



**Planning Commission**  
**REGULAR MEETING AGENDA**  
**Tuesday, February 10, 2026 | 7:00 PM**  
**City Hall Council Chamber – 70 N. First Street**

---

**CALL TO ORDER / ROLL CALL**

This Planning Commission meeting will be conducted in person and virtually via video teleconferencing (Zoom) in compliance with the provisions of the Brown Act. A quorum of the Planning Commission will be in attendance at the city of Campbell City Hall. Members of the public may attend this meeting in person at Campbell City Hall or virtually via Zoom at <https://campbellca.gov/PCSignup>. The meeting will also be live streamed on Channel 26, the City's website, and on YouTube at <https://www.youtube.com/@CityofCampbell>.

Written correspondence will be accepted via email at [planning@campbellca.gov](mailto:planning@campbellca.gov) until 12:00 PM on the day of the meeting, and thereafter may be delivered in-person at the public hearing. Written correspondence will be posted to the City's website and distributed to the Planning Commission. If you choose to email your comments, please indicate in the subject line "FOR PUBLIC COMMENT" and indicate the item number.

Members of the public may be allotted up to two (2) minutes to comment on any public hearing or study session item. Applicants/Appellants and their representatives may be allotted up to a total of five (5) minutes for opening statements and up to a total of three (3) minutes maximum for closing statements. Items requested/recommended for continuance are subject to Planning Commission's consent at the meeting.

**APPROVAL OF MINUTES**

1. **Approval of Minutes of December 9, 2025 (Roll Call Vote)**

Recommended Action: That the Planning Commission approve the regular meeting minutes of December 9, 2025.

**COMMUNICATIONS**

**AGENDA MODIFICATIONS OR POSTPONEMENTS**

**ORAL COMMUNICATIONS**

This portion of the meeting is reserved for individuals wishing to address the Planning Commission on matters of community concern that are not listed on the agenda. In the interest of time, the Chair may limit speakers to five minutes. Please be aware that State law prohibits the Commission from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

**PUBLIC HEARING****2. 600 E. Campbell Avenue – Minor Housing Development Project Permit and Vesting Tentative Subdivision Map (Resolution/Roll Call Vote)**

Public Hearing to consider the application of Cresleigh Homes to allow construction of a 90-unit housing development project consisting of a six-story mixed-use condominium building, approximately 5,000 square feet of ground-floor retail space, and two levels of podium parking, with the option to increase the number of condominium units to a maximum of 120 units through the exercise of a local density bonus program, on property located at **600 E. Campbell Avenue**. The applications under consideration include a Minor Housing Development Project Permit with the use of State Density Bonus Law (DBL) waivers from the Campbell Municipal Code and the Multi-Family Development and Design Standards (MFDDS), and a Vesting Tentative Subdivision Map to allow the creation of up to 120 residential condominiums and one commercial condominium, submitted pursuant to a Housing Crisis Act (HCA) preliminary application filed in compliance with Government Code Section 65941.1. File No.: PLN-2025-3. Staff recommends that this item be deemed categorically exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Daniel Fama, Senior Planner.

Recommended Action: Adopt a Resolution, approving a Minor Housing Development Project Permit and a Vesting Tentative Subdivision Map.

**NEW BUSINESS**

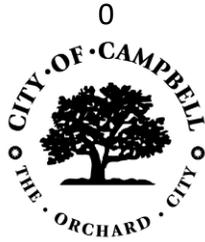
3. **Planning Commissioner / Subcommittee Reports**
4. **Report of the Community Development Director**

**ADJOURNMENT**

Adjourn to the Planning Commission meeting of **February 24, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication

**Americans with Disabilities Act (ADA)**

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact the City Clerk's Office at [ClerksOffice@campbellca.gov](mailto:ClerksOffice@campbellca.gov) or 408-866-2117 in advance of the meeting.



**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Tuesday, December 9, 2025 | 7:00pm  
City Hall Council Chamber**

---

**CALL TO ORDER**

The Regular Planning Commission meeting of December 9, 2025, was called to order at 7:00 pm by Chair Kamkar, and the following proceedings were followed

**ROLL CALL**

**Planning Commissioners Present:**

Matt Kamkar, Chair  
Davis Fields, Vice Chair  
Adam Buchbinder  
Alan Zisser  
Phil Alne  
Gary Aquilina  
Cori Majewski

**Planning Commissioners Absent:**

**Staff Present:**

Victoria Thompson, City Attorney's Office  
Rob Eastwood, Director  
Daniel Fama, Senior Planner  
Stephen Rose, Senior Planner  
Randy Sweet, Code Enforcement Officer  
Roger Storz, Senior Civil Engineer

**COMMUNICATIONS**

None.

