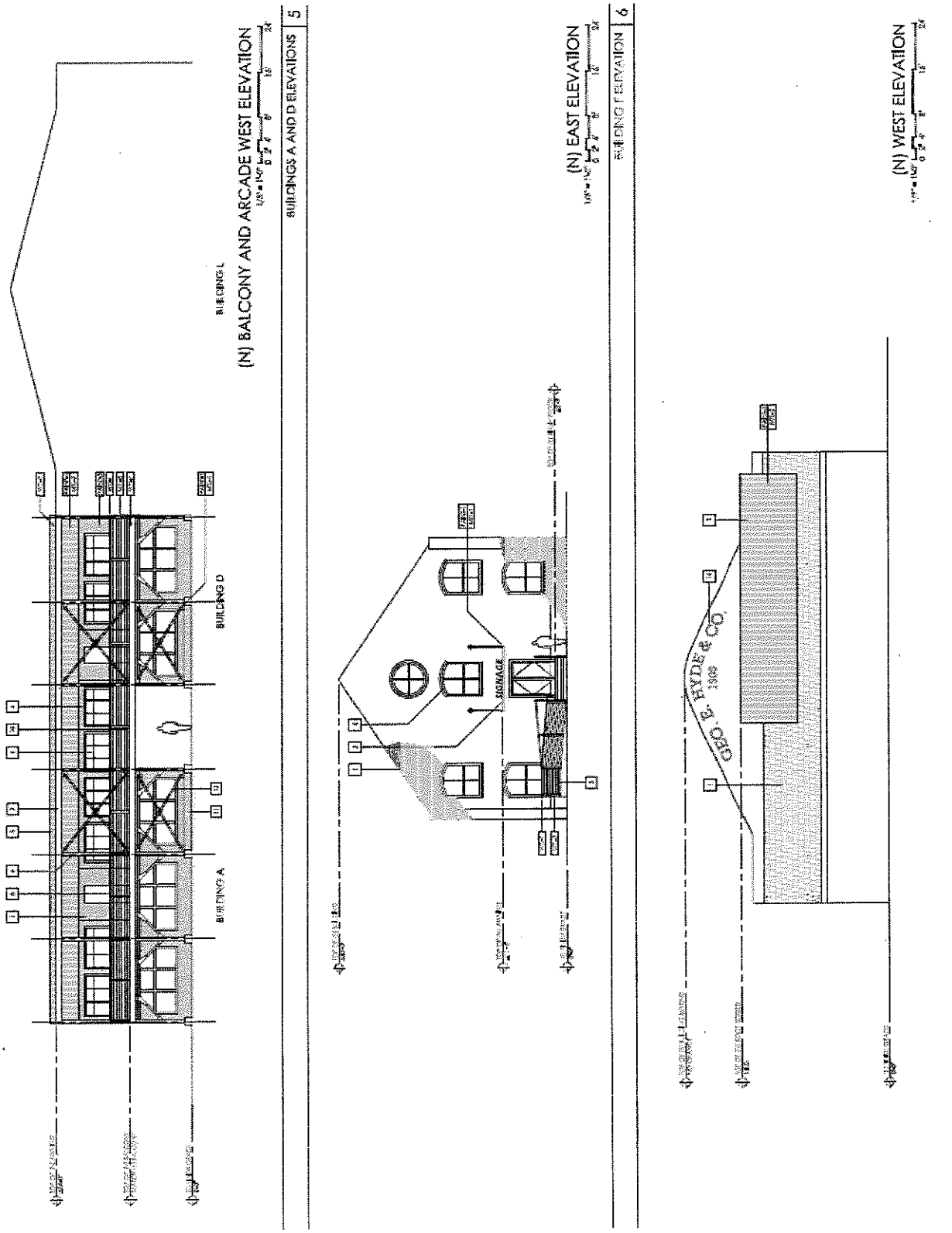


Proposed Site Plan



Proposed Elevations




(N) BALCONY AND ARCADE WEST ELEVATION
BUILDINGS A AND D ELEVATIONS
5
BUILDINGS L
BUILDINGS D
BUILDINGS A
(N) EAST ELEVATION
BUILDINGS F ELEVATION
6
HOMAGE
(N) WEST ELEVATION
GEO. E. HYDE & CO.
1909

II. ENVIRONMENTAL IMPACT EVALUATION:

The following evaluation has been prepared to determine if the proposed project may result in a "significant impact" on the environment. For the purposes of this study, a significant impact means a substantial or potentially substantial change in the physical environment. The following terms used in the evaluation are defined as specified below:

> **"Potentially Significant Impact"** means that there is either substantial evidence that an effect may be significant or, due to lack of existing information, may have potential to be a significant effect.
>
> **"Less than Significant With Mitigation Incorporated"** means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.
>
> **"Less Than Significant Impact"** means that there is sufficient evidence available to determine that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.
>
> **"No Impact"** means that the effect does not apply to the proposed project, or clearly will not impact nor be impacted by the project.

A description of the proposed mitigation measures and the factual data or evidence used to reach conclusions regarding impact significance follows each section. The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Less Than Significant with Mitigation Incorporation" as indicated by the checklist on the following pages. The impacts of the project, as well as a recommended mitigation measures, are summarized in Section III: Recommendation and Determination.

☐ (1) Aesthetics (Page 12)	☐ (2) Agriculture Resources (Page 13)	☐ (3) Air Quality (Page 14)
☐ (4) Biological Resources (Page 16)	☐ (5) Cultural Resources (Page 17)	☐ (6) Geology/Soils (Page 19)
☐ (7) Greenhouse Gas Emissions (Page 20)	☐ (8) Hazards & Hazardous Material (Page 21)	☐ (9) Hydrology/Water Quality (Page 23)
☐ (10) Land Use/Planning (Page 25)	☐ (11) Mineral Resources (Page 26)	☐ (12) Noise (Page 27)
☐ (13) Population/Housing (Page 28)	☐ (14) Public Services (Page 29)	☐ (15) Recreation (Page 30)
☐ (16) Transportation/Traffic (Page 31)	☐ (17) Utilities/Service System (Page 32)	☐ (18) Mandatory Findings of Significance (Page 33)

1. AESTHETICS

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
(b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
(c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
(d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion:

(a): Scenic resources are areas or features that are visually or aesthetically pleasing and therefore, contribute affirmatively to the definition of a distinct community or region. The General Plan has not identified any scenic vistas or scenic resources within the project area. The project is not located near a state scenic highway. A significant impact may occur if a project were to introduce incompatible scenic elements or substantially block views of a scenic vista.

The historic structure is protected from adverse changes and the introduction of incompatible elements by the City of Campbell Historic Preservation Ordinance. The potential impacts of the project, as a well as a detailed review of the proposed material and structural changes, were evaluated by the City of Campbell Historic Preservation Board at meeting of May 24, 2016. The Board evaluated the project for conformance with the City of Campbell Historic Preservation Ordinance, various policies and strategies of the Campbell General Plan, and the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The Historic Preservation Board provided specific recommendations sensitive to the retention, preservation, and replacement of historic elements and features of the building (e.g. windows, doors, stucco, gutters, pedestals, front entry, rafter tails) which are to be forwarded to the Planning Commission and City Council for consideration and incorporation as Conditions of Approval. As a result, no formal mitigation for the treatment of specific features is required.

(b): The proposed project is not located adjacent to or within the proximity of a state listed scenic highway. Therefore, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway and no impacts would occur.

(c) As discussed in (a), the project is to retain the existing visual character and quality of the historic site and architectural features. Therefore, the project would be compatible with the surrounding residential uses and will not degrade the existing visual character or quality of the site and its surroundings.

(d): Development of the proposed project will include installation of new lighting fixtures. As all new lighting is subject to the City's Lighting Design Standards (CMC Sec. 21.18.090)—which requires lighting to be designed and installed so that light rays are not emitted across property lines—the project would not result in new sources of substantial light or glare.

2. AGRICULTURAL RESOURCES

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
(b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
(c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Discussion:

(a to c): The project site is not used or zoned for farmland or other agricultural or horticultural purpose. Neither the project site nor the surrounding properties contain farmland or support an agricultural activity that could be impacted by the project. As a result, no reasonably foreseeable impact to farmland, agricultural/horticultural uses, or conflict with existing zoning for an agricultural use, or a Williamson Act contract will occur from the project.

3. AIR QUALITY

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
(b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
(c)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
(d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
(e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Discussion:

The project is located in the northern portion of the Santa Clara County, which is in the San Francisco Bay Area Air Basin. Ambient air quality standards have been established at both the State and Federal level. The Bay Area meets all ambient air quality standards with the exception of ground-level ozone, respirable particulate matter (PM_{10}) and fine particulate matter ($PM_{2.5}$).

High ozone levels are caused by the cumulative emissions of reactive organic gases (ROG) and nitrogen oxides (NOx). These precursor pollutants react under certain meteorological conditions to form high ozone levels. Controlling the emissions of these precursor pollutants is the focus of the Bay Area's attempts to reduce ozone levels. The highest ozone levels in the Bay Area occur in the eastern and southern inland valleys that are downwind of air pollutant sources. High ozone levels aggravate respiratory and cardiovascular diseases, reduced lung function, and increase coughing and chest discomfort.

Particulate matter is another problematic air pollutant of the Bay Area. Particulate matter is assessed and measured in terms of respirable particulate matter or particles that have a diameter of 10 micrometers or less (PM_{10}) and fine particulate matter where particles have a diameter of 2.5 micrometers or less ($PM_{2.5}$). Elevated concentrations of PM_{10} and $PM_{2.5}$ are the result of both region-wide (or cumulative) emissions and localized emissions. High particulate matter levels aggravate respiratory and cardiovascular diseases, reduce lung function, increase mortality (e.g., lung cancer), and result in reduced lung function growth in children.

Toxic air contaminants (TAC) are a broad class of compounds known to cause morbidity or mortality (usually because they cause cancer) and include, but are not limited to, the criteria air pollutants listed above. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., diesel particulate matter near a freeway). Because chronic exposure can result in adverse health effects, TACs are regulated at the regional, state, and Federal level.

(a): The applicable air quality plan is the Bay Area 2010 Clean Air Plan that was adopted by BAAQMD in September 2010. The proposed project would not conflict with the latest Clean Air planning efforts since the project would have emissions well below the BAAQMD thresholds (see

Issue 'b', below), and development is near existing transit with regional connections. As a project which entails minor exterior alterations and rehabilitation, the project is too small to exceed any of the significance thresholds and, thus, it is not required to incorporate project-specific transportation control measures listed in the latest Clean Air Plan.

(b) The Bay Area is considered a non-attainment area for ground-level ozone and fine particulate matter ($PM_{2.5}$) under both the Federal Clean Air Act and the California Clean Air Act. The area is also considered non-attainment for respirable particulates or particulate matter with a diameter of less than 10 micrometers (PM_{10}) under the California Clean Air Act, but not the Federal act. The area has attained both State and Federal ambient air quality standards for carbon monoxide. As part of an effort to attain and maintain ambient air quality standards for ozone and PM_{10}, the BAAQMD has established thresholds of significance for these air pollutants and their precursors. These thresholds are for ozone precursor pollutants (ROG and NOx), PM_{10} and $PM_{2.5}$ and apply to both construction period and operational period impacts.

Due to the project size, construction exhaust and operational period emissions would be less than significant. In their 2011 update to the *CEQA Air Quality Guidelines*, BAAQMD identified the size of land use projects that could result in significant air pollutant emissions. For construction exhaust impacts, the residential project size was identified at 240 dwelling units and 277 thousand square feet for retail uses. For operational impacts, the project size was identified at 451 dwelling units and 99 thousand square feet of retail uses. Since the project proposes only exterior alterations and rehabilitation of a commercial building and property, it is concluded that emissions would be well below the BAAQMD significance thresholds for both construction exhaust and operational emissions.

(c): As described above, the proposed project would not result in any cumulatively considerable net increase of ozone or PM_{10}, the two criteria pollutants for which the project region is non-attainment under an applicable Federal or State ambient air quality standard.

(d): Sensitive receptors are locations where an identifiable subset of the general population (children, asthmatics, the elderly, and the chronically ill) that is at greater risk than the general population to the effects of air pollutants are likely to be exposed. These locations include residences, schools, playgrounds, childcare centers, retirement homes, hospitals, and medical clinics. The closest off-site sensitive receptors are the condominium units and single-family residences to the west of the property boundaries and the St. Lucy's Parish School (Kindergarten through 8th grade and preschool), located slightly over a quarter mile to the southwest of the project site.

Construction activity would generate dust and equipment exhaust on a temporary basis. The small size of the project would not expose sensitive receptors to substantial pollutant concentrations.

(e): The construction of the Project is not expected to create any objectionable odors.

4. BIOLOGICAL RESOURCES

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
(b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
(c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
(d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
(e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
(f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion:

(a to d): According to the California Natural Diversity Database and the City's General Plan, no species identified as a candidate, sensitive or special status species, or habitat for such species are known to occupy the project site.

(e): The applicant shall be required to provide a detailed landscape and irrigation plan which conforms to the City's Water Efficient Landscaping Standards (WELS). The landscaping will be designed to minimize irrigation and runoff, promote surface infiltration where appropriate. Three trees are proposed for removal which is subject to review and approval under the requirements of the City's Tree Protection requirements (CMC Sec. 21.32). Therefore, the project will incur a less than significant impact.

(f): No adopted Habitat Conservation Plan, Natural Community Conservation Plan or approved local, regional or state habitat conservation plans apply to the project or the project site.

5. CULTURAL RESOURCES

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☒	☐
(b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
(c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
(d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion:

(a): The Water Tower Plaza, which includes the George E. Hyde Company/Sunsweet Growers building, is listed as a significant historic resource on the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory.

CEQA Statutes Section 21084.1 identifies historic resources as those listed in or eligible for listing in the California Register of Historic Resources, based on a range of criteria, including association with events or patterns of events that have made significant contributions to broad patterns of historical development in the United States or California, including local, regional, or specific cultural patterns (California Register Criterion 1), structures which are directly associated with important persons in the history of the state or country (Criterion 2), which embody the distinctive characteristics of type, period, or other aesthetic importance (Criterion 3), or which have the potential to reveal important information about the prehistory or history of the state or the nation (such as archaeological sites) (Criterion 4). In addition to meeting at least one of the above criteria, the structure must typically be over 50 years old (a state guideline rather than a statutory requirement) and have retained historic integrity sufficient to be clearly evident as a historic resource through a combination of location, design, setting, materials, workmanship, feeling and association with historic patterns. The definition of "integrity" in this context is based on criteria established by the National Register of Historic Places.

The CEQA definition of historic resources further states that resources included in a local register of historic resources are presumed to be historically or culturally significant, unless there is a preponderance of evidence demonstrating that the resource is not historically or culturally significant. Although CEQA also states, in both the Statutes and the Guidelines, that omission from the California Register or any local register of historical resources "shall not preclude a lead agency from determining whether the resource may be a historical resource" (Section 21084.1), the principal guidance provided by CEQA is that the agency should consider any potential resource to be significant "unless the preponderance of evidence demonstrates that it is not historically or culturally significant" (CEQA Guidelines Section 15064.5(a)(2).) Furthermore, CEQA Guidelines Section 15064(f)(1) of the CEQA Guidelines states, in part, "if a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect."

As the subject property is over 50 years old (roughly 90 years old), is located in a designated Historic District, and lacks a preponderance of evidence demonstrating it is not historically or culturally significant, it therefore qualifies as a historic resource as defined in Section 15064.5 of the CEQA Guidelines and the City of Campbell Municipal Code. Alterations to historic resources are regulated by CMC Section 21.33.070 "Procedure to authorize construction, demolition, relocation, or material change to an historic resource inventory property" of the Historic Preservation Ordinance (Chapter 21.33 of Title 21 (Zoning Code) of the Campbell Municipal Code). This Section stipulates that any change in the exterior appearance of a historic resources inventory property through alteration or construction, shall require review and recommendation by the Historic Preservation Board and approval of Conditional Use Permit by the Planning Commission. However, as this property is located in the Planned Development (P-D) Zoning District, and involves modifying previously approved permits, instead of a Conditional Use Permit, a Modification of the previously approved Planned Development Permits, reviewed and approved by the City Council upon recommendation by the Planning Commission is required.

As previously discussed in Section 1 (Aesthetics), a detailed review of the proposed material and structural changes, were evaluated by the City of Campbell Historic Preservation Board at meeting of May 25, 2016. The Board evaluated the project for conformance with the City of Campbell Historic Preservation Ordinance, various policies and strategies of the Campbell General Plan, and the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The Historic Preservation Board provided specific recommendations sensitive to the retention, preservation, and replacement of historic elements and features which are to be forwarded to the Planning Commission and City Council for consideration and incorporation as Conditions of Approval. As a result, no formal mitigation for specific features to be addressed is required.

(b and c): The project site contains no known archaeological, or paleontological. However, consistent with General Plan Strategy CNR-1.1b, a standard City Condition of Approval will require proper handling of any discovered archeological or paleontological resources. As a result, no formal mitigation is required.

> Strategy CNR-1.1b: Archaeological Resources: In accordance with CEQA and the State Public Resources Code, require the discontinuation of all work in the immediate vicinity and the preparation of a resource mitigation plan and monitoring program by a licensed archaeologist if archaeological resources are found on any sites within the City.

(d): No human remains are known to exist on the project site. Should human remains be discovered during excavation or construction, such remains shall be handled pursuant to § 7050.5 of the California Health and Safety Code and § 5097.94 of the California Public Resources Code. Specifically, in the event a human burial or skeletal element is identified during excavation or construction, work in that location shall stop immediately until the find can be properly treated. The Santa Clara County Coroner shall be notified and shall make a determination as to whether remains are Native American in origin and take such actions as required by law. As such, no mitigation pertaining to the handling of humans remains is required.

6. GEOLOGY AND SOILS

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	ii) Strong seismic ground shaking?	☐	☐	☒	☐
	iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
	iv) Landslides?	☐	☐	☐	☒
(b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
(c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
(d)	Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code, creating substantial risks to life or property?	☐	☐	☐	☒
(e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
(f)	Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	☐	☒

Discussion:

(a): The project site is located within the seismically active San Francisco Bay Area. According to maps prepared under the Alquist-Priolo Earthquake Fault Zone Act, there are no zoned active faults within the City of Campbell. Therefore, ground rupture is not likely to occur at the site. The nearest major earthquake faults are the Monte Vista Shannon Fault, San Andreas Fault, the Hayward-Rogers Creek Fault and the Calaveras Fault, all of which pose the greatest earthquake threat because of their high quake potential. The project will likely be subjected to at least one moderate to severe earthquake that will cause moderate to severe ground shaking during the useful life of the buildings. Because construction practices in the State of California—pursuant to the California Building Code—take into account that earthquakes could potentially damaged buildings, they are designed to withstand moderate ground-shaking, the project results in a less than significant impact. Lastly, according to the State Seismic Hazard Zones Map, the project site is not located in any hazard zone and therefore does not have the potential for liquefaction or earthquake-induced landslides.

(b): The project does not involve any grading, which would not result in substantial soil erosion or the loss of topsoil.

(c-d): According to the Santa Clara County Geologic Hazard Zones Map, the project site is not geologically unstable and would not pose a risk of landslide, lateral spreading, subsidence, liquefaction or collapse. The site is not proposing the use of any septic tanks or alternative waste water disposal systems.

(f): As discussed in Section 5 (Cultural Resources), no unique paleontological resources or unique geological features are known to exist on the project site.

7. GREENHOUSE GAS EMISSIONS

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?	☐	☐	☒	☐
(b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Discussion:

(a): The BAAQMD May 2011 CEQA Guidelines included GHG emissions-based significance thresholds and established a "bright-line" emissions level of 1,100 metric tons per year for commercial land-use type projects. On March 5, 2012 the Alameda County Superior Court issued a judgment finding that the Air District had failed to comply with CEQA when it adopted the Thresholds. The Air District had been ordered to set aside the Thresholds and is no longer recommending that these Thresholds be used as a general measure of project's significant air quality impacts. Instead, the BAAQMD indicated that Lead agencies may continue to rely on the Air District's 1999 Thresholds of Significance and make determinations regarding the significance of an individual project's air quality impacts based on the substantial evidence in the record for that project. As the project was evaluated under both thresholds of significance as discussed below:

In review of the Air District's 1999 Thresholds of Significance for Housing, projects which encompass over 280,000 sq. ft. of General Office area, and/or 44,000 sq. ft. of shopping center development, were considered to potentially result in significant emissions. As the Project relates to a single family home, it is well below the 1999 Air District's Thresholds of Significance.

Under the May 2011 CEQA Guidelines, the potential project source greenhouse gas emissions come from vehicle traffic trips to and from the site. According to the screening threshold prepared by BAAQMD to determine what size of projects would likely result in significant greenhouse gas emissions, which is 1,100 meter metric tons, the development of a general office building would need to encompass 53,000 sq. ft. and/or 19,000 sq. ft. for a shopping center development to achieve a greenhouse gas impact. As such, the proposed project which pertains to exterior alterations and rehabilitation of an existing commercial property falls well below the May 2011 CEQA Guidelines significance thresholds.

(b): The City of Campbell has not adopted a Climate Action Plan or any comparable policy or regulation pertaining to the reduction or monitoring of greenhouse gases.

8. HAZARDS AND HAZARDOUS MATERIALS

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☒	☐
(b)	Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
(c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
(d)	Be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
(e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
(f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
(g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
(h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Discussion:

(a and b): No routine transport, use or disposal of hazardous materials would be associated with the project. A slight hazardous potential would exist during project construction when materials and construction equipment are at the site; however, long-term hazard risk is very low. Hazard risks during construction would be regulated by the City's standard conditions of approval and will be required to be performed in accordance with state and federal hazardous materials regulations and current Best Management Practices (BMP's) for construction activities. The use of toxic chemicals for landscaping (pesticides, herbicides, etc.) will not be above what is generally required for landscape maintenance and is not considered significant.

(c): The project site is located roughly ¼ mile from St. Lucy's private school, located southwest of the project site. However, the operation of the project will not include hazardous emission or handling of hazardous or acutely hazardous materials, substances. Further, as discussed in Section 3 (Air Quality), construction and demolition related air pollutants that may constitute a hazard are regulated through Best Management Practices as required by City Ordinances. As these standards are universally applicable on construction projects in the City of Campbell, project specific mitigation measures are not required.

(d): The project site is not listed on the Hazardous Waste and Substances Sites List (available at http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm) compiled pursuant to Government Code Section 65962.5, therefore it would not create a significant hazard to the public or the environment.

(e to f): The project site is not located within the Santa Clara County Airport Land Use Commission jurisdiction, or within two miles of a public airport or within the vicinity of a private airstrip.

(g): The project would not interfere with emergency response or evacuation plans. Sufficient emergency access and emergency services staff would be provided for the project site in compliance with the State Building Code Standards and requirements of the Santa Clara County Fire and Health Departments. The project would improve sidewalk access and lighting in the area, thereby potentially improving access for emergency response or emergency evacuation.

(h): The project site is not located near any wildland areas and would not increase a wildland fire hazard.

9. HYDROLOGY AND WATER QUALITY

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
(b)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.	☐	☐	☐	☒
(c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
(d)	Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	☐	☐	☐	☒
(e)	Create significant increases in erosion of the project site or surrounding areas?	☐	☐	☐	☒
(f)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
(g)	Otherwise substantially degrade water quality?	☐	☐	☐	☒
(h)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
(i)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
(j)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
(k)	Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
(l)	Potentially impact stormwater runoff from construction activities?	☐	☐	☒	☐
(m)	Potentially impact stormwater runoff from post-construction activities?	☐	☐	☐	☒
(n)	Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?	☐	☐	☐	☒
(o)	Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
(p)	Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?	☐	☐	☐	☒

Discussion:

(a and b): No violations of any water quality standards are expected from the project. The project would not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

(c to g): No significant increase in impervious surface area of the lot would result from the project. However, all additional runoff would be conveyed into the public storm drain system. These changes to the Project site would not substantially alter the existing drainage pattern of the area due to the small size of the site. Storm water would be conveyed into the public storm drain system. The course of

streams or rivers would not be affected by the proposed Project. The runoff from construction of the proposed Project would not exceed the capacity of existing or planned stormwater drainage systems, provide substantial additional sources of polluted runoff, or substantially degrade water quality.

(h and i): The entire Project site is located in Flood Zone X, according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. Flood Zone X is defined as an areas determined to be outside the 0.2% annual chance floodplain.

(j and k): The Project site is located downstream of Lexington Reservoir, in an area defined by the Association of Bay Area Governments as a dam failure inundation area. However, the project is only proposing to exterior alterations and rehabilitation and therefore would not expose any additional people or structures to a new significant risk of loss, injury, or death involving flooding. Furthermore, as the project is not modifying flood protection measures or creating a condition where adjacent properties are exposed to a new significant risk of loss, injury or death involving flooding, no additional exposure to water-related hazards is expected as a result of the project construction or operation.

(l): As discussed in Section 3 (Air Quality), construction and demolition activities are regulated through Best Management Practices (BMP's) as required by City ordinances, which is designed to limit air and water contamination related to construction activity. Through the implementation BMP's the potential short-term air and water quality impacts associated with construction is less than significant.

(n): The project will not include uses that would include vehicle fueling, waste handling, hazardous material storage, or other outdoor work areas that could result in the potential discharge of stormwater pollutants.

(o and p): The Project had been reviewed for compliance with Provision C.3 of the National Pollution Discharge Elimination System (NPDES) and had been determined to be below the required thresholds to trigger pollution prevention measures. Furthermore, as the project site does not include any material storage, vehicle or equipment fueling, vehicle or equipment maintenance, waste handling, hazardous materials handling or storage, delivery areas, loading docks, or other outdoor work areas, the project would not violate any water quality standards as it would not result in the potential for stormwater pollutants.

10. LAND USE and PLANNING

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Physically divide an established community?	☐	☐	☐	☒
(b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
(c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Discussion:

(a): Projects that have the potential to physically divide an established community typically include construction that would eliminate formal or informal travel ways through a property. No such pathways or other forms of informal access through the project site currently exist. Therefore, the project would not physically divide an established community.

(b): The proposed project would be consistent with the following General Plan polices and strategies:

Land Use and Transportation Element

Policy LUT-8.1: Historic Buildings, Landmarks and Districts and Cultural Resources: Preserve, rehabilitate or restore the City's historic buildings, landmarks, districts and cultural resources and retain the architectural integrity of established building patterns within historic residential neighborhoods to preserve the cultural heritage of the community.

Strategy LUT-8.1c: Adaptive Reuse: Encourage adaptive re-use of and incorporation of the city's historic buildings and structures for new development projects, when feasible.

Conservation and Natural Resources

Policy CNR-1.1: Historic Resource Preservation: Ensure that the City and its citizens preserve historic resources as much as possible.

Strategy CNR-1.1b: Archaeological Resources: In accordance with CEQA and the State Public Resources Code, require the discontinuation of all work in the immediate vicinity and the preparation of a resource mitigation plan and monitoring program by a licensed archaeologist if archaeological resources are found on any sites within the City.

In general, the purpose of these General Plan policies and strategies is to preserve, restore, and maintain historic structures, and protect cultural and archaeological resources where they occur. The scope of work, which includes exterior alterations and rehabilitation of a Historic structure, would be consistent with the General Plan policies and strategies in that it is intended to renovate the site with 'particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company' (1892-1937). As discussed in Section 5 (Cultural Resources), this application was also referred to the Historic Preservation Board which provided recommended Conditions of Approval, which, if followed, would also serve to reduce potentially significant environmental effects to a less than significant level. As such, no formal Mitigation Measure is required.

(c): No habitat conservation plan or natural community conservation plans are applicable to the project site.

11. MINERAL RESOURCES

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
(b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion:

(a to b): No known mineral resources are present at the project site.

12. NOISE

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
(b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
(c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
(d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
(e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
(f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion:

(a to c): The proposed project is a retail/business center that will be consistent with uses in the surrounding neighborhood and the project is not anticipated to create any additional noise or vibration beyond that already existing.

(d): Construction will result in temporarily increasing ambient noise levels in the project vicinity. However, construction is governed by CMC Sec. 18.04.052, which limits construction activity from 8 AM to 5 PM., Monday through Friday, 9 AM to 4 PM on Saturday, and prohibits construction on Sunday. Additionally, loud environmentally disruptive noise over 50 dBA (e.g., air compressors without mufflers, continuously running motors or generators, loud playing musical instruments or radios) is prohibited. As such, temporary ambient noise level increases associated with construction will be less than significant.

(e and f): The project is not located within the vicinity of an airport land use plan or within two miles of an airport. The project is not located within the vicinity of a private airstrip.

13. POPULATION AND HOUSING

Would the project:	Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
(b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
(c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion:

(a): The project is for exterior alterations and rehabilitation of an existing retail/business center and would not directly or indirectly induce substantial population growth in the area.

(b and c): The project would not result in the displacement of existing housing or people, necessitating the construction of replacement housing elsewhere.

14. PUBLIC SERVICES

Would the project:	Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	i) Fire Protection?	☐	☐	☐	☒
	ii) Police Protection?	☐	☐	☐	☒
	iii) Schools?	☐	☐	☐	☒
	iv) Parks?	☐	☐	☐	☒
	v) Other public facilities?	☐	☐	☐	☒

Discussion:

(a): The project would not require additional public services such as fire, police services, and street maintenance beyond what is currently required for the existing retail/business center.

15. RECREATION

Would the project:	**Issues**	**Potentially Significant Impact**	**Less than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
(a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
(b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion:

(a): The project would not increase demand for existing recreational facilities nor would it involve the construction or expansion of recreational facilities.

(b): The project does not any include recreational facilities.

16. TRANSPORTATION and TRAFFIC

Would the project:	Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	☒
(b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
(c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
(d)	Substantially increase hazards due to a design feature (e. g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
(e)	Result in inadequate emergency access?	☐	☐	☐	☒
(f)	Result in inadequate parking capacity?	☐	☐	☒	☐
(g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Discussion:

(a and b): The project would not cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system. The existing use of the project site as a retail/business center would continue and not change.

(c): The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

(d and e): No physical changes in roadway configurations are proposed for the project. The project will be required to comply with all City and Santa Clara County Fire Department standards for emergency access.

(f): The proposed project is required to provide parking in accordance with the City of Campbell Parking and Loading Ordinance (CMC21.28.040). Whereas the project is enclosing 163 sq. ft. of covered floor area (for aesthetic purposes), the increase is considered nominal in consideration of the size of the overall project site and therefore not anticipated to result in a significant increased demand on parking. As such, the project would result in a less than significant impact on parking capacity.

(g): The project would not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). The project is located within waking distance to the Downtown Campbell VTA Light Rail Station.

17. UTILITIES and SERVICE SYSTEMS

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
(b)	Require or result in the construction of new water or wastewater treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
(c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
(d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
(e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
(f)	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
(g)	Comply with federal, state, and local statutes and regulations related to solid wastes.	☐	☐	☐	☒

Discussion:

(a and b): The utilities for the project, including sewage disposal, tie into existing service mains and would not require new service systems. The project would not generate significant amounts of new wastewater, and would therefore not exceed wastewater treatment requirements for the Regional Water Quality Control Board or require the construction of new water or wastewater treatment facilities.

(c to e): Storm drainage for the project will tie into existing service mains and will not result in the construction of new storm water drainage facilities or expansion of existing facilities. The water supply for the project ties into existing service mains. Therefore, the Project would not require new or altered service systems or new or expanded water resources or entitlements.

(f and g): Existing capacity at local landfills can accommodate the amount of construction material waste and no significant increase in new solid waste generation is expected as a result of project operation. The project would comply with federal, State, and local statutes and regulations related to solid waste.

18. MANDATORY FINDINGS OF SIGNIFICANCE

	Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
(b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)	☐	☐	☒	☐
(c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion:

(a): Based on the findings of the Initial Study, construction and operation of the project, with mitigation, would not substantially degrade the quality the environment; reduce the habitat, population, or range of species; nor eliminate important examples of California history or prehistory.

(b): Based on the findings of this Initial Study, the project would not have individual or cumulative environmental impacts that cannot be mitigated to a less than significant level.

(c): Based on the findings of the Initial Study, there is no evidence to demonstrate that the project would cause a substantial adverse effect on human beings, either directly or indirectly.

III. RECOMMENDATION and DETERMINATION

On the basis of this initial evaluation, and incorporation of the recommended mitigation measures into the project design:

1.	I find that the project **could not** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.	☒
2.	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.	☐
3.	I find the proposed project **may have a significant effect** on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.	☐
4.	I find that the proposed project **may have a "potentially significant impact" or "potentially significant unless mitigated impact"** on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.	☐
5.	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	☐

Stephen Rose
PROJECT PLANNER

Associate Planner
TITLE

City of Campbell
AGENCY

SIGNATURE

July 5, 2016
DATE

IV. REFERENCE MATERIALS

Attachments (May be viewed online on the City of Campbell 'Public Notices' web page (http://www.cityofcampbell.com/501/Public-Notices) under 'Environmental Notices' or at the Campbell Community Development Department office (70 N First St., Campbell, CA 95008) during normal business hours).

1. Department of Parks and Recreation Form DPR 523A, October 1985, George Hyde Co. / Sunsweet Growers Primary Record
2. Historic Preservation Board Resolution No. 2016-01 - (Unsigned)

Reference Documents:

1. Bay Area Air Quality Management District (BAAQMD), June 2010, CEQA Air Quality Guidelines.
2. Bay Area Air Quality Management District (BAAQMD), December 2008, Source Inventory of Bay Area Greenhouse Gas Emissions.
3. California Environmental Protection Agency (CEPA) California Air Resources Board (CARB), April 2005, Air Quality and Land Use Handbook: A Community Health Perspective.
4. California Environmental Protection Agency (CEPA) California Air Resources Board (CARB), November 16, 2007, Staff Report: California 1990 Greenhouse Gas Emissions Level and 2020 Emissions Limit.
5. California Natural Diversity Database, 2000.
6. California Office of Planning and Research (OPR), June 19, 2008, Technical Advisory: CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review.
7. California Environmental Quality Act (CEQA) Statues and Guidelines, 2016.
8. California Department of Transportation (DOT), updated March 16, 2016, Officially Designated State Scenic Highways. Retrieved July 5, 2016 from:

   http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/scenic_hwy.htm
9. City of Campbell General Plan.
10. City of Campbell Zoning Code.
11. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Map Number 06085C0237H, Effective Date May 18, 2009.
12. State of California, Seismic Hazard Zones Map, San Jose West Quadrangle, February 7, 2002.
13. U.S. Environmental Protection Agency, April 15, 2009, Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2007.

ATTACHMENT 1

GEORGE HYDE CO. / SUNSWEET GROWERS - PRIMARY RECORD

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: George Hyde Co./Sunsweet Growers
P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Date T; R ; ¼ of ¼ of Sec ; B.M.
c. Address: 93 S. Central Ave (Currently 300 Orchard City Drive) City Campbell Zip 95008
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 412-07-048

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Several interconnected brick/wood commercial/industrial buildings of two or one-story height. Wood-frame windows, sloped roofs of corrugated tin.

Structures were developed twice for commercial use; in the 1970's for a retail/business center commonly known as "The Factory", and again in 1984-85, for a primarily business/office complex commonly known as "Water Tower Plaza." The exterior of the buildings have been completely remodeled, bearing little resemblance to the original structures described above. Present appearance features color-coordinated painting of wood trim/awnings; wood sideboard and extensive landscaping.

*P3b. Resource Attributes: (List attributes and codes) 1-3 story Commercial Building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

*P4. Resources Present: ☒ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Side View, 10/21/2008

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both
1892-1909

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)
Peggy Coats
City of Campbell Museum
51 N. Central Ave.

*P9. Date Recorded: 10/1985

*P10. Survey Type: (Describe)
Inventory Update

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") 1977-78 Historic Survey. "Sunsweet", A history (Sunsweet Inc.)

*Attachments: ☒NONE ☐Location Map ☐Continuation Sheet ☐ Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☒Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

*NRHP Status Code

Page 2 of 2 *Resource Name or # (Assigned by recorder)

B1. Historic Name: George Hyde Co./Sunsweet Growers
B2. Common Name: George Hyde Co./Sunsweet Growers

B3. Original Use: Industrial B4. Present Use: Commercial
*B5. Architectural Style: Brick Commercial/ Industrial building
*B6. Construction History: (Construction date, alterations, and date of alterations)

Built, 1892-1909.

*B7. Moved? ☒ No ☐Yes ☐Unknown Date:_____ Original Location:_____
*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Economic/Industrial Area

Period of Significance Property Type
Applicable Criteria
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The site was originally occupied from 1887-1890, by Flemmings Fruit Dryer, which employed 700 people and shipped 120 carloads of fruit during their first season of operation. They were acquired in 1890 by Frank Buxton's Dryer, which was in turn acquired, in 1892 by the Campbell Fruit Growers Union. Original complex consisted of a packing house, and 17 acres of fruit dry-yards, headed by Campbell grower F.M. Righter. In 1909, George Hyde bought the acreage and converted the packing house to a canning and dehydrating plant. In 1937, Hyde sold the facility to the California Prune and Apricot Growers Association, which he had been affiliated with since 1917. The site/complex became known as the Campbell Cooperative Dryer, one of five experimental dryers in the Sunsweet Association. It expanded to become a 48-tunnel plant, the largest in the world during the eleven affiliated dehydrators and dryers: Campbell, Feather River, Hollister, Morgan Hill, Napa, Oak Grove, Santa Rosa, Silverado, Solano, Tehama and Ukiah. Plant closed in 1971, and has since been used commercially.