**AGENDA MODIFICATIONS OR POSTPONEMENTS**

None.

**ORAL COMMUNICATIONS**

This portion of the meeting is reserved for individuals wishing to address the Planning Commission on matters of community concern that are not listed on the agenda. In the interest of time, the Chair may limit speakers to five minutes. Please be aware that State law prohibits the Commission from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

### **APPROVAL OF MINUTES**

1. **Approval of Minutes of November 25, 2025 (Roll Call Vote)**

Recommended Action: That the Planning Commission approve the regular meeting minutes of November 25, 2025.

**Motion:** Upon motion by Commissioner Zisser, seconded by Commissioner Buchbinder, the Planning Commission motioned to approve the regular meeting minutes of November 25, 2025, by the following roll call

**AYES:** Zisser, Alne, Buchbinder, Aquilina, Fields, Kamkar  
**NOES:** None  
**ABSTAIN:** Majewski  
**ABSENT:** None

### **COMMUNICATIONS**

### **AGENDA MODIFICATIONS OR POSTPONEMENTS**

### **ORAL COMMUNICATIONS**

This portion of the meeting is reserved for individuals wishing to address the Planning Commission on matters of community concern that are not listed on the agenda. In the interest of time, the Chair may limit speakers to five minutes. Please be aware that State law prohibits the Commission from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

### **PUBLIC HEARING**

2. **276 E Campbell Avenue – Conditional Use Permit Modification (Resolution/Roll Call Vote)**

Public Hearing to consider the application of Imwalle Properties, Inc., to allow live entertainment, limited to disc jockey (DJ) performances and live musicians, ending at 11:00 PM, daily, conducted in association with a new restaurant and bar (dba Elia Greek Restaurant), on property located at **276 E Campbell Avenue**. The application under consideration is a Modification to a previously approved Conditional Use Permit. File No.: PLN-2025-150. Staff is recommending that this item be deemed Categorical Exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Daniel Fama, Senior Planner*.

Recommended Action: Adopt a Resolution approving a Modification to a previously approved Conditional Use Permit.

Senior Planner Daniel Fama presented presentation to consider the application of Imwalle Properties, Inc., to allow live entertainment, limited to disc jockey (DJ) performances and live musicians, ending at 11:00 PM, daily, conducted in association with a new restaurant and bar (dba Elia Greek Restaurant), on property located at **276 E Campbell Avenue**.

Commissioners received clarification about how entertainment is defined, whether karaoke is a possibility, and whether security staff is required. Asked questions about entertainment definition, possibility of karaoke being allowed, whether Security staff are required.

John Razumich, current owner of the property, spoke and expressed his content with finding a good niche operator for the space. Expressed support for application.

Elia owner spoke and stated that the music played would provide an elevated experience for diners.

General Manager of Elia in Walnut Creek spoke and stated the proposed restaurant would offer an elevated Greek dining experience. Does not foresee any issues with the behavior of patrons and customers.

Commissioners expressed support of application. Motion was amended to allow live entertainment until midnight.

**Motion:** Upon motion by Commissioner Fields, seconded by Commissioner Aquilina, the Planning Commission motioned to approve a modification (PLN-2025-150) to a previously approved conditional use permit (PLN2012-196) to allow live entertainment, limited to disc jockey (DJ) performances ending at 12:00 AM, daily, conducted in association with an existing pedestrian-oriented activity (operating as a standard restaurant) with onsite alcohol sales, outdoor seating, and late night activities (12:00am closing time), on property located at 276 E Campbell Avenue. File No.: PLN-2025-150., by the following roll call:

**AYES:** Zisser, Majewski, Alne, Buchbinder, Aquilina, Fields, Kamkar  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

3. **700 W. Hamilton Avenue – Major Housing Development Project Permit and Vesting Tentative Subdivision Map (Resolution/Roll Call Vote)**

Public Hearing to consider the application of City Ventures to allow construction of a 173-unit housing development project at **700 W. Hamilton Avenue**. The project includes 89 townhome-style condominium units across eight (8) four-story buildings and 84 podium-style condominium units housed within a single five-story building along with the removal and replacement of existing site and landscaping improvements; subdivision of the property including establishment of public and/or private easements and necessary public right-of-way dedications; and preparation of a final phasing plan for the entire project site. The application under consideration includes a Major Housing Development Project Permit utilizing State Density Bonus Law (SDBL) to modify development standards and requirements of the City's Inclusionary Housing Ordinance, and a Vesting Tentative Subdivision Map, submitted under a Housing Crisis Act (HCA) preliminary application filed in compliance with Government Code Section 65941.1. File No.: PLN-2024-189. Staff is recommending that this item be deemed Categorical Exempt from CEQA. Planning Commission action on this item shall be forwarded as a recommendation to the City Council for its tentative hearing on January 20, 2026. Project Planner: *Stephen Rose, Senior Planner*.