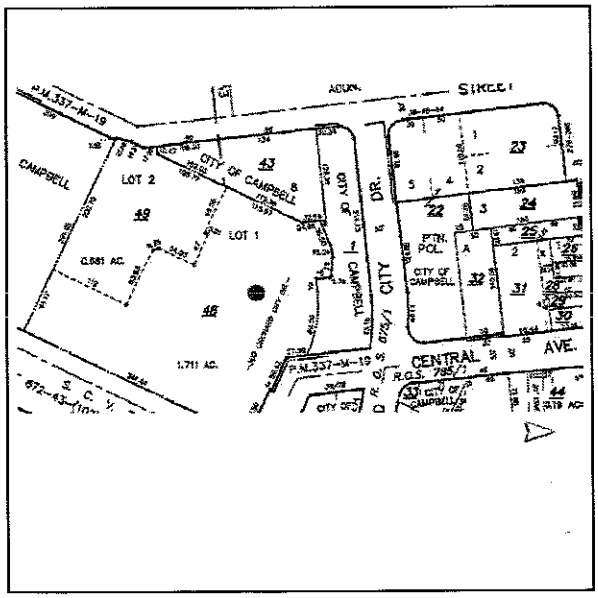
B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

Tom M. King (October 20, 1977)
City of Campbell Historic Survey 1977-78

B13. Remarks:

*B14. Evaluator: See P8
*Date of Evaluation: See P9



(This space reserved for official comments.)

ATTACHMENT 2

HISTORIC PRESERVATION BOARD RESOLUTION NO. 2016-01 (UNSIGNED)

RESOLUTION NO. 2016-01

BEING A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF CAMPBELL RECOMMENDING THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION (PLN2016-73) TO PREVIOUSLY APPROVED PLANNED DEVELOPMENT PERMITS (PD84-02, PD84-05, PD90-01 AND M92-11) TO ALLOW THE EXTERIOR REMODEL OF AN EXISTING BUILDING THAT IS LISTED ON THE CITY'S HISTORIC RESOURCE INVENTORY (GEORGE HYDE CO. SUNSWEET GROWERS) AS WELL AS ASSOCIATED ON-SITE AND OFF-SITE IMPROVEMENTS AND A TREE REMOVAL PERMIT (PLN2016-154) TO ALLOW THE REMOVAL OF PROTECTED TREE(S) AT 300 & 307 ORCHARD CITY DRIVE.

After due consideration of all evidence presented, the Historic Preservation Board did find as follows with respect to the proposed Modification (PLN2016-73) and Tree Removal Permit (PLN2016-154).

1. The zoning designation for the project site is P-D (Planned Development). Exterior alterations to a historic property in this zoning district may occur with the approval of a Planned Development Permit.

2. The project consists of exterior façade and site upgrades to the Water Tower Plaza.

3. The proposal is intended to renovate the site with particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company (1892-1937).

4. The proposal would remove non-historic elements of the building and site, reconfigure entrances, and improve accessibility.

5. The changes proposed by the project are consistent with the Historic Preservation Ordinance, and the Secretary of Interior Standards and do not detract from the existing architectural character of the building or site.

6. The proposed exterior changes are consistent with the purpose of the Historic Preservation ordinance to enhance the visual character of the city by encouraging and regulating the compatibility of architectural styles within historic districts reflecting unique and established architectural traditions.

7. The changes proposed, including the request to remove two olive trees, will be reviewed to determine conformance with the City's zoning regulations by the Planning Commission at a public hearing. At such time, the Historic Preservation Board's recommendation for approval will be taken into consideration.

Based upon the foregoing findings of fact, the Historic Preservation Board further finds and concludes that:

1. The action proposed is consistent with the purpose of the Historic Preservation Ordinance.
2. The action proposed is consistent with the Secretary of the Interior's Standards for the treatment of historic properties with guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings.
3. The action proposed will not be detrimental to a structure or feature of significant aesthetic, architectural, cultural, or engineering interest or value of an historical nature.

THEREFORE, BE IT RESOLVED that the Historic Preservation Board recommends Planning Commission approve a Modification (PLN2016-73) to previously approved planned development permits (PD84-02, PD84-05, PD90-01 and M92-11) to allow the exterior remodel of an existing building that is listed on the city's historic resource inventory (George Hyde Co. / Sunsweet Growers) as well as associated on-site and off-site improvements and a tree removal permit (PLN2016-154) to allow the removal of protected tree(s) at 300 & 307 Orchard City Drive, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 25th day of May 2016, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
JoElle Herandez, Chair

ATTEST: _____
Cindy McCormick, Secretary

HPB RECOMMENDED CONDITIONS FOR APPROVAL OF FILE NO. PLN2016-73 & PLN2016-154 (MODIFICATION & TREE REMOVAL)

SITE ADDRESS: 300 & 307 Orchard City Drive
APPLICANT: Brice Colton
OWNER: Water Tower Fee Owner, LLC
HPB MEETING: May 25, 2016

1. Approved Project: Approval granted for a Modification (PLN2016-73) to previously approved Planned Development Permits (PD84-02, PD84-05, PD90-01 and M92-11) to allow the exterior remodel of an existing building that is listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on-site and off-site improvements and a Tree Removal Permit (PLN2016-154) to allow the removal of protected tree(s). The project shall substantially conform to the Project Plans stamped as received by the Community Development Department on February 25, 2016, except as may be modified by the Conditions of Approval specified herein.

2. Rehabilitation: All features dating to the complex's drying and canning eras should be rehabilitated wherever feasible. If any of these features are found to be deteriorated, careful repair is preferred treatment. If deterioration is severe enough so that the feature has failed, the replacement should match the original in design, color, texture, and materials.

3. Historic Plaque: The applicant shall submit plans for a historic plaque to be installed on either a monument or on a plaque in visible location on the property. The design, placement, and installation method of the plaque shall be to the satisfaction of the Community Development Director.

4. Brick: New brick, where added to the entry of Building J, shall be differentiated from the old/historic brick of the building to the satisfaction of the Community Development Director.

5. Contractor - Unexpected Conditions: In the event that unexpected damage or historic features (e.g. signage, murals, historic openings or brickwork) are discovered during the construction process, the contractor shall stop work on the affected portion of the project and seek written authorization of the Community Development Director prior to proceeding. To obtain authorization, the contractor shall work with the project architect/applicant to evaluate options to restore the existing material to the extent feasible. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence to the satisfaction of the Community Development Director.

6. Salvage: Where significant historic features cannot be restored in place, they shall be salvaged for use elsewhere on the site, donated to a historic agency, or used for interpretive display.

PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

MEMORANDUM

DATE	February 24, 2016	PROJECT NO.	16013
TO	Jonel Porta	PROJECT	Water Tower Plaza Consultation
OF	Four Corners Properties 339 S. San Antonio Rd, Ste 2B Los Altos, CA 94002	FROM	Eleanor Cox, Associate Page & Turnbull
CC	Ruth Todd, Principal Page & Turnbull	VIA	Email

REGARDING: Design Consultation, Memo #1

INTRODUCTION

Water Tower Plaza is a former industrial complex in Campbell, California. The property is currently listed as an individually significant historic resource on two local inventory lists: the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory. The property is not listed on the state or national registers, but its standing as a local historic resource qualifies Water Tower Plaza as a resource for the purposes of California Environmental Quality Act (CEQA) review.

Since the 1980s, the complex has functioned as a commercial space and office center. A proposed project to update the facilities at Water Tower Plaza is currently in its initial design phase. Page & Turnbull has reviewed early concepts for the proposed project and spoken with the project Architect. This memorandum provides some general recommendations for the treatment of existing historic features and also for future design decisions as the proposed project develops. The recommendations included herein are intended to help guide a sensitive rehabilitation of the historic resource.

PROPOSED PROJECT DESCRIPTION

The following project description is derived and adapted from the Project Narrative prepared by project architect Habitec for the City of Campbell Planning Department submittal package dated February 24, 2016.

The project sponsor is proposing a renovation to an existing historical resource, with particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company (1892-1937). The primary goal is to create a functional and attractive office center that incorporates architectural elements of the past, thereby attracting tenants who are looking for a venue with more character than many modern office parks offer. A historically sensitive project at Water Tower Plaza

417 Montgomery Street, 8th Floor, San Francisco, CA 94104 | T 415.362.5154 F 415.362.5560 | www.page-turnbull.com

could result in a high-quality and business-oriented office center consistent with the City of Campbell's goals for the downtown core and with the direction of today's economy.

This proposal would remove many of the non-historic elements (features that are *not* character-defining) added during the Water Tower Plaza era, rehabilitate historic architectural features where feasible, and introduce new elements that respect the site's industrial past to create an attractive office center and provide updated amenities for today's workforce.

Specific scope of work items include[1]:

- Remove portions of the non-historic landscape, paving, and site work as shown in the Planning Submittal. Trees shall remain unless otherwise noted;
- Remove non-historic elements in certain areas that were added to the buildings during a 1980s remodel, including stucco fascia and bands, green fabric awnings, brick planters, ramp, arched entry system on Building J, and other exterior elements as shown in the Planning Submittal;
- Remove stucco parapet at Building J and replace with corrugated metal parapet;
- Reconfigure existing non-historic entry at Building J as shown;
- Install exterior independent metal feature wall at main entry of Building J;
- Remove parapet in front of original clerestory windows on Building G, remove boards from windows and prepare windows for re-use;
- Install smaller metal-clad feature walls near buildings I and C;
- Install new landscape and hardscape as shown;
- Install new corrugated metal cornices and roof screens as shown;
- Install new ADA accessible lift and stairs;
- Reinforce structure of existing two-story exterior walkway at buildings A and D and install new finishes;
- Repaint stucco at buildings A and D;
- Paint window frames and install new window awnings throughout.

It is understood that elevations which are not easily visible from the street or courtyard and the interiors of the buildings that comprise the complex have not yet been addressed in the preliminary Planning Submittal. The following recommendations will include broad-brush approaches to those areas for future submittals.

[1] "A Planned Development Submittal for: The cannery At Water Tower Plaza", Site and Building Exterior Improvements, 300 Orchard City Drive, Campbell, CA, 95008.

DESIGN APPROACH RECOMMENDATIONS

It is Page & Turnbull's opinion that the proposed project has already established a sensitive approach to the treatment of Water Tower Plaza by largely retaining those character-defining features that are outlined in a 2014 Consultation Memo. These recommendations are meant to further inform initial rehabilitation planning for Water Tower Plaza in areas that have not yet been fully addressed or explicitly stated in the conceptual drawings, renderings, or project narrative. They are general in nature, and can be further developed along with the project.

Treatment of Existing Features

- Water Tower Plaza has an industrial design vocabulary with updated elements that convey its current commercial use. All historic features dating to the complex's drying and canning eras should be rehabilitated where feasible. A majority of the buildings within the complex date to this period, and the specific character-defining features are outlined in Page & Turnbull's 2014 Consultation memo. If any of these features are found to be deteriorated, careful repair is the preferred treatment. If deterioration is severe enough so that the feature has failed, the replacement should match the original in design, color, texture, and materials.

- Proposed alterations would be best situated in areas of Water Tower Plaza that have already experienced non-historic interventions. These areas include the landscaping and hardscaping throughout the site and in the shared courtyard, as well as those features which are outlined as *not* character-defining in the 2014 Consultation Memo.

- Water Tower Plaza is a fairly low-rise development that features interesting industrial-era roof forms. It does not appear that an addition above the third story anywhere within the complex would be compatible with the established character of the historic resource.

- The interconnectedness between the buildings and extant circulation routes throughout the site should be maintained.

- Additional research is required to determine if the fenestration on buildings C and F (and possibly in other locations) date to the period of significance. Historic photos show that the facades of the buildings did not feature expansive historically. Loading docks and sliding doors predominated during the period of significance. Typical fenestration included skylights or clerestory windows. Additional non-historic fenestration was inserted during the Water Tower Plaza era to accommodate the commercial use. It is recommended that replacement fenestration be located in existing openings (historic or non-historic), but not expanded beyond the fenestration openings currently in place.

- A comprehensive survey of historic interior features has not been completed. Due to the change in use from industrial to commercial, it seems likely that the interiors at Water Tower Plaza have been highly altered from their historic appearance and configuration, and thus the spaces are adaptable for future tenant use. However, it is possible that signage, murals, and even historic openings or brickwork may be uncovered on the interiors during the proposed rehabilitation. It is recommended that these features

be restored in place, if uncovered. If restoration in place is not feasible, it is recommended that these features be salvaged for use elsewhere on the site or for interpretive display (see Future Considerations for more information on the potential for interpretive display).

- It is also recommended that established exterior features which are historic but cannot be restored in place be salvaged for use elsewhere on the site or for interpretive display.

- The integrity of the resource was impacted during the 1970s and 1980s renovations; it will be important in moving forward to make sure that future projects do not further impact the complex's remaining integrity by removing, obscuring, or damaging the extant character-defining features.

Future Considerations for Design Development

- When choosing lighting, site furnishings (such as benches or planters), and signage at future stages of the project, the designs should maintain the updated industrial vocabulary shown in the current renderings while not giving the false impression of being historic or original to the property. Modern yet understated selections within the identified material palette are most likely to be standards compliant.

- In planning for future landscape and hardscape improvements, consider the historic industrial nature of the property. Excessive decorative vegetation would not have been found at the former drying and canning plant.

- As mentioned previously in this memorandum and in Page & Turnbull's 2014 Consultation Memo, the integrity of the former industrial complex has been compromised by the ca. 1970s and 1980s renovations that saw the complex converted from industrial to commercial/retail use. While not currently a requirement of the project, the project sponsor may choose to consider an interpretive program within one of the semi-public entryways or adjacent to the parking area which highlights the significant history of Water Tower Plaza. The interpretive content could be drawn from existing documentation outlined in the 2014 Consultation Memo, and include the historic photos and maps already collected by the project architect (with use permissions by repositories). This would be a voluntary measure to mitigate some of the damage already inflicted on the historic resource by insensitive renovations in the past.

THE CANNERY AT WATER TOWER PLAZA

EXTERIOR IMPROVEMENTS

300 Orchard Drive, Campbell, CA

Project Plan Review

Prepared for
City of Campbell
Community Development Department
70 N. First Street
Campbell, CA

MSA Inc. M. SANDOVAL ARCHITECTS, INC.
Architecture - Historic Preservation - Design

May 9, 2016

Figure 1: Proposed Primary Elevation (North Elevation)

Report Objectives

Mark Sandoval, AIA of M. Sandoval Architects, Inc. was contacted by the City of Campbell to review and prepare this report for 300 Orchard City Drive (formerly 93 Central Avenue). This report is intended for the use of the Planning Department and the Planning Commission to help in the guidance during the approval process for this development project. The comments contained within this report, are not designed to point out any deficiencies or to voice opinions on if the design presented by the applicant is somehow of a lesser quality than normal applications of this kind. Rather, the goals of these recommendations are only intended as a means to convey certain observations which might enhance and refine the project currently under consideration with the City.

Documents Provided

Drawings dated 2/24/16 prepared by Habitec, Architecture and Interior Design, 111 West Saint John Street, Suite 950, San Jose, CA consisting of the following:

A0.1 COVER SHEET GENERAL NOTES
A0.2 TYPICAL ADA DETAILS
A1.0 EXISTING GENERAL SITE PLAN
A1.1 NEW GENERAL SITE PLAN
A1.2 NEW SCHEMATIC LANDSCAPE SITE PLAN
A2.0 ENLARGED DEMOLITION PLAN
A2.1 NEW ENLARGED SITE PLANS
A2.2 NEW ENLARGED SITE PLANS
A3.1 EXISTING ELEVATIONS
A3.2 PROPOSED ELEVATIONS BUILDING G AND J

A3.3 PROPOSED ELEVATIONS A, D, AND F
A4.1 SCHEMATIC PROPOSED SECTIONS BUILDING J

Other Material Provided

Planning Submittal for: The Cannery at Water Tower Plaza Site and Building Exterior Improvements 300 Orchard City Drive (formerly 93 Central Avenue) Campbell, California

Memorandum: Design Consultation Memo #1, dated 2/2416 to Joel Porte, Four Corners Properties, from Eleanor Cox, , Associate Page & Turnbull

Email Correspondence: from Stephen Rose, Associate Planner, Community Development Department dated 4/18/16 to Mark Sandoval, AIA

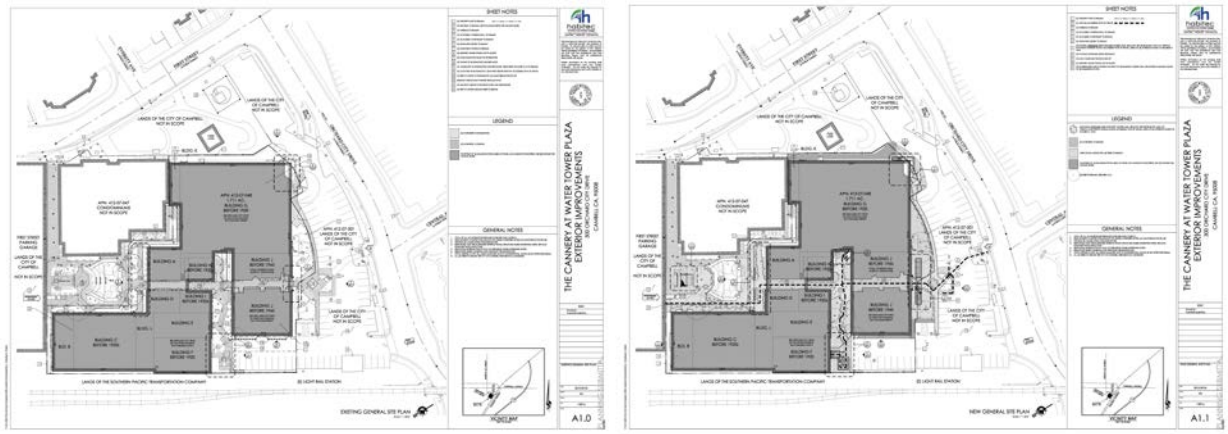


Figure 2: Site Plans of the Cannery at Water Tower Plaza (Existing to the left, Proposed to the right)

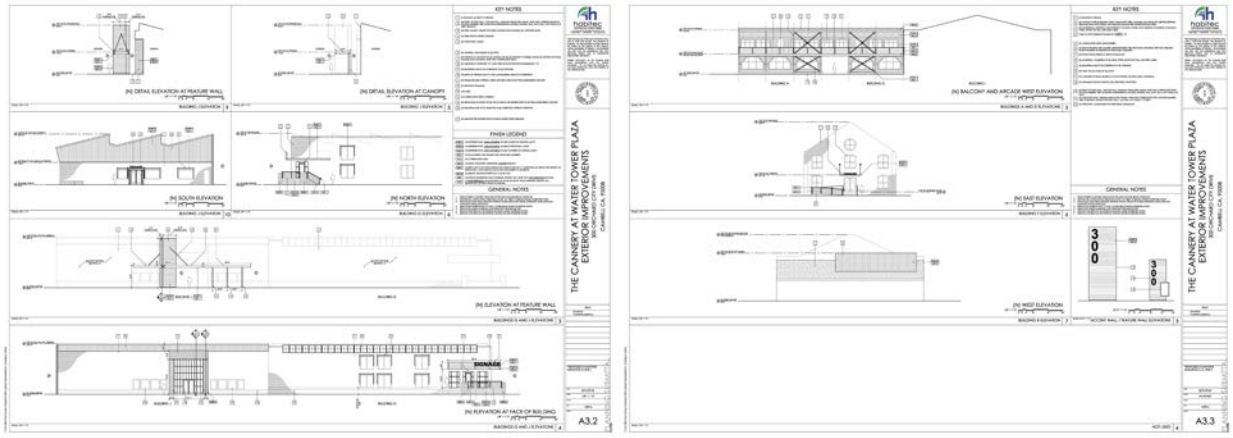


Figure 3: Proposed Architectural Elevation Drawings

Project Summary

The proposal exterior improvements for The Cannery, currently known as Water Tower Plaza, is not intended to be a restoration project of the George E. Hyde Company Fruit Packing Building, but rather a contemporary update of this historical resource. The goal as stated in the in the project's description submitted by the Applicant is to create a unique office center that combines elements of the past and the future, and attracts new tenants looking for an atmosphere with more character than many modern buildings offer. In making these building upgrades and façade improvements, it is their hope to elevate The Cannery to a more competitive, high-quality, and business-oriented office center is consistent with the City of Campbell's objectives for a more viable and active downtown core.

As noted this property has operated under many names and for many purposes, including the Campbell Fruit Growers' Union, the George E. Hyde Company, the California Prune and Apricot Growers' Association, The Factory, and Water Tower Plaza. Of these historic periods, the George E. Hyde Company and Water Tower Plaza are the most visible today. Most of the existing buildings were constructed during the Hyde era, and the current landscape, window treatments, and paint colors date to the Water Tower Plaza remodel of the 1980s.

The applicant is proposing to remove some of the dated non historic elements that had been added during the Water Tower Plaza era, and to return some of the recognizable architectural features to the look when the building was occupied by the George Hyde Company where feasible. In addition, the applicant wishes to introduce new architectural features that are respectful of the site's past and to create an attractive office center.

Background

Water Tower Plaza is a former industrial complex in Campbell, California. The property is currently listed as an individually significant historic resource on two local inventory lists: the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory. The property is not listed on the state or national

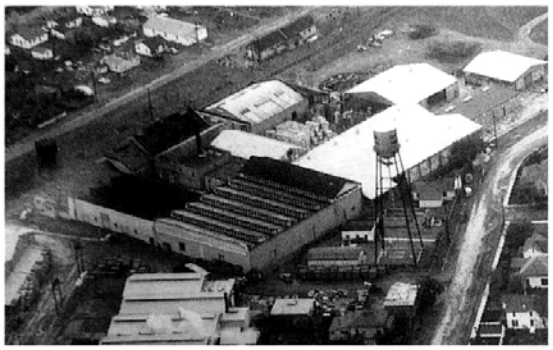


Figure 4: Aerial photograph taken in 1945 of project site

Figure 5: Photograph of Building G taken reportedly in 1945

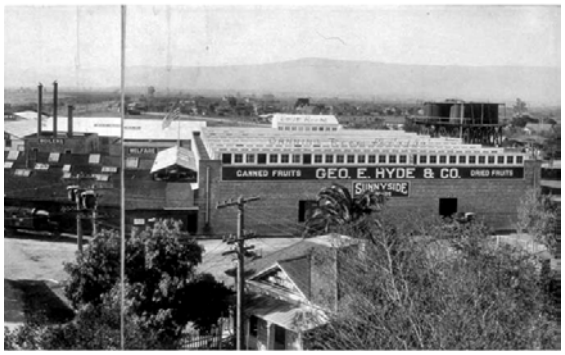


Figure 6: Photograph of Building G taken reportedly before 1920 with original clerestory ribbon windows at upper wall

Figure 7: Rendering of proposed main entrance steel constructed canopy with vertical corrugated wall

Figure 8: Photograph taken from the side parking lot of the current arched entrance to Building J

Figure 9: Rendering of new corner entrance with steel constructed entrance canopy

registers, but its standing as a local historic resource qualifies Water Tower Plaza as a resource for the purposes of California Environmental Quality Act or (CEQA)[1] review

Unfortunately the integrity of the former industrial complex was significantly compromised during the 1970s and 1980s building renovations that saw the complex converted from industrial to commercial/retail use. Since the 1980s, this complex has functioned as a commercial space and office center. The proposed exterior modifications continue to enhance this continued use for this building complex.

Proposed Alterations

The following is a summary of the various modifications that have been proposed by the applicant:

- Remove portions of the non-historic landscape, paving, and site work as shown in the Planning Submittal. Existing trees for the most part are to remain unless otherwise noted;
- Remove non-historic elements in certain areas that were added to the buildings during a 1980s remodel, including stucco fascia and bands, green fabric awnings, brick planters, ramp, arched entry system on Building J, and other exterior elements as shown in the Planning Submittal;
- Remove stucco parapet at Building J and replace with corrugated metal parapet;
- Reconfigure existing non-historic primary entry at Building J as shown;
- Install exterior independent metal feature wall at main entry of Building J;
- Remove parapet in front of original clerestory windows on Building G, remove boards from windows and prepare windows for re-use;

[1] California Environmental Quality Act, §21084.1.1 Historical Resource; Substantial Adverse Change

Figure 10: Photograph taken of corner entrance to Building J

Figure 11: Rendering of Buildings E, F and J viewed from the side parking lot

Figure 12: Photograph taken of the current façade of Building J

- Install smaller metal clad feature walls near buildings I and C;
- Install new landscape and hardscape as shown;
- Install new corrugated metal cornices and roof screens as shown;
- Install new ADA accessible lift and stairs;
- Reinforce structure of existing two-story exterior walkway at buildings A and D and install new finishes;
- Repaint stucco at buildings A and D;
- Paint window frames and install new window awnings throughout. It is understood that elevations which are not easily visible from the street or courtyard and the interiors of the buildings that comprise the complex have not yet been addressed in the preliminary Planning Submittal.

General Overview of Project

For the most part the proposed building alterations are both imaginative and all appear sensitive to the existing character this important historical resource for the City of Campbell. Utilizing a contemporary stylistic interpretation of comparable adaptive reuse industrial building models, the architect has crafted these new building upgrades, so they should generate new energy to an otherwise is a visually dated business center complex. The overall general design direction is positive, and the material and color palette selected for the project all appear to be compatible; continuing to reinforce the existing industrial narrative of the site's past.

Recommendations

In the examination of the various materials provided by the applicant, there does however appear to be a number of areas that require further detail and development by the project's architect. These

items of concern are listed both below, and within the recommendations outlined in this Plan Review.

The memorandum dated February 24, 2016, prepared by Page & Turnbull, the applicant's Historical Architect Consultant for the project, and voiced concerns regarding the limited amount of detail currently provided by the applicant for these alterations and what potential impact they may have on the remaining historical features of each building the work is to be performed. Currently I agree and believe the drawings and information provided are just too vague, and lack important detail information (even if preliminary), just how these proposed building alterations and additions are to attach, interface, and be structurally supported. As a consequence, it is difficult to ascertain the actual extent of removal and/or possible damage that may occur to the existing historical building features will take place during the implementation of this proposed work.

It is understood the applicant is not proposing a restoration project, "but rather as a contemporary update to a historical resource."[2] Still these alterations are proposed for an important local historic resource for the City of Campbell and therefore, a greater level of detail must be provided to ensure that implementation of this work will not lead to extending further damage to the existing historical aspects of the building. It is my belief that adequate measures must be in place to ensure that all of the current remodeling work under consideration is carefully planned, implemented, and monitored. This notion also seems implied by the memorandum prepared by the applicant's own Historic Architect Consultant as well.

The following items are of general concern that have been omitted from this application but it my belief are needed to fully understanding the actual scope and magnitude of the work currently proposed by the applicant.

1. It is assumed because of the additional weight of some of these attached additions to the building there will be an increase in both the axial and lateral applied loading forces to the existing structure. Some information should be provided even if only preliminary as to just how these features are to attach and be structurally supported. It would also help if there were structural concept details and partial building sections to assist with clarifying these assemblies—particularly for the new clerestory with ribbon windows above Building G, the new proposed wood framed balconies, and the steel framed canopies.

2. In addition, upon my visual examination of the front elevation of the building (viewed from the front parking lot connecting Orchard City Drive), it appears that there are several horizontal in-fill brick courses visible just below the upper applied stucco parapet wall. This upper section of the front wall had been the original location where the clerestory windows (Figure 5 and Figure 6) had been placed. Correlating these observations with the current proposed drawings (Figure 3), it is difficult to determine if the architect's intention is to remove only this in-fill brick section or to rebuild the entire parapet within this upper wall location. Since there have been no enlarged building sections of this area provided, it is unclear how this very important proposed design element is to attach to both the roof structure, or the existing brick wall of the façade; and as a consequence what amount of demolition and reconstruction is actually required.

3. I have a similar concern regarding the removal of the applied stucco walls and decorative trim area and the installation attachment to the existing face of the brick and the actual extent of repairs may be needed in these areas to properly execute the new work illustrated in the current drawings. Returning again to the memorandum prepared by Page & Turnbull, they make the following recommendations which have been

[2] Taken from the applicant's Planning Submittal for: The Cannery at Water Tower Plaza, (Page 2)

paraphrased below.

*"**Recommended Treatment of Existing Features***

- *All features dating to the complex's drying and canning eras should be rehabilitated wherever feasible…If any of these features are found to be deteriorated, careful repair is preferred treatment. If deterioration is severe enough so that the feature has failed, the replacement should match the original in design, color, texture, and materials.*

- *Additional research is required to determine if the fenestration on buildings C and F (and possibly in other locations) date to the period of significance…It is recommended that replacement fenestration be located in existing openings (historic or non-historic), but not expanded beyond the fenestration opening currently in place.*

- *A comprehensive survey of historic interior features has not been completed. Due to the change in the use from industrial to commercial, it seems likely that the interiors at the Water Tower Plaza have been highly altered from their historic appearance and configuration, and thus are adaptable for future tenant use. However, it is possible that signage, murals, even historic openings or brickwork may be uncovered on the interiors during the proposed rehabilitation. It is recommended that these features be restored in place, if uncovered. If restoration in place is not feasible, it is recommended that these features be salvaged for use elsewhere on the site or for interpretive display.*

- *It is also recommended that established exterior features which are historic but cannot be restored in place be salvaged for use elsewhere on the site for interpretive display.*

- *The integrity of the resource was impacted during the 1970s and 1980s renovations; it will be important in moving forward to make sure that future projects do not further impact the complex's remaining integrity by removing, obscuring, or damaging the extant character defining features."*

Although it is quite possible that the proposed remodeling improvements to the existing Water Tower Plaza complex may not adversely impact the remaining historical features found on the various building which the remodeling work is to be performed however, currently there is just not enough information provided to make this determination.

Perhaps if selective demolition of the localized areas in question could be performed by the developer (under the direct supervision of the applicant's Historic Architect and Structural Engineer Consultants), then additional drawings might be prepared which could provide greater clarity as to how these building alterations attach and interfaced with the existing historic fabric of the building. It is my belief that this added level of detail, particularly during the early phase of the project's review process, can only further assist both the applicant and the city, with their understanding as to the limits and magnitude of the actual construction work involved. In addition, this added knowledge then could drive important decisions as to what protective measures and/or additional monitoring of the project (if any) might be needed during the course of the construction process. However based on the current level of detail provide, many of these

Figure 13: Photograph taken of corner entrance to Building J

Figure 14: Rendering of Buildings E, F and J viewed from the side parking lot

Figure 15: Rendering of Buildings E, F and J viewed from the side parking lot

important questions just cannot be determined at this time.

Building, Site and Landscape Improvements

The applicant's architect is proposing to make no significant changes in any of the existing established pedestrian circulation patterns accessing the various building within this office complex. The proposed improvements are only stylistic substitutions of materials and building alterations and additions that are intended to visually energize the common outdoor spaces, and to create a newer and more fashionable contemporary look to the exterior façade of the buildings. The existing concrete walk areas have been removed and replaced with the concrete linear pavers set on a diagonal with irregular open edging. Landscaping which is to be added is specified as drought tolerant vegetation, and all existing trees on the site are to remain.

Common Plaza

The applicant is proposing two construct a new steel and wood framed balcony for the upper tenant spaces that overlook the common outdoor space and to incorporate a corrugated metal wall to extend the existing parapet wall of the building, so that a wood pergola structure may be constructed to shade the upper deck (Figure 15). Steel guard rails with metal cable are shown between each of the vertical posts supporting the pergola above. The current brick planters and directory are shown removed (Figure 16). All brick within the current arcade also appears to be removed and replaced with linear concrete paving.

It is my understanding that all redwoods and trees are to remain, and that all new planting material is to drought tolerant in this area. There are also upgrades planned for plaza area located between the First Street Parking Garage to the south, the Condominiums to the east, Buildings B, C and L to the west,

and Buildings A and D to the north (Figure 15).
The improvements shown are relatively modest and include the removal of the existing rigid metal framed awning over the small raised area of the plaza, also for the construction of a new wood pergola structure. Below this structure, that architect is proposing a steel and wood privacy fence/planter to be constructed. An assortment of various chairs and benches are also proposed to enhance the usability and to make this small outdoor space more visually appealing.

Other than not fully understanding what planting material is to be used and just how it might survive in the narrow planter slots at the top of these walls shown in the rendering provided, most of these improvements should provide some degree of added enhancement to this area within the office complex.

Recommendations

The city may wish the applicant's architect to develop this design concept a bit further, and to provide more detail on both this privacy fence, pergola and lighting for this area. There could be a concern as to the actual scale of the pergola structure in relationship with the rest of the buildings and particularly in relationship with the new steel and wood framed balconies; the pergola might seem diminished and out of scale. Also since there was no light fixtures proposed for this project, it is unclear (other than just the existing lamp posts) just how these new areas and amenities are to be illuminated.

Common paved areas between Building H, I and J

As shown in the New Site Plan (Figure 2), the existing concrete handicap ramp is to be removed in favor of a handicap lift which is to be placed at a diagonal paralleling the new entrance access to Building G. There are a number of benefits with the elimination of this ramp and the

Figure 16: Rendering of the new entrance to Building G with the proposed handicap lift

Figure 17: Photograph taken of current sloped handicap ramp entrance to Building G

Figure 18: Photograph taken of the walkway between the First Street Parking Garage and the Condominium Building

awning above from this area. It not only allows for both added landscaping opportunities, but also offers the possibility to create a more inviting entrance statement. Unfortunately, the current design for this area does little to contribute anything exciting to this entrance. In addition because no protection from the weather has been provided for this entrance, visitors either using the lift or accessing the building might feel somewhat unwelcomed. Perhaps the applicant's architect may wish to explore using either a similarly styled steel-constructed canopy or come up with an alternate design solution for this area, to provide both shelter and to create greater identity to this important entry point to this building.

Other Considerations

Currently there is wide collection of various signs within Water Tower Plaza complex and there appears to be no clues in the current project proposal of bring any change to this situation; anytime in the near future. Since there appears to be desire to recreate this office center at this time, it is my belief that the applicant should be instructed to develop a comprehensive sign program and include this as part of this project. Included as part of this program, interpretive signage within the semi-public entryways or adjacent to the parking lot areas should be included; that highlight (with photographs and text narratives) the significant history of the Water Tower Plaza and its role in the early development of the City of Campbell. This master sign program should indicated the placement and locations of all directory signage along with tenant signs, also specifying quantity, size, and attachment method and illumination source. This will ultimately help add a greater cohesion to the entire project, and help in creating a more unified and central design theme for the site.

The City has received numerous complaints from the neighboring Condominiums of unpleasant public loitering in and around the common plaza and the public walkway between the First Street Parking Garage and the Condominium Building during the nighttime hours. Although these issue are understandably outside of the actual scope of work currently under consideration and involve issues that our outside the control of the applicant, the city still may wish to direct the applicant's architect to add additional lighting within these areas of concern that might help in curbing such activities. In doing so, this will only provide greater security and added enjoyment to all connecting properties that may be plagued with this undesirable activity at night.

Conclusion

Other than the specific concerns expressed above, it is my belief that the overall concepts presented by the applicant for the Cannery at Water Tower Plaza, should create an exciting and refreshing new look and add to vitality of this extremely important historic resource for the City of Campbell.

Responses to Consulting Architect Comments

1. Based on our discussions, our proposed architectural renovations are not anticipated to add substantial weight to the buildings as a whole. The following is a summary of our proposed architectural renovations to the buildings:

Building G:

- Remove existing parapet to expose original clerestory windows. No new clerestory or ribbon windows are being added. The removal of existing elements will not increase building mass.
- Remove existing fabric awnings and replace with light weight signage at the north corner. There is an existing steel canopy behind the green awning which will remain. The new signage will be attached to this existing steel canopy. Based on our preliminary research, the weight of the new signage will be similar to the weight of the existing green awning.
- Remove existing green awnings above existing windows and replace with light weight steel canopies. Again, we do not anticipate substantial weight to be added to the building.

Building J:

- Remove existing stucco parapet and replace with corrugated metal parapet. We anticipate the new metal parapet will weigh less than the original stucco.
- Reconfigure existing primary entrance with brick clad entry portal. This new brick clad portal will have its own foundation to support its own gravity load. The portal can be attached to the building for seismic without substantial increase (<10%) in the overall weight of the building.
- Install new independent steel canopies and architectural feature wall in the front façade. These elements will be independent from the building with their own foundation and lateral support.

Building A/D:

- Reinforce existing 2nd floor exterior walkway. The existing wood framed structure of this walkway will remain and will be seismically strengthened by additional steel braces, as shown on our renderings.

In summary, we do not anticipate substantial increase in the building weight.

2. The intent of these architectural renovation is to remove the existing stucco parapets to expose the original clerestory windows. After a detailed observation of the existing interior exposed wall of building G, the original clerestory windows can be exposed. Since the intent is to remove existing elements such as the stucco parapet, it will not increase the building weight.

3. This concern is related to the condition of the existing elements that are hidden from view. We will identify these areas of concern with the help of our consultant architect and we will develop a set of instructions/guidelines for the contractor, should they encounter abnormal/unexpected exiting conditions. These instructions will ask the GC to report any existing and unexpected damage, and seek approval through the City, prior to continuing the work. However, it's worth mentioning it will be unlikely we will find everything.

Attachment #14

Historic Plaque Example

ITEM NO. 6

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · July 28, 2016

PLN2015-98
PLN2015-99
Skarbek, B.

Public Hearing to consider the application of Brian Skarbek for an Administrative Planned Development Permit (PLN2015-98) and Conditional Use Permit (PLN2015-99) to allow an outdoor patio with alcohol service in conjunction with an existing restaurant (Orale) with a request for an exception to a streetscape standard contained within the Winchester Boulevard Master Plan on properties located at 1708, 1740 & 1750 S. Winchester Boulevard, within a Planned Development (PD) zoning district.

STAFF RECOMMENDATION
That the Planning Commission take the following action:

1. **Adopt a Resolution**, incorporating the attached findings, recommending that the City Council approve an Administrative Planned Development Permit (PLN2015-98) and Conditional Use Permit (PLN2015-99) to allow an outdoor patio with alcohol service in conjunction with an existing restaurant (Orale) with a request for an exception to a streetscape standard contained within the Winchester Boulevard Master Plan on properties located at 1708, 1740 & 1750 S. Winchester Boulevard, subject to the attached Conditions of Approval.