Recommended Action: Adopt a Resolution, recommending approval of a Major Housing Development Project Permit and a Vesting Tentative Subdivision Map.

Senior Planner presented presentation to consider the application of City Ventures to allow construction of a 173-unit housing development project at **700 W. Hamilton Avenue**.

Commissioners received clarification regarding fire department access, phasing of project, site circulation, and requirement to establish a Homeowners Association (HOA).

Vice President of City Ventures presented and stated that they wanted to produce projects that would actually be built.

Roger Storz, Senior Civil Engineer, providing clarification to the Planning Commission regarding Public Works resurfacing projects and stated that they are looking to incorporate as many bicycle elements as possible.

A member of the public spoke and shared comments regarding parking on project site.

Commissioners expressed support of application and commented favorably on its proximity to public transportation.

**Motion:** Upon motion by Commissioner Zisser, seconded by Commissioner Majewski, the Planning Commission motioned to approve a Major Housing Development utilizing state density bonus law (SDBL) to modify development standards and requirement of the city's inclusionary housing ordinance to allow construction of a 174-unit housing development project, consisting of 89 townhome-style condominium units across eight (8) four-story buildings and 84 podium-style condominium units housed

within a single five-story building along with the removal and replacement of existing site and landscaping improvements ; and a tentative vesting subdivision map to subdivide the property , establish public and/or private easements, and provide for necessary public right-of-way dedications, and prepare a final phasing plan for the entire project site on property located at 700 W. Hamilton Avenue. File No.: PLN-2024-189, by the following roll call vote:

**AYES:** Zisser, Majewski, Alne, Buchbinder, Aquilina, Fields, Kamkar  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

4. **480 E. Hamilton Avenue – Review of Home Depot Operations (Minute Action/Roll Call Vote)**

Public Hearing to provide a review of the operations of an existing Hardware Store and Garden Center (d.b.a. Home Depot) located at **480 E. Hamilton Avenue**. File No.: PLN-2023-52. This item is not a “project” under CEQA (Guidelines § 15378). Project Planner: *Stephen Rose, Senior Planner*.

Recommended Action: Staff recommend the Planning Commission:

1. Receive a status report on the operations of an existing Hardware Store and Garden Center (d.b.a. Home Depot) located at 480 E. Hamilton Avenue; and
2. Consider whether any violations to the Conditions of Approval, or changes in circumstances under which the permit was granted, warrant a recommendation to the City Council to revoke or modify the previously approved permit.

Senior Planner Stephen Rose presented presentation to provide a review of the operations of an existing Hardware Store and Garden Center (d.b.a. Home Depot) located at **480 E. Hamilton Avenue**.

Commissioners received status report of actions taken by the operator to address health and safety concerns at Home Depot. Staff informed Commissioners that significant progress was made by there is still work to be done.

Some Commission members suggested a revocation hearing, while others proposed issuing fines for violations to encourage compliance.

Matt Shepherd, member of the community, spoke and shared issues about what is being installed.

Scott Rees, member of the community, stated the operator has not done what they said they were going to do in 6-months.

Maryanne Yoshikawa, member of the community, spoke and stated that the operator needs to be held accountable if they did not meet conditions of the approval.

Randy Sweet, Code Enforcement Officer, stated that the contracted Code Enforcement consultant conducts spontaneous inspections during different times and days.

Home Depot store manager spoke and stated that they clean the parking lot, contact the police to remove fruit vendors and laborers, when possible but Police has told Home Depot manager and staff that they can't do anything about day laborers on site but can ask fruit vendors to leave premises.

Cassandra Permenter, consultant assigned to the permit and application, spoke and stated that they are doing their best to address health and safety concerns.

Adjourned and directed staff to return in six-months.

#### **NEW BUSINESS**

5. **2026 PC Meeting Schedule** (*Voice Vote*)

The Commission will review and approve the proposed 2026 meeting schedule.

➤ Staff Memorandum

**Motion:** Planning Commission motioned to approve the proposed 2026 meeting schedule through a unanimous vote.

6. **Election of 2026 Chair and Vice Chair** (*Voice Vote*)

The Commission will elect the Chair and Vice Chair for 2026.

**Motion:** Planning Commission motioned to approve nomination of Davis Fields as 2026 Chair of Planning Commission and Gary Aquilina as 2026 Vice Chair through a unanimous vote.

7. **Appointment of SARC members** (*Appointment by the incoming Chair*)

The 2025 Chairperson will appoint the SARC members for 2026.

**Motion:** Incoming Chair Davis Fields appointed Commissioner Gary Aquilina as SARC Chair and Commissioner Phil Alne as second Chair to SARC.