ENVIRONMENTAL DETERMINATION
Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15301 Class 1 of the California Environmental Quality Act (CEQA) pertaining to minor alterations to an existing private structure, involving negligible or no expansion of use.

PROJECT DATA

Zoning:	P-D (Planned Development)
General Plan:	*Central Commercial* (Winchester Boulevard Master Plan - Area 3)

<u>1750 S. Winchester Blvd</u>

Net Lot Area:	11,875 square feet (.27 acre)
Gross Lot Area:	16,150 square feet (.37 acre)
Existing Building Area:	1,390 sq. ft.
New Patio Area:	380 sq. ft.

	Existing/Proposed	Required
Building Setback:	0 feet (existing)	15 feet from R.O.W. rec. (7' min.)
Streetscape Standard:	0 feet – City Standard[1]	17 feet (planting 10' / sidewalk 7')
Proposed Parking Setback:	0 feet; In front of building	Behind building; Outside streetscape

[1] The Public Works Department is not requiring conformance with WBMP streetscape standards allowing a monolithic/attached sidewalk where the WBMP would typically require a detached sidewalk with park strip.

Project Site: The project site comprises three properties which include 1708, 1740 & 1750[2] S. Winchester Boulevard, located on the east side of S. Winchester Boulevard, north of Garrison Drive (a private street), abutting an apartment community to the east and commercial properties to the north and south (reference **Attachment 3** – Location Map). The project site is located within the Planned Development (P-D) Zoning District, has a General Plan land use designation of *Central Commercial*, and is located within the boundaries of the Winchester Boulevard Master Plan (Area 3).

DISCUSSION

In review of the applicant's proposal, the Planning Commission must consider the findings contained in CMC 21.12.030.6 (Approval Criteria) as well as the findings required for an exception to the Winchester Boulevard Master Plan (reference Winchester Boulevard Master Plan; Page 37 – Exceptions). These findings generally require the development to clearly result in a more desirable environment and use of land, and not be detrimental to the health, safety, or welfare of the neighborhood or the city as a whole. The findings required for an exception to the Winchester Boulevard Master Plan, require that the Planning Commission to also determine that there are 'special circumstances' which would warrant the request, and that the request is 'necessary for the preservation and enjoyment of a substantial property right'. As such, a summary of the applicant's proposal, applicable code requirements, and recommendations from the Site and Architectural Review Committee have been included for review and consideration.

Applicant's Proposal: The applicant is requesting approval of an Administrative Planned Development Permit (PLN2015-98) and a Conditional Use Permit (PLN2015-99) to reconfigure an existing parking lot[3] and establish a new outdoor patio[4] with beer and wine service in conjunction with an existing restaurant (Orale) with a request for an exception to a streetscape standard contained within the Winchester Boulevard Master Plan.

Administrative Procedure: In the Planned Development (P-D) Zoning District, an Administrative Planned Development Permit is required for minor building and site improvements. Typically, "Administrative" permits are reviewed and approved by the Community Development Director, but may be forwarded to the Planning Commission and City Council when project specific circumstances warrant such consideration. As the applicant's proposal includes a request for an exception to the Winchester Boulevard Master Plan (WBMP), it requires review and approval by the City Council. While modifications to an entitlement approved by the City Council would typically require review and approval by the decision making body (i.e. the City Council), staff has included a condition of approval which would allow minor changes to default back to the otherwise appropriate decision making body (e.g. Community Development Director or Planning Commission).

Background: In early 2014, it came to the attention of the City and the Department of Alcohol Beverage Control (ABC) that Orale Mex-Grill had expanded an outdoor patio area on the south side of their building, over and across accessible parking spaces. As the patio area was outside ABC's licensed 'premise area' for serving alcohol and did not have City approval, the City

[2] Orale's, the site of the proposed outdoor patio, is located at 1750 S. Winchester Boulevard.
[3] The subject parking lot spans three properties under common ownership, which includes 1708, 1740 & 1750 S. Winchester Boulevard. A reciprocal egress/ingress and parking agreement would be recorded across adjoining lots to formalize the parking arrangement.
[4] The existing patio is unpermitted. Please refer to the Administrative Record (reference Attachment 5) for a detailed background on the project.

attempted to work with the business to apply for permits to consider the improvements. After meeting with the property owner to explain the situation, and continued attempts to encourage an application submittal, the City created a Code Enforcement Case to compel the property owner to either remove the patio within a timely manner or apply for a permit. While an application was ultimately submitted in time to avoid penalties, it was found to lack sufficient information to evaluate the proposal, resulting in several delays in the permit processing. For a more detailed summary of the property history, please refer to the Administrative Record (reference **Attachment 7** – Administrative Record).

Parking: The proposed outside patio location results in the elimination of two parking stalls. The addition of 12 new outside dining seats results in the need to provide three new parking stalls. Given the need to plan for a total of 5 stalls, staff identified parking locations as illustrated on Sheet A2A of the Project Plans (reference **Attachment 4**). Two of these stalls would be located within a driveway aisle which would have to be abandoned in order to accommodate their placement. The location of these stalls may be found inconsistent with the WBMP (see discussion on WBMP provided later in this report) but could be permitted through an exception.

Planned Development Zoning District: The P-D Zoning District is intended to provide a degree of flexibility that is not available in other zoning districts so as to allow for a superior development, particularly related to the development's design and provision of open space. To aid in achieving this goal, the Zoning Code provides a listing of considerations that should be taken into account in review of this project which can be found in the Campbell Municipal Code and online as follows: CMC 21.12.030.H.12.

Winchester Boulevard Master Plan: Review of physical characteristics of this project is largely governed by the Winchester Boulevard Master Plan[5] ("WBMP"). As envisioned by the General Plan, the goal of the WBMP is to transform Winchester Boulevard into a vibrant mixed-use, pedestrian-oriented district that can function as an extension of the Downtown. To this end, the WBMP encourages mixed-use development that fronts the street to provide a walkable atmosphere (the creation of an outdoor patio could be considered to further this objective).

Recognizing the differences in the land use pattern along the Winchester Boulevard corridor, the WBMP defines three distinct planning areas. The project site is located within Area 2, "Neighborhood Commercial Boulevard", which is subject to development standards that consider the proximity of single-family residences, including a maximum 45-foot (3-story) building height, a rear setback/height ratio defined by a 2:1 slope, 5-foot setbacks along Winchester Boulevard and side streets, no interior side setbacks, and an 17-foot streetscape setback as depicted by the following illustrations:

[5] The Winchester Boulevard Master Plan may be viewed online at http://www.cityofcampbell.com/DocumentCenter/View/177

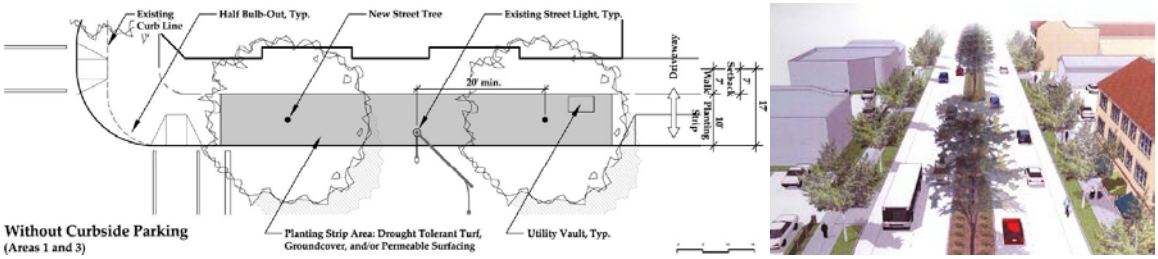


Figure 1 & 2 – WBMP Streetscape Improvements (10 foot landscape strip & 7 foot walk)

In consideration of the short segment of frontage (i.e. the driveway) to be reconstructed, the Public Works Department requested the applicant to install a standard curb/gutter/sidewalk, postponing the requirement to comply with the WBMP Streetscape Improvement requirements to a later date, such as when a more comprehensive redevelopment of the property occurs. As the Public Works Department is not requiring a dedication at this time, the applicant is requesting an exception to the Winchester Boulevard Master Plan to allow for two new parking spaces within the required streetscape standard to offset the parking impacts of the new outdoor patio seating.

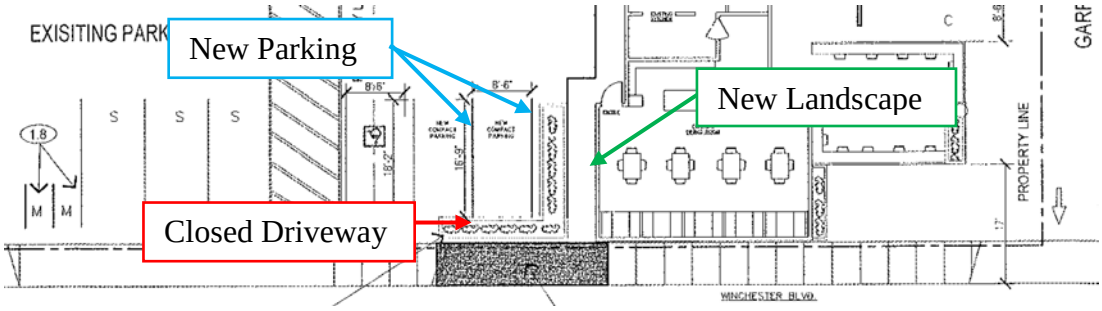


Figure 3 – Proposed Parking Stalls within Required Streetscape Setback

In consideration of the request, the Planning Commission must find that special circumstances exist which would warrant the request (e.g. the driveway segment to be replaced is not long enough to warrant full public improvements at this time; the existing building already encroaches into the required streetscape setback) and that the request is necessary for the preservation and enjoyment of a substantial property right (e.g. it continues to allow for minor improvements to the property until such time streetscape standards are required). While these findings in support of the request have been provided, the Planning Commission may consider alternative findings or consider denial of the applicant's proposal should findings in support of the request are unable to be satisfied.

Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) reviewed this application at its meeting of June 12, 2016. The Committee was supportive of the project with the following recommendations (staff and applicant responses to these recommendations has been provided in italics below each item):

- **Parking Space Screening**: Consider adding new landscaping, such as a green screen/living wall in front of the proposed parking spaces. This feature is intended to screen vehicles from view and create a more pedestrian friendly streetscape.

The applicant has agreed to install a landscape screen in front of the parking spaces and intends to provide a revised site plan and elevation reflecting this comment as a desk item at or in advance of the Planning Commission meeting. Staff has included Conditions of Approval to reflect this requirement.

- It should be noted that staff suggested a more physically developed feature (e.g. solid masonry wall) to screen the parking stalls involving minor maintenance and immediate screening. As illustrated in the following exhibit, a planter wall would more effectively screen the stalls, it would complement the building restaurant theme, it could potentially serve as a monument for signage, and it will achieve greater compliance with the WBMP by de-emphasizing the parking. The Planning Commission should consider both options in forming a decision.

Figure 4 – Potential Masonry Screen Wall/Planter & Existing Turquoise Brick Planter

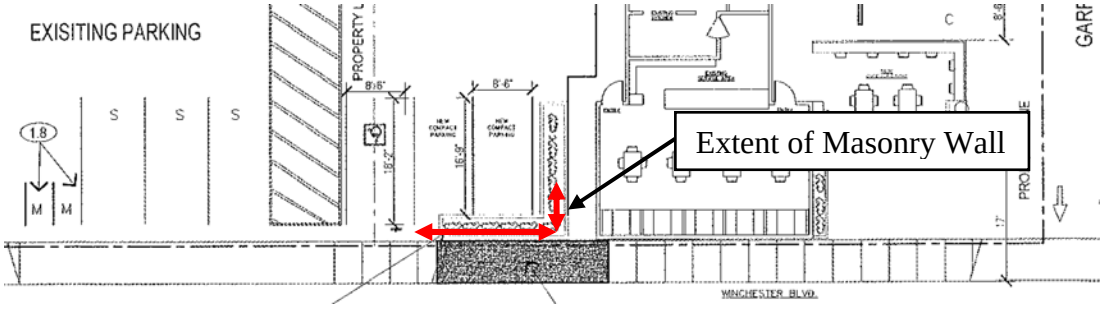


Figure 5 – Extent of Masonry Wall with Short Return

- **Patio Landscape Buffer:** Consider adding drought tolerant landscaping in front of the new patio area (where parking spaces are to be removed) to provide a buffer from the traffic on S. Winchester Boulevard and enhance the aesthetics of the outdoor dining area.

  The applicant has agreed to provide enhanced landscaping in front of the patio area and intends to provide a revised site plan reflecting this comment as a desk item at or in advance of the Planning Commission meeting. Staff has included Conditions of Approval to reflect this requirement.

- **Rooftop Signs & Mechanical Equipment Screen**: A more comprehensive rooftop mechanical equipment screen should be considered. The rooftop signs must be removed.

  The applicant has agreed to remove the rooftop signs. The applicant intends to provide a revised elevation reflecting this comment as a desk item at or in advance of the Planning Commission meeting.

- **Trash Enclosure**: A new trash enclosure should be provided behind the Jerusalem Bar & Grill.

  The applicant has agreed to install a new trash enclosure. The applicant intends to provide a revised site plan reflecting this comment as a desk item at or in advance of the Planning Commission meeting.

Attachments:
1. Findings for Approval
2. Conditions of Approval
3. Location Map
4. Project Plans with Staff Clarifying Redlines
5. Property Photos
6. Parking Analysis
7. Administrative Record

Prepared by: _____
Stephen Rose, Associate Planner

Approved by: _____
Paul Kermoyan, Community Development Director

FINDINGS FOR APPROVAL OF FILE NO. PLN2015-98 & 99

SITE ADDRESS: 1708, 1740 & 1750 S. Winchester Boulevard
APPLICANT: Brian Skarbek
OWNER: Gelagio V, LLC
P.C. MEETING: July 26, 2016

Findings for recommending that the City Council approve an Administrative Planned Development Permit (PLN2015-98) and Conditional Use Permit (PLN2015-99) to allow an outdoor patio with alcohol service in conjunction with an existing restaurant (Orale) with a request for an exception to a streetscape standard contained within the Winchester Boulevard Master Plan on properties located at 1708, 1740 & 1750 S. Winchester Boulevard.

The Planning Commission finds as follows with regard to file number(s) PLN2015-98 & PLN2015-99:

Environmental Finding

1. The project qualifies as Categorically Exempt under Section 15301 Class 1 of the California Environmental Quality Act (CEQA) pertaining to minor alterations to an existing private structure, involving negligible or no expansion of use.

Evidentiary Findings

1. The project site comprises three properties which include 1708, 1740 & 1750 S. Winchester Boulevard, located on the east side of S. Winchester Boulevard, north of Garrison Drive (a private street), abutting an apartment community to the east and commercial properties to the north and south.

2. The project site is zoned P-D (Planned Development) on the City of Campbell Zoning Map.

3. The project site is designated Central Commercial on the City of Campbell General Plan Land Use Map.

4. The project site is located within the Winchester Boulevard Master Plan (WBMP).

5. The proposal conforms to all requirements of the General Plan, Zoning, and Winchester Boulevard Master Plan, except that two new parking spaces are proposed within a 17-foot streetscape standard contained within the WBMP which requires approval of an exception to the WBMP to allow.

6. The request for an exception to the Winchester Boulevard Master Plan requires City Council approval.

7. The project site, as a developed site, is distinct from a new development which could more readily conform to the setbacks and development standards of the Winchester Boulevard Master Plan.

8. The existing driveway to be removed and replaced is not long enough to warrant installation of the streetscape standard/details contained within the WBMP.

9. The existing building encroaches into the required streetscape setback of the WBMP.

10. The request for an exception to the Winchester Boulevard Master Plan is necessary for the preservation and enjoyment of a substantial property right, in that it continues to allow for minor improvements to the property until such time that a more substantive redevelopment of the site would trigger conformance with the streetscape standards.

11. The creation of an outdoor dining/patio area is responsive to the objective of the Winchester Boulevard Master Plan to create a more pedestrian friendly streetscape.

12. The requested exception to the Winchester Boulevard Master Plan is necessary to offset the parking impacts of the proposed outdoor patio and dining area.

13. The proposed project will be compatible with the underlying Central Commercial General Plan land use designation and the Winchester Boulevard Master Plan, as conditioned.

14. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required Conditions of Approval, will have a significant adverse impact on the environment.

15. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project.

16. There is a reasonable relationship between the use of the fees imposed upon the project and the type of development project.

Based upon the foregoing findings of fact, the Planning Commission further finds and concludes that:

17. The proposed development or uses clearly would result in a more desirable environment and use of land than would be possible under any other zoning district classification;

18. The proposed development would be compatible with the general plan and will aid in the harmonious development of the immediate area;

19. The proposed development will not result in allowing more residential units that would be allowed by other residential zoning districts which are consistent with the general plan designation of the property;

20. The proposed development would not be detrimental to the health, safety or welfare of the neighborhood or of the city as a whole;

21. There are special circumstances and conditions affecting the subject property;

22. The exception is necessary for the preservation and enjoyment of a substantial property right of the developer;

23. The granted of the exception will not be detrimental to the public welfare, or injurious to other property in the area in which said property is situated; and

24. The project is Categorically Exempt under Section 15301 Class 1 of the California Environmental Quality Act (CEQA) pertaining to minor alterations to an existing private structure, involving negligible or no expansion of use.

CONDITIONS OF APPROVAL FOR FILE NO. PLN2015-98 & 99

SITE ADDRESS: 1708, 1740 & 1750 S. Winchester Boulevard
APPLICANT: Brian Skarbek
OWNER: Gelagio V, LLC
P.C. MEETING: July 26, 2016

The applicant is hereby notified, as part of this application, that he/she is required to meet the following conditions in accordance with the ordinances of the City of Campbell and the State of California. Where approval by the Community Development Director, City Engineer, Public Works Director, City Attorney, or Fire Department is required, that review shall be for compliance with all applicable Conditions of Approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified:

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for an Administrative Planned Development Permit (PLN2015-98) and Conditional Use Permit (PLN2015-99) to allow an outdoor patio with alcohol service in conjunction with an existing restaurant (Orale) with a request for an exception to a streetscape standard contained within the Winchester Boulevard Master Plan on properties located at 1708, 1740 & 1750 S. Winchester Boulevard. The project shall substantially conform to the revised project plans stamped as received by the Planning Division on May 16, 2016, and as redlined by staff to clarify the location of two additional parking spaces, except as may be modified by the conditions of approval herein.

2. Plan Revisions: The building permit submittal construction plans shall incorporate the following revisions:
   a. Parking Space Screening: The plans submitted for building permit review shall reflect the incorporation of a green screen/living wall in front of the proposed parking spaces.
   b. Patio Landscape Buffer: The plans submitted for building permit shall reflect the incorporation of enhanced landscaping in front of the proposed patio. The intent of this requirement is to provide buffer from the traffic on S. Winchester Boulevard and enhance the aesthetics of the outdoor dining area.
   c. Rooftop Signs & Mechanical Equipment: The plans submitted for building permit shall reflect the incorporation of a more comprehensive (360-degree) rooftop mechanical equipment screen.
   d. Patio Furniture: If the existing patio furniture is to be retained, please revise the plans to note as such accordingly and document the type/size of existing furniture and their proposed location on the project plans.
   e. Trash Enclosure: The plans submitted for building permit shall reflect the incorporation of a trash enclosure behind the Jerusalem Bar and Grill. The trash enclosure shall comply with the requirements of CMC 21.18.110 and provide a sewer connection, and roof.

Compliance with these requirements and plan revisions shall be subject to the satisfaction of the Director of Community Development.

3. Permit Expiration: The Administrative Planned Development Permit (PLN2015-338) and Conditional Use Permit (PLN2015-99) approved herein shall be valid for two years from the date of final approval. The City Council will be the final approving authority. Within this two-year period an application for a building permit must be submitted. Failure to meet this deadline will result in the Administrative Planned Development Permit and Conditional Use Permit being rendered void.

4. Operational Standards: Consistent with City standards, any restaurant operating pursuant to the Administrative Planned Development Permit and/or Conditional Use Permit approved herein shall conform to the following operational standards:

    a. **Restaurant Seating**: Total seating shall be limited 52 seats (40 indoor, 12 outdoor). This seating limitation is also subject to the maximum occupancy capacities of certain rooms as determined by the California Building Code (CBC). It is the responsibility of the business owner to provide adequate entrance controls to ensure that patron occupancy is not exceeded. Maximum Occupancy signs shall be posted conspicuously within the premises.

    b. **Bar Area**: No separate bar area, as defined by the Campbell Municipal Code, shall be permitted within the restaurant.

    c. **Point of Sale**: No separate point of sale shall be allowed for beer and wine purchases, apart from the system used for food purchase. This restriction is intended to preclude the business from establishing a more bar like atmosphere by prioritizing or separating drink purchases from purchase of food.

    d. **High Top Tables & Chairs**: The Community Development Director shall retain the ability to curtail the number of high top tables and chairs in the event that the subject tenant, or future tenants operating under pursuant to the Conditional Use Permit adopted herein, begin to resemble a bar atmosphere. The subject tenant shall have no more than sixty-days to replace the interior seating with new furniture subject to the review and approval of the Community Development Director. Failure to remove furniture within this time period shall be grounds to take the permit back to the Planning Commission for consideration of revocation.

    e. **Floor Plan**: At no time shall the seating be reconfigured to create large open spaces for patrons to congregate, dance, drink, or socialize. All tables and chair shall be placed in such a manner to allow sufficient area for dining. At no time shall tables and chairs be stacked or removed from the identified dining area or placed outside.

    f. **Maximum Occupancy Sign**: The business owner shall install a new maximum occupancy sign of a size to be determined by the Community Development Director, conspicuously posted within the premises, which shall include the maximum occupancy noted herein and include a visual depiction on the final floor plan configuration including the number of approved seats, and seat locations.

    g. **Food Service**: Full menu food service shall be provided at all times the business is in operation (i.e., the kitchen shall not be closed during the Business/Public Hours).

h. **Live Entertainment**: No live entertainment is permitted as part of the Conditional Use Permit, including live music, disc jockey, karaoke, and dancing.

i. **Alcohol Beverage Service**: Alcohol beverage service shall only be allowed in conjunction with food service.

j. **Hours of Operation**: Hours of operation shall be as follows. By the end of 'Business Hours' all patrons shall have exited the restaurant. By the end of the 'Operational Hours' all employees shall be off the premises.

- Business/Public Hours: 8:00 AM – 10:00 PM, Daily
- Operational Hours: 7:30 AM – 10:30 PM, Daily

k. **Liquor License**: Tenants shall obtain and maintain in good standing a Type 41 license, from the State Department of Alcoholic Beverage Control for any sale of beer and wine in conjunction with a bone fide eating establishment. The license shall include Business Hour, a limitation prohibiting the off-site sale of alcohol, premise area and other applicable restrictions consistent with the Conditional Use Permit approved herein. A copy of the issued license shall be provided to the Community Development Department prior to issuance of a Business License.

l. **Loitering**: There shall be no loitering allowed outside the business. The business owner is responsible for monitoring the premises to prevent loitering.

m. **Noise**: Music shall be played indoors and at a low level at all times. Unreasonable levels of noise, sounds and/or voices, including but not limited to amplified sounds, loud speakers, sounds from audio sound systems, music, and/or public address system, generated by the establishment shall not be audible to a person of normal hearing capacity from any residential property. No speakers shall be permitted to be installed outdoors.

n. **Taxicab Service**: The establishment shall post in a conspicuous place the telephone numbers of local taxicab services.

o. **Smoking**: "No Smoking" signs shall be posted on the premises in compliance with CMC 6.11.060.

p. **Trash & Clean Up**: All trash, normal clean up, carpet cleaning, etc. shall occur during the approved 'Operational Hours'.

q. **Outdoor Cooking**: No outdoor cooking (i.e., grilling, smoking, etc.) is permitted in association with the establishment.

r. **Training**: The business shall operate in accordance with the standards pertaining to the serving of alcohol as established by the California Restaurant Association and the California Department of Alcoholic Beverage Control.

5. Revocation of Permit: Operation of a "full service restaurant" with beverage (including beer and wine) and food sales pursuant to the Conditional Use Permit approved herein is subject to Sections 21.68.020, 21.68.030 and 21.68.040 of the Campbell Municipal Code authorizing the appropriate decision making body to modify or revoke a Conditional Use Permit, if it is determined that its operation has become a nuisance to the City's public health, safety or welfare or for violation of the Conditional Use Permit, or any standards, codes, or ordinances of the City of Campbell. At the discretion of the Community Development Director, if the

establishment generates three (3) verifiable complaints related to violations of conditions of approval and/or related to its operation within a six (6) month period, a public hearing before the Planning Commission may be scheduled to consider modifying conditions of approval or revoking its Conditional Use Permit. The Community Development Director may commence proceedings for the revocation or modification of permits upon the occurrence of less than three (3) complaints if the Community Development Director determines that the alleged violation warrants such an action. In exercising this authority, the decision making body may consider the following factors, among others:

a. The number and types of noise or odor complaints at or near the establishment that are reasonably determined to be a direct result of patrons actions or facility equipment;
b. The number of parking complaints received from residents, business owners and other citizens concerning the operation of an establishment; and
c. Violation of conditions of approval.

6. Alcohol Sales for Off-Site Consumption: The sale of alcohol for off-site consumption is prohibited.

7. Location of Mechanical Equipment: No roof-mounted mechanical equipment, i.e. air conditioning units, shall be located on the roof of the building without providing screening of the mechanical equipment from public view and surrounding properties. Screening material and method shall require review and approval by the Community Development Director prior to installation of such mechanical equipment screening.

8. Outdoor Storage: No outdoor storage is permitted on the property.

9. Storefront Windows & Doors: At no time shall an obscure wall or barrier (i.e. drapery, window tinting, blinds, furniture, inventory, shelving units, storage of any kind, or similar) be installed along, behind or attached to storefront windows or doorways that blocks visual access to the tenant space or blocks natural light without prior written approval of the Director of Community Development.

10. Delegation of Authority: Modifications to the site or project shall default back to the decision making body specified in the Campbell Municipal Code and not otherwise require City Council approval except where expressly required.

11. Planning Final Required: Planning Division clearance is required prior to Building Permit final. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

12. Parking: All parking and driveway areas shall be maintained in compliance with the standards in Chapter 21.28 (Parking & Loading) of the Campbell Municipal Code and the Winchester Boulevard Master Plan except where explicitly granted an exception by the City Council.

13. Reciprocal Parking and Access Covenant: Prior to submittal of building permits, a covenant running with the land shall be recorded by the owner of 1708 & 1740 S. Winchester Boulevard guaranteeing that one parking space and four motorcycle spaces will be maintained for the life of the use and activity served at 1750 S. Winchester Boulevard. The covenant shall

include language to allow for reciprocal access between the three properties for general access and vehicular circulation, as well as flexibility to allow the required parking spaces to be reassigned or relocated within the development in the event the property is redeveloped. The covenant shall be required to be reviewed and approved by the City Attorney prior to issuance of building permits. The covenant may not be removed from the property without the prior written consent of the Director of Community Development.

14. Code Enforcement: As an active Code Enforcement case, the property owner shall submit construction plans and apply for a building permit within one month of final approval. Within two weeks of building permit issuance the work shall have commenced. Within one year of building permit issuance the work shall have been completed. Failure to meet any of these deadlines may result in citations from the Code Enforcement Department.

15. Compliance with Other Regulations: The applicant shall comply with all state, county, and city regulations and laws that pertain to the proposed project.

16. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any proposed exterior building lighting shall be reviewed by the Community Development Director prior to installation of the lighting for compliance with all applicable Conditions of Approval, ordinances, laws and regulations. The Director will have the authority to reject, approve or request modifications to the lighting to achieve these goals.

17. Signage: No new signage has been considered as part of this project. Future signage shall be considered pursuant to applicable City development standards and processes.

18. Construction Activities: The applicant shall abide by the following requirements during construction:
    a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior during all periods of construction.
    b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.
    c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.
    d. Unnecessary idling of internal combustion engines shall be strictly prohibited.
    e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.
    f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division

19. Permits Required: A building permit application shall be required for the proposed renovations to the (e) commercial building. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit. The building shall

be made to comply with all the requirements necessary to the new buildings proposed occupancy.

20. Construction Plans: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

21. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

22. Plan Preparation: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be "wet stamped" and signed by the qualifying professional person.

23. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Site address and parcel numbers shall also be clearly called out. Site parking and path of travel to public sidewalks shall be detailed.

24. Title 24 Energy Compliance: California Title 24 Energy Standards Compliance forms shall be blue-lined on the construction plans. Compliance with the Standards shall be demonstrated for conditioning of the building envelope and lighting of the building.

25. Special Inspections: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

26. Non-Point Source Pollution: The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.

27. Title 24 Accessibility – Commercial: On site general path of travel shall comply with the latest California Title 24 Accessibility Standards. Work shall include but not be limited to accessibility to building entrances from parking facilities and sidewalks.

28. Title 24 Accessibility – Commercial: this project shall comply fully with the provisions of Chapter 11B of the California Building Code 2013 ed.

29. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:

    a. West Valley Sanitation District
    b. Santa Clara County Fire Department
    c. Santa Clara County Department of Environmental Health

30. P.G.&E.: Applicant is advised to contact Pacific Gas and Electric Company as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process.

Applicant should also consult with P.G. and E. concerning utility easements, distribution pole locations and required conductor clearances.

31. Storm Water Requirements: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

Public Works Department

32. The following conditions only apply if the applicant has a need to install / upgrade utility services (water, sewer, gas, etc.) in the street:

    a. Utility Encroachment Permit: Separate permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

    b. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.

33. Pavement Restoration: Based on the utility coordination plan, the applicant shall prepare a pavement restoration plan for approval by the City Engineer prior to any utility installation or abandonment. Streets that have been reconstructed or overlaid within the previous five years will require boring and jacking for all new utility installations. Winchester Boulevard has not been reconstructed or overlaid in the last 5 years. The pavement restoration plan shall indicate how the street pavement shall be restored following the installation or abandonment of all utilities necessary for the project.

34. The following condition only applies if the alternative parking plan shown on sheet A2A, which proposes the closure of the existing driveway to Winchester Boulevard, is approved:

    a. Encroachment Permit/Fees/Deposits: The applicant shall obtain an encroachment permit (including fees, surety and insurance) for the proposed closure of the existing driveway approach within the right-of-way on Winchester Boulevard. The applicant shall remove the existing driveway approach and reconstruct the area with City standard curb, gutter and sidewalk.

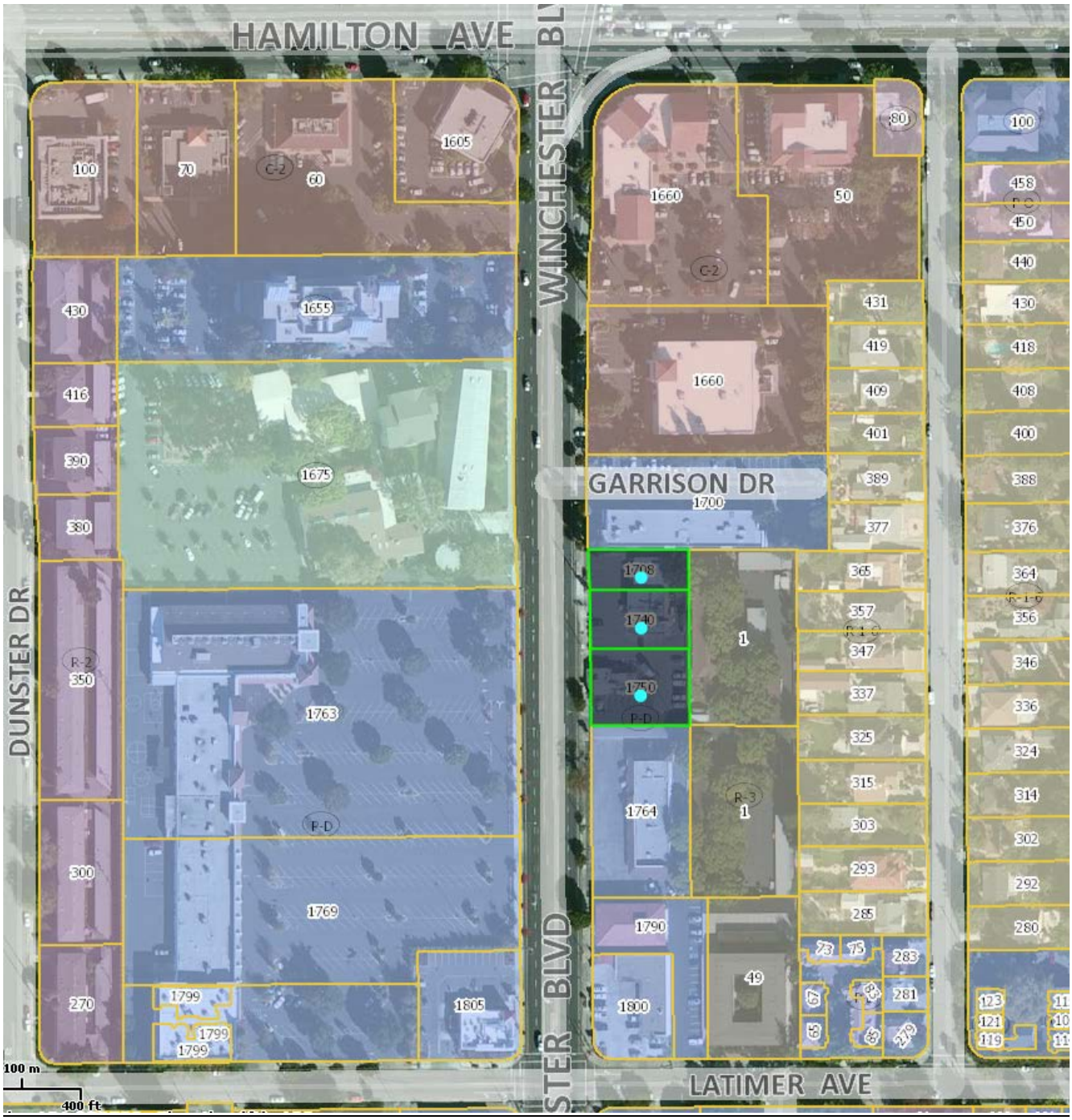
35. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required street improvements installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

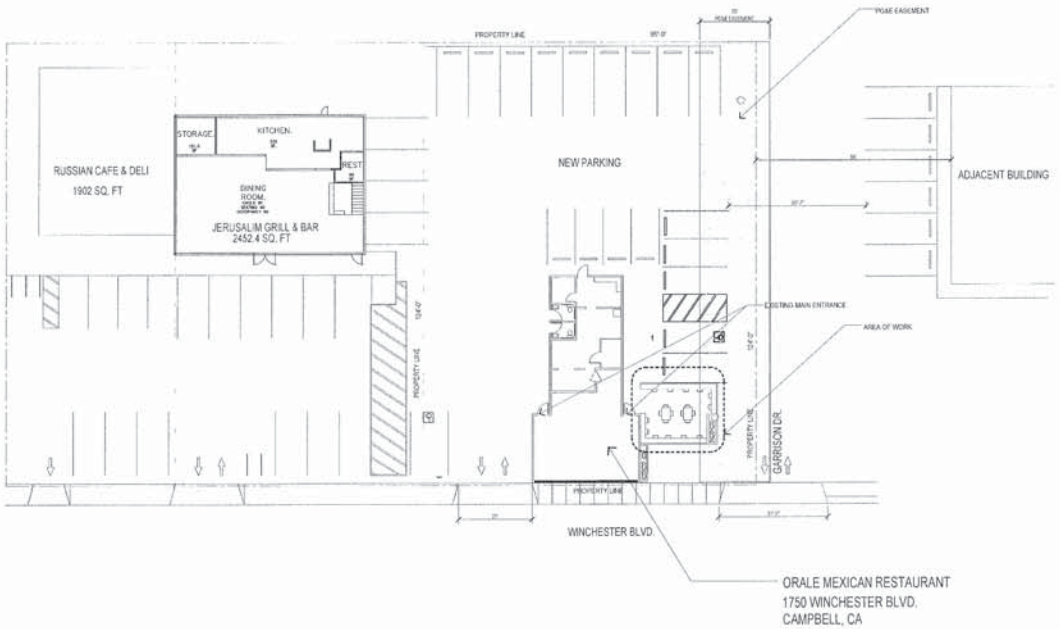
36. Additional Street Improvements: Should it be discovered after the approval process that new utility main lines, extra utility work or other work is required to service the development, and should those facilities or other work affect any public improvements, the City may add conditions to the development/project/permit, at the discretion of the City Engineer, to restore pavement or other public improvements to the satisfaction of the City.

Santa Clara County Fire Department

37. Comment #1: Review of this development proposal is limited to acceptability of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

Location Map





2 LOCATION SITE PLAN

VICINITY MAP

BUILDING INFORMATION

LOCATION:	1750 WINCHESTER BLVD. CAMPBELL, CA 95008
CONSTRUCTION TYPE:	TYPE B
OCCUPANCY:	E (RESTAURANT)
SPRINKLER SYSTEM:	N/A
NUMBER OF STORIES:	ONE (1)

ALL WORK SHALL FULLY COMPLY BUT NOT BE LIMITED TO:

A. CALIFORNIA BUILDING CODE 2013 EDITION
B. CALIFORNIA PLUMBING CODE 2013
C. CALIFORNIA MECHANICAL CODE 2013 EDITION
D. CALIFORNIA ELECTRIC CODE 2013 EDITION
E. 2013 BUILDING ENERGY EFFICIENCY STANDARDS FOR NONRESIDENTIAL BUILDINGS.
F. CALIFORNIA FIRE CODE 2013 EDITION.

CONTACT INFORMATION

TENANT:	ORALE'S MEXICAN RESTAURANT 1750 WINCHESTER BLVD CAMPBELL, CA 95008
LANDLORD:	MARVIN CASTRO 1750 WINCHESTER BLVD. CAMPBELL, CA 95008 PH: (408) 859-7318

NOTES TO PLAN CHECK

A. SCOPE OF WORK:
THIS SCOPE OF WORK INCLUDES CONSTRUCTION OF A NEW TENANT IMPROVEMENT OUTDOOR 22'-0" x 20'-0" OUTDOOR OPEN AIR PATIO DINING AREA TO AN EXISTING BUILDING SPACE FOR A SMALL RESTAURANT BUSINESS IMPROVEMENT. SCOPE OF WORK INCLUDES, PERIMETER 42" HIGH PONY WALLS WITH COUNTER TOPS THAT WILL ALLOW SEATING ALONG THE PERIMETER, 4 TABLES FOR DINING, AND RELOCATE ACCESSIBLE PARKING AND REMOVING PARKING STALLS ALONG NORTH SIDE TO ALLOW DRIVEWAY ACCESS.

B. OCCUPANCY:
THIS PROJECT IS A MIXED OCCUPANCY OF PRIMARILY BUSINESS TYPE USE WITH DINING AREA.

C. NON-INFRINGEMENT STATEMENTS:
1. THE PROPOSED CONSTRUCTION SHALL BE IN COMPLIANCE WITH APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

D. ACCESSIBILITY COMPLIANCE: CBC CHAPTER 11
THIS TENANT IMPROVEMENT IS THE FIRST IN A EXISTING RECENTLY CONSTRUCTED BUILDING HAS THE PATH OF TRAVEL, PARKING SPACES, BUILDING ENTRANCES, AND SIGNS.

EXISTING OCCUPANCY LOAD:

USE	SF	SF/OCC	NO. OCC.
KITCHEN		SF/200	4
STORAGE		SF/300	
EXISTING DINING		SF/15	37
ACCESSORY		SF/0	
TOTAL:			41

NEW OCCUPANCY LOAD:

USE	SF	SF/OCC	NO. OCC.
KITCHEN		SF/200	4
STORAGE		SF/300	
DINING		SF/15	61
ACCESSORY		SF/0	
TOTAL:			65

RECEIVED
MAY 16 2016
CITY OF CAMPBELL
PLANNING DEPT.

ONE DESIGN GROUP
18 ROLLINGSTONE COMMON
LIVERMORE, CA 94550

Sheet Title:
COVER SHEET

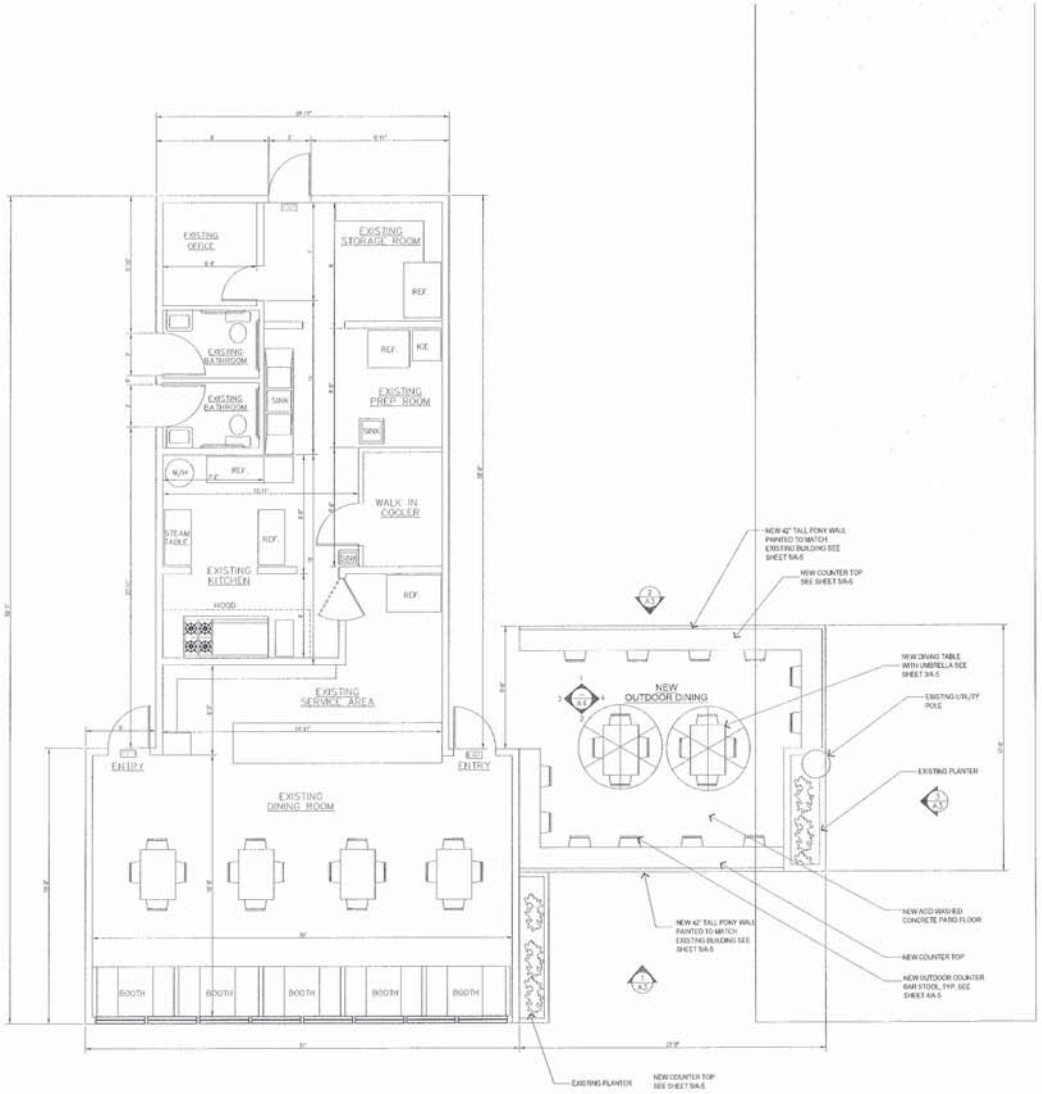
TENNANT IMPROVEMENT:
ORALE MEXICAN RESTAURANT
1750 WINCHESTER BLVD.
CAMPBELL, CA 95008

Revisions:

Description	By	Date
PARKING REVISION	GC	8.25.15

	11-05-14
	GVC
	GVC
	GVC
	AS NOTED
	1102.01

Sheet No.:
A1



1 NEW FLOOR PLAN

ONE DESIGN GROUP

18 ROLLINGSTONE COMMON
LIVERMORE, CA 94550

Sheet Title:

FLOOR PLAN

TENNANT IMPROVEMENT:
ORALE MEXICAN RESTAURANT
1750 WINCHESTER BLVD.
CAMPBELL, CA 95008

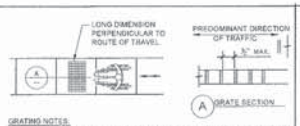
Revisions:

Description	By	Date
PARKING REVISION	GC	8.25.13

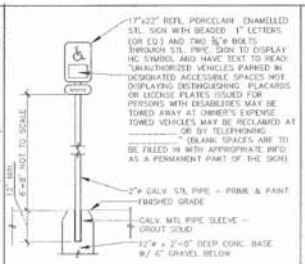
	11-05-14
	GVC
	GVC
	GVC
	AS NOTED
	1102.01

Sheet No.:

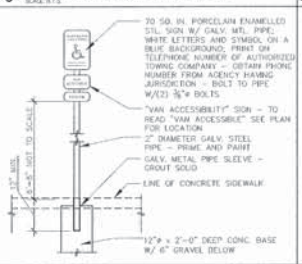
A1.1



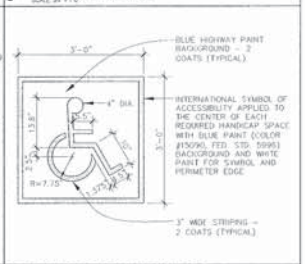
3 ACCESSIBLE WALKS AND SIDEWALKS
SCALE: N.T.S.



5 SITE ACCESIBLE SIGN
SCALE: 3/8"=1'-0"



4 ACCESSIBLE PARKING SPACE SIGN
SCALE: 3/8"=1'-0"



6 PARKING SPACE PAINTED LOGO
SCALE: N.T.S.

PLAN NOTES

(11) (N) 8'-0" WIDE X 18' LONG ACCESSIBLE SIDE LOADING AISLE ADJACENT TO ACCESSIBLE PARKING SPACE WITH 12" TALL WORDS PAINTED "NO PARKING", 4" WIDE DIAGONAL WHITE STRIPES AT 3' O.C., AND PAINTED BLUE BORDER. VERIFY 2% SLOPE & CROSS SLOPE ADJUST AS NECESSARY.

(12) (N) SITE ACCESSIBILITY SIGN V.F. SIGN TO DISPLAY INTERNATIONAL ACCESSIBILITY SYMBOL AND HAVE TEXT TO READ "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT PALO ALTO POLICE OR BY TELEPHONING (925) _____ _____." (BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFO. AS A PERMANENT PART OF THE SIGN)

(13) (N) 48" WIDE ACCESSIBLE PEDESTRIAN CROSSWALK

(14) SITE ACCESSIBLE ROUTE. VERIFY THAT WALK WAY IS IN COMPLIANCE WITH SEE DETAIL 3/-

(15) (E) DOOR - ADD "INTERNATIONAL SYMBOL OF ACCESSIBILITY" SIGN.

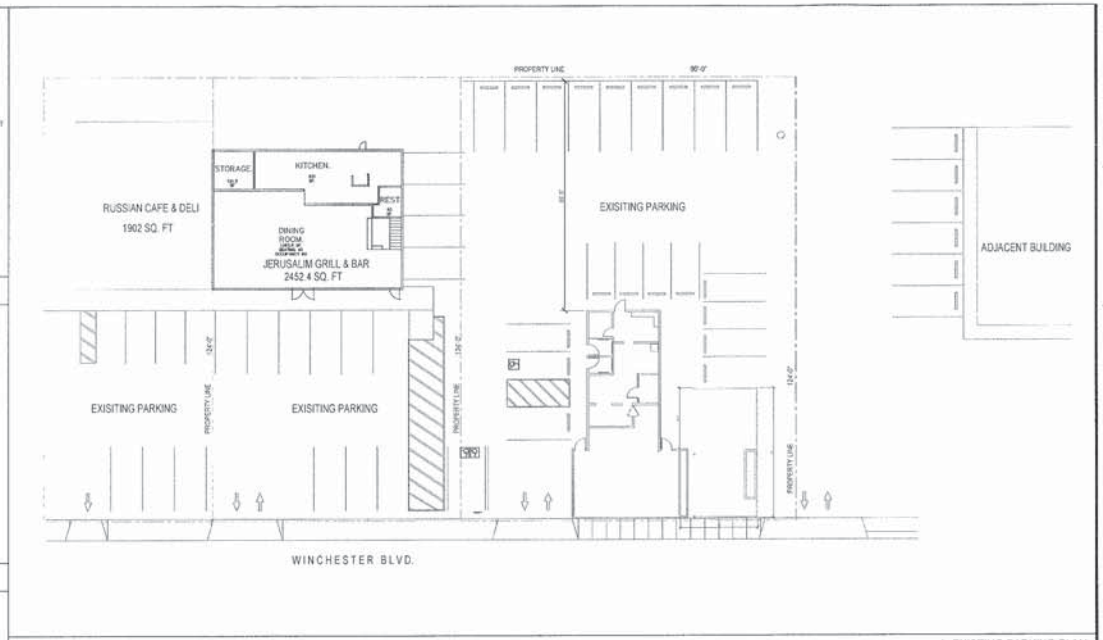
(16) (N) POLE MOUNTED "VAN ACCESSIBLE" SIGN PER T-24, SEC 1129B.5 AT ALL VAN ACCESSIBLE SPACES. MOUNT PER DETAIL 5/-

(17) (N) POLE MOUNTED (N) 70 SQ. IN ACCESSIBILITY SIGN.

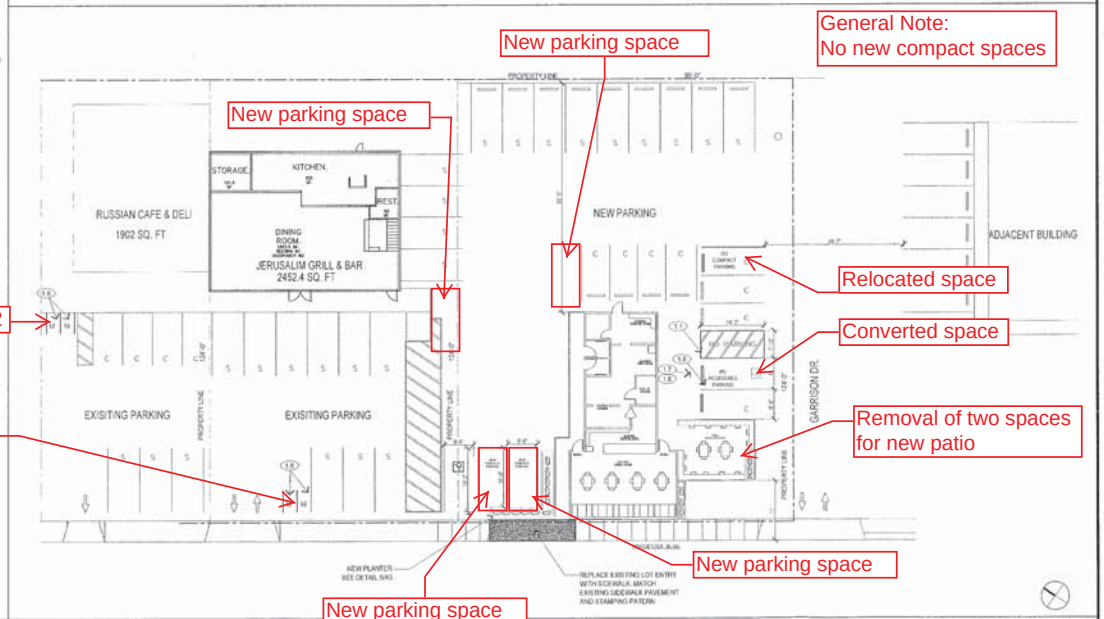
(18) (N) 9'-0" WIDE X 18' LONG ACCESSIBLE PARKING SPACE AND PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY. VERIFY 2% SLOPE & CROSS SLOPE ADJUST AS NECESSARY.

(19) (N) 4'-0" WIDE X 6' LONG MOTORCYCLE PARKING

KEY NOTES



1 EXISTING PARKING PLAN
1/16"=1'-0"



2 PROPOSED PARKING PLAN
1/16"=1'-0"

ONE DESIGN GROUP
18 ROLLINGSTONE COMMON
LIVERMORE, CA 94550

Sheet Title:
ALTERNATE PARKING PLAN

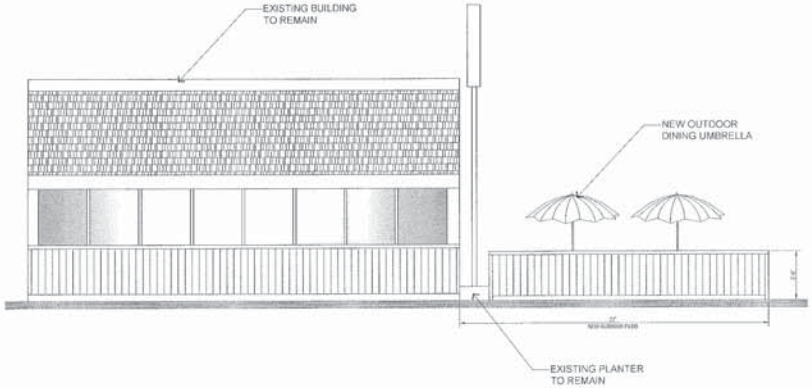
TENNANT IMPROVEMENT:
ORALE MEXICAN RESTAURANT
1750 WINCHESTER BLVD.
CAMPBELL, CA 95008

Revisions:

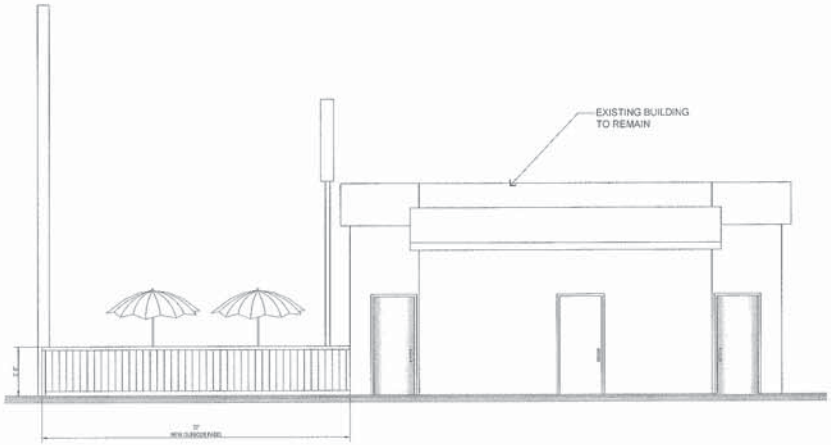
Description	By	Date
PARKING REVISION	GC	6.25.15

	11-05-14
	GVC
	GVC
	GVC
	AS NOTED
	1102.01

Sheet No.:
A2A



1 WEST ELEVATION



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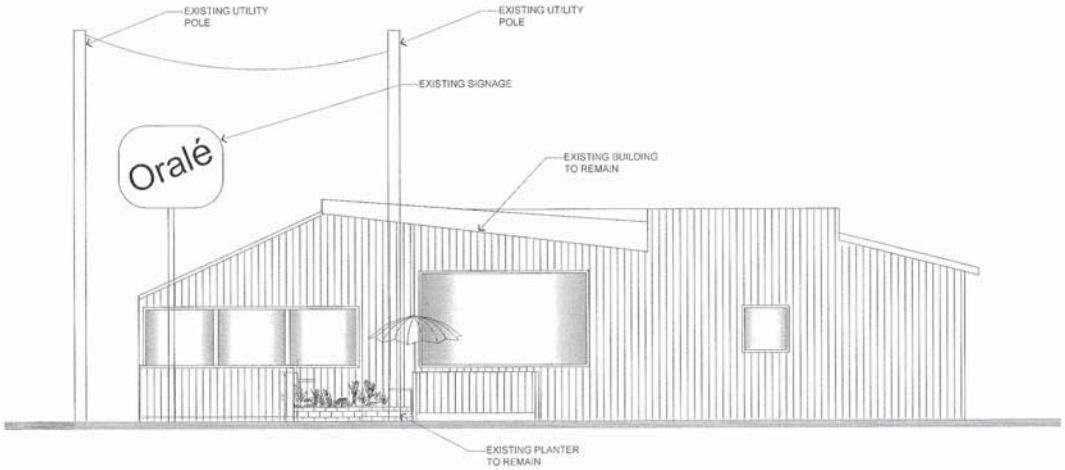


3 SOUTH ELEVATION

ONE DESIGN GROUP
18 ROLLINGSTONE COMMON
LIVERMORE, CA 94550

Sheet title:

ELEVATIONS

TENNANT IMPROVEMENT:
ORALE MEXICAN RESTAURANT
1750 WINCHESTER BLVD.
CAMPBELL, CA 95008

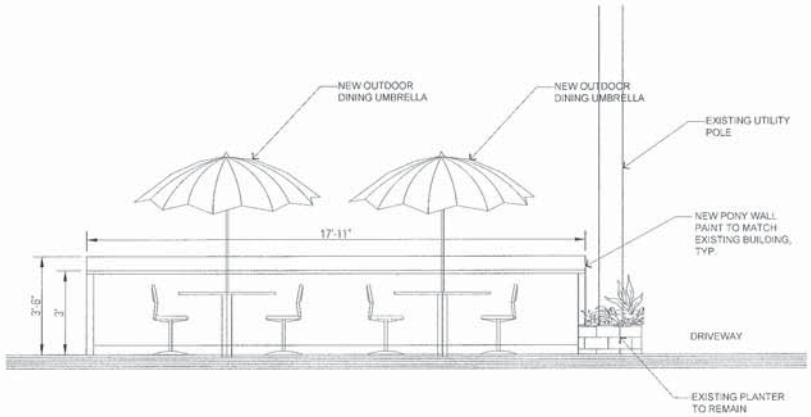
Revisions:

Description	By	Date
PARKING REVISION	GC	6.25.15

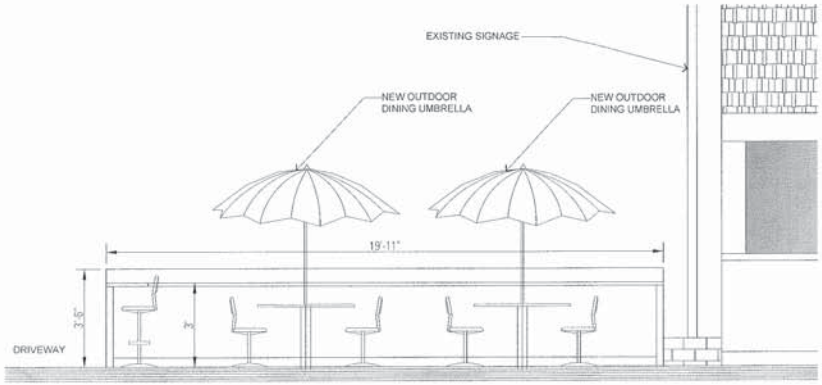
	11-05-14
	GVC
	GVC
	GVC
	AS NOTED
	1102.01

Sheet No.:

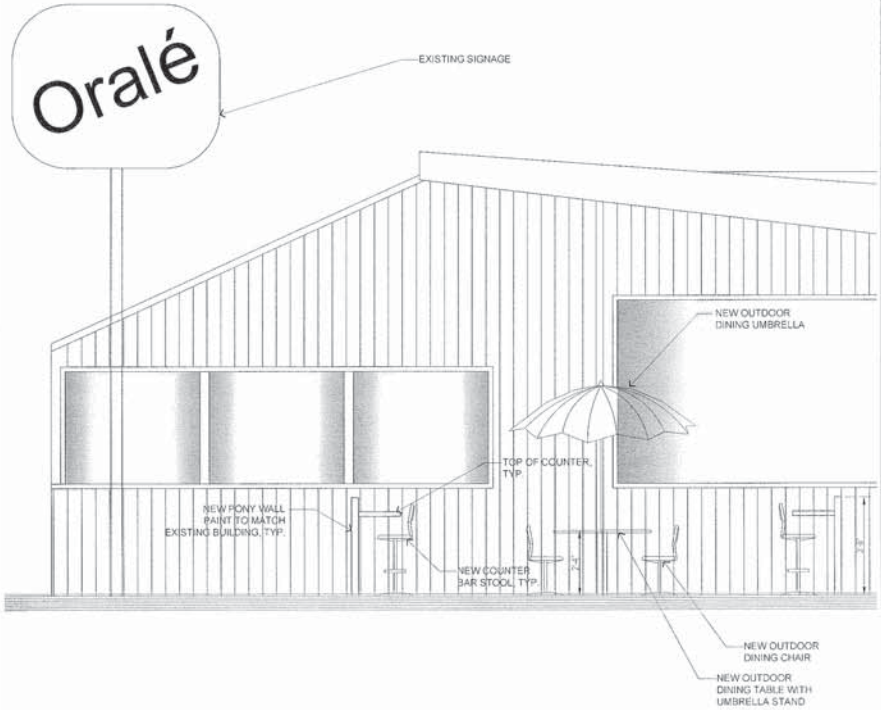
A3



1 OUTDOOR PATIO ELEVATION
1/2"=1'-0"



2 OUTDOOR PATIO ELEVATION
1/2"=1'-0"



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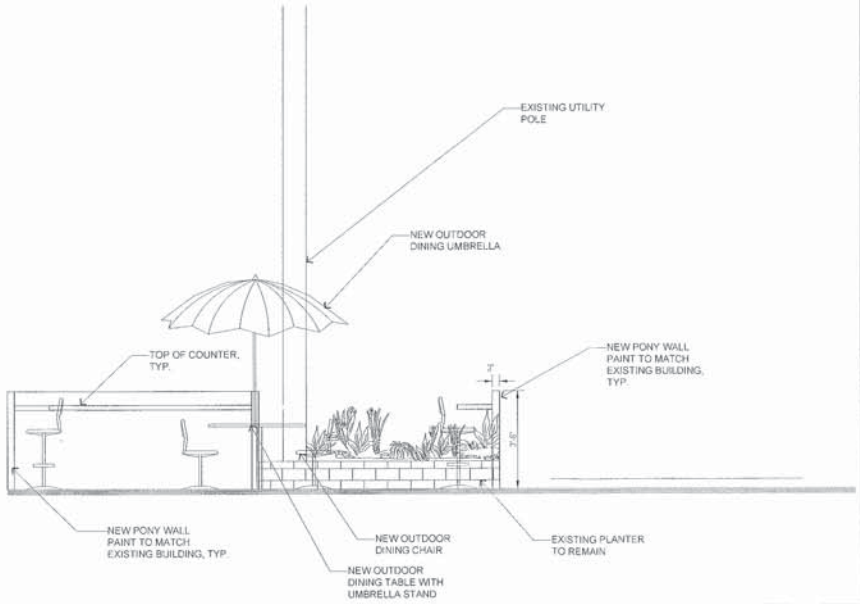
1/2"=1'-0"



4 OUTDOOR PATIO ELEVATION
1/2"=1'-0"

ONE DESIGN GROUP
18 ROLLINGSTONE COMMON
LIVERMORE, CA 94550

Sheet Title:

PATIO ELEVATIONS

TENNANT IMPROVEMENT:
ORALE MEXICAN RESTAURANT
1750 WINCHESTER BLVD.
CAMPBELL, CA 95008

Revisions:

Description	By	Date
PARKING REVISION	GC	8.25.15

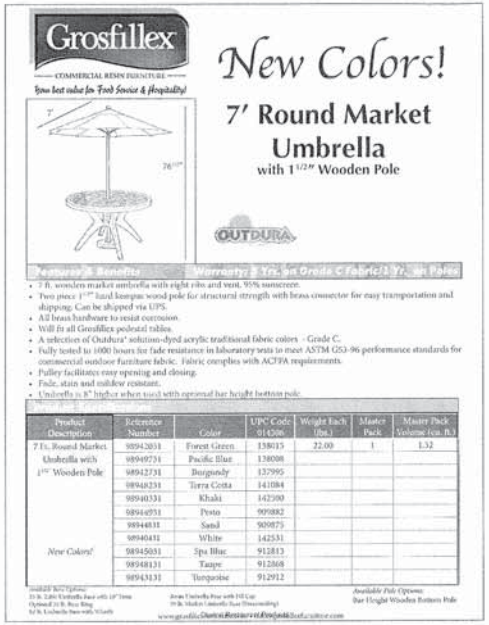
	11-05-14
	GVC
	GVC
	GVC
	AS NOTED
	1102.01

Sheet No.:

A4

1 OUTDOOR DINING TABLE

2 OUTDOOR DINING CHAIR



3 OUTDOOR UMBRELLA

4 OUTDOOR PATIO BAR STOOL

5 OUTDOOR PATIO BAR / RAILING

6 PROPOSED PLANTER

ONE DESIGN GROUP

16 POLLIKSTONE COMMON
LIVERMORE, CA 94550

Sheet Title:

SPECS. & DETAILS

TENNANT IMPROVEMENT:
ORALE MEXICAN RESTAURANT
1750 WINCHESTER BLVD.
CAMPBELL, CA 95008

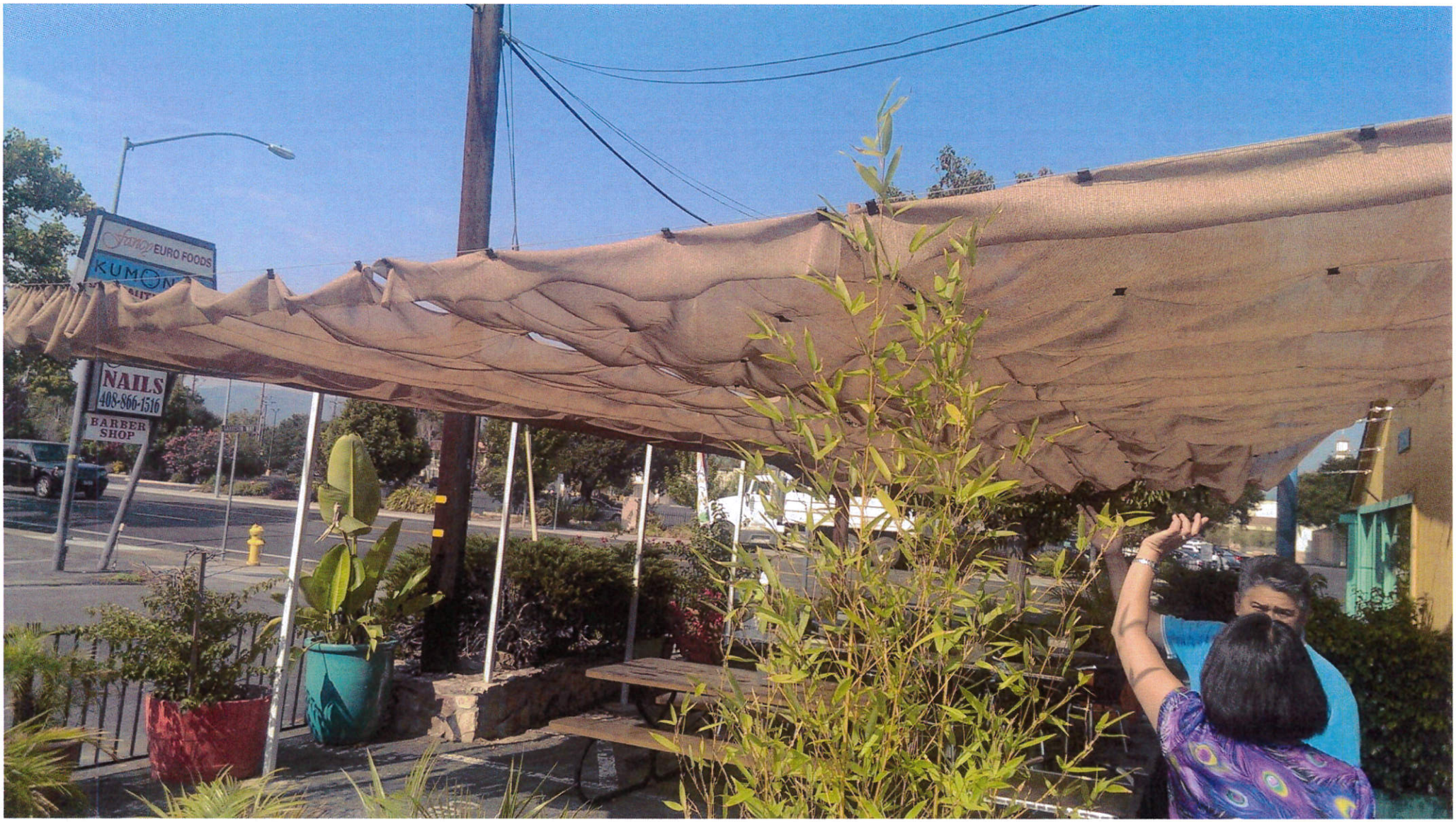
Revisions:

Description	By	Date
PARKING REVISION	GC	8.28.15

	11-05-14
	GVC
	GVC
	GVC
	AS NOTED
	1102.01

Sheet No.:

A5


Fancy EURO FOODS
KUMON
NAILS
408-866-1516
BARBER
SHOP

Fashion
NAILS
408-866-1516
BARBER
SHOP

Parking Analysis

Address	Tenant	Classification	Area / Seats	Parking Required per Table 3-1	Req. Parking	Parking Provided
1708 S. Winchester	Russian Café & Deli	Deli	1,902 / None	1:250 sq. ft.	Prorated (7.6)	40 shared
1740 S. Winchester	Jerusalem Bar & Grill**	Restaurant	2,100 / 60 seats	1:3 seats	Prorated (20)	40 shared
		Office	2,452	1:225 sq. ft.	Prorated (10.89)	40 shared
1750 S. Winchester	Orale Mex-Grill	Existing Restaurant	1,590 / 40 seats (800 sq. ft. non-dining)	1:3 seats & 1/200 sq. ft. of non-dining	Prorated (17.3)	40 shared
		With Proposed Patio	+12 seats	1:3 seats	4	4 new (1 relocated)
				Total Parking Required	44	
				Total Parking Provided (shared)	44	
				Deficit/Surplus	0*	

*: The subject property shares parking with 1708 & 1740 S. Winchester Blvd. All existing uses were established with 40 shared parking spaces on site. Pursuant to CMC 21.28.040.D.2, when a legally established structure or use is enlarged or increased in capacity, only the difference in the required number of parking spaces for the existing use and the new use or increased capacity needs to be provided.

**: UP99-01 approved a parking deficit of 11 spaces for this use.

Administrative Record

In 1984, the restaurant operating at 1750 S. Winchester Blvd. changed its name from Hot Dog Heaven to Ricardo's Fast Food.

On July 24, 1984 the Planning Commission approved a Conditional Use Permit (UP84-09) for Ricardo's Fast Food, allowing a liquor license to permit on-sale beer and wine in association with a full service restaurant. The approval specified a limit on hours of operation from 8 a.m. to 10 p.m., but did not specify a limit on seating.

On April 27, 1999, the Planning Commission approved a Conditional Use Permit (UP99-01) for allow for an on-sale general liquor license, live entertainment and operational hours beyond 11 p.m. for Red Square Restaurant (now Jerusalem Bar & Grill) located at 1740 S. Winchester Boulevard. As part of the permit conditions of approval, a reciprocal parking and egress/ingress agreement had been required between 1708, 1740 & 1750 S. Winchester Boulevard but had never been recorded.

On May 16, 2002 the Planning Division reviewed a proposal for an outdoor patio area by Ricardo's Fast Food at 1750 S. Winchester Boulevard. The feedback from staff at the time indicated the necessity for a Conditional Use Permit and review and approval by the SARC & Planning Commission. In response to staff's feedback at the time, Ricardo's Fast Food elected to not proceed with the permit request for the outdoor patio.

On June 17, 2009 Ricardo's Fast Food changed to Orale Mex-Grill (a Mexican food restaurant).

In 2014, it came to the City's attention that the Orale Mex-Grill had expanded an outdoor patio area on the east side of their building and over a parking lot. As the seating area had not been reviewed or approved by the City, staff encouraged the applicant to submit permits for review.

On April 10, 2015 an inspection of the property was conducted by Planning and Public Works Department staff. At the time of inspection, 40 seats were observed inside the building.

On October 2, 2014 a warning notice was sent from the Code Enforcement Department to the property owner directing them to apply for the permits, or remove the outdoor patio.

On January 27, 2015 a notice of intent to cite was sent from the Code Enforcement Department to the property owner.

On March 19, 2015 the applicant submitted an incomplete application as an effort to show progress and avoid penalties by the Code Enforcement Department.

Between March 19, 2015 through June 15, 2016, staff sent five 'incomplete' (correction) letters on the subject permit in an attempt to ready the permit for review and consideration by the Site and Architectural Review Committee and Planning Commission.

City of Campbell -- Community Development Department
70 N. First Street, Campbell, CA 95008

MEMORANDUM

To: Members of the Planning Commission **Date:** July 26, 2016

From: Paul Kermoyan, Community Development Director

Subject: Report of the Community Development Director

I. CITY COUNCIL ACTIONS: The City Council met on Tuesday, **July 19, 2016**, and discussed the following items of interest to the Planning Commission:

A. **Study Session – Envision Campbell General Plan Update with Consultants**: The Council met with the De Novo Planning Group and staff for an update on the General Plan Update and progress achieved to date.

B. **368 E. Campbell Ave – Modification to Use Permit (Socialight)**: Council adopted a resolution approving a Modification to a previously-approved Conditional Use Permit to modify the approved alcohol service from beer and wine to "general" ("distilled spirits"), extend the business closing time from 10 p.m. to 11:30 p.m. ("late-night activity"), and allow amplified live entertainment for an existing restaurant (Socialight), which was consistent with the PC recommendation. The Council approval also requires the business owner to modify the bar to comply with ADA standards and allows the Community Development Director to immediately curtail the closing time to 10 p.m. upon a violation, subject to the permit being brought back to the Planning Commission and City Council.

C. **2220 S. Winchester Blvd – Administrative PD Permit with Exception to a parking setback contained within the Winchester Blvd Master Plan**: Council adopted a resolution approving this Administrative PD to allow for the redevelopment of an existing building and site, with an exception to a parking setback contained within the Winchester Blvd Master Plan.

D. **Text Amendment – CMC 21.20 and 21.24:** – Council adopted a resolution finding the proposed Zoning Text Amendment exempt from CEQA and took first reading and introduced the Ordinance approving a Text Amendment amending Chapter 21.20 and 21.24 of the Campbell Zoning Code regarding density bonus regulations.

II. MISCELLANEOUS

A. **Next Planning Commission Meeting on August 9, 2016**: This regular meeting will consider the following item(s):

1. Application of Ashley and Cesar Lozano for a Site and Architectural Review Permit (PLN2016-160) to allow the construction of a new 2,309 square foot, two-story, single-family residence on property located at **1655 Walters Avenue**.

2. Application of Sue Grover, on behalf of St. Lucy School, for a Sign Exception (PLN2016-65) to allow three building/wall signs on property located at **76 Kennedy Avenue.**

3. Appeal (PLN2016-200) of Sarbajit and Sanhita Ghosal of a Fence Exception approved for a reduced setback (PLN2016-98) to allow a seven foot tall fence with a zero setback on the street side property line and retention of the front yard fence at a corner lot located at **1071 Lovell Ave***.*

B. **SARC Meeting of July 26, 2016:** SARC will review the following item(s):

1. PLN2016-34 to 37 – 1323 Parsons Avenue – Planned Development Permit to allow the construction of four small-lot single-family residences; Tentative Subdivision Map to allow four residential lots and a common lot; Zone Change from R-1-6 to P-D (Planned Development) and a Parking Modification Permit to allow for the provision of uncovered parking spaces in lieu of required covered parking.