8. **Planning Commissioner / Subcommittee Reports**

Terminated subcommittee on land use

9. **Report of the Community Development Director**

Commissioner Zisser requested that department staff provide a presentation regarding Park fees to the Planning Commission.

**ADJOURNMENT**

Adjourned Planning Commission at 10:15pm to the Planning Commission meeting of **January 13, 2025**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication

**Americans with Disabilities Act (ADA)**

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact the City Clerk's Office at [ClerksOffice@campbellca.gov](mailto:ClerksOffice@campbellca.gov) or 408-866-2117 in advance of the meeting.

PREPARED BY: \_\_\_\_\_  
Ken Ramirez, Administrative Analyst

APPROVED: \_\_\_\_\_  
Matt Kamkar, Chair

ATTEST: \_\_\_\_\_  
Rob Eastwood, Secretary



**CITY OF CAMPBELL • PLANNING COMMISSION**  
**Staff Report • February 10, 2026**

**PLN-2025-3**

**Cresleigh Homes**

Public Hearing to consider the application of Cresleigh Homes to allow construction of a 90-unit housing development project consisting of a six-story mixed-use condominium building, approximately 5,000 square feet of ground-floor retail space, and two levels of podium parking, with the option to increase the number of housing units to a maximum of 120 units through the exercise of a local density bonus program, on property located at **600 E. Campbell Avenue**. The applications under consideration include a Minor Housing Development Project Permit with the use of State Density Bonus Law (DBL) waivers from the Campbell Municipal Code and the Multi-Family Development and Design Standards (MFDDS), and a Vesting Tentative Subdivision Map to allow the creation of up to 120 residential condominiums and one commercial condominium, submitted pursuant to a Housing Crisis Act (HCA) preliminary application filed in compliance with Government Code Section 65941.1. File No.: PLN-2025-3.

**STAFF RECOMMENDATION**

That the Planning Commission take the following action:

1. **Adopt a Resolution** (reference **Attachment A**), approving a Minor Housing Development Project Permit and Vesting Tentative Subdivision Map to allow construction of a 90-unit housing development project consisting of a six-story mixed-use condominium building, approximately 5,000 square feet of ground-floor retail space, and two levels of podium parking, with the option to increase the number of housing units to a maximum of 120 units through the exercise of State and local Density Bonus Law provisions.

**ENVIRONMENTAL (CEQA) DETERMINATION**

Staff recommends that the Planning Commission accept a determination that the project is exempt from the California Environmental Quality Act (CEQA) under Section 15332, Class 32 (Infill Development), as substantiated by an [analysis memorandum prepared by Ascent Environmental](#), an independent consultant firm retained by the City. This category applies to projects characterized as infill development within urbanized areas that are consistent with the applicable general plan designation and zoning regulations, occur on sites less than five acres in size, are surrounded by urban uses, and would not result in significant effects related to traffic, noise, air quality, or water quality.

**PROJECT DATA**

<b>Zoning Designation:</b>	Condominium Planned Development (C-PD)
<b>General Plan Designation:</b>	Central Business Mixed-Use (26–33 units per acre) and Commercial Corridor Mixed-Use (45–60 units per acre).
<b>Form-Based Zone:</b>	T4MS (T4 Main Street)
<b>Gross Lot Area:</b>	0.998 acres

## DISCUSSION

**Project Site:** The project site consists of an approximately one-acre parcel located along East Campbell Avenue, between Dillon and Gilman Avenues, as shown on the aerial map below. The site is currently vacant and secured with construction fencing. It is bordered by the pending Robson Homes development to the east and an industrial property to the south. The property is zoned Condominium Planned Development (C-PD) and has split General Plan land use designations. The portion fronting East Campbell Avenue is designated *Central Business Mixed-Use (26–33 units per acre)*, while the remainder of the site is designated *Commercial Corridor Mixed-Use (45–60 units per acre)*. The site is also identified as T4MS (T4 Main Street) on the Form-Based Zoning Map.



**Site Background:** The project site was historically developed with the Paul del Grande Auto Parts shop and two single-family homes under the same ownership. The site had been subject to redevelopment interest since the passing of Mr. Del Grande in 2013. The applicant, Cresleigh Homes, filed a preliminary application for a mixed-use development of the site in March 2016. A formal application was submitted later that year and eventually approved by the City Council in December 2019 following a series of study sessions and public hearings.

In the years that followed, including during the COVID-19 pandemic, Cresleigh Homes actively pursued construction of the approved project. Actions taken included recordation of a subdivision map, submittal of full construction plans for building permits, soil remediation, demolition of the existing structures, dedication of land to the City for additional right-of-way, and payment of park impact fees. Ultimately, however, the approved 59-unit project proved economically infeasible to construct and the 2019 approval expired.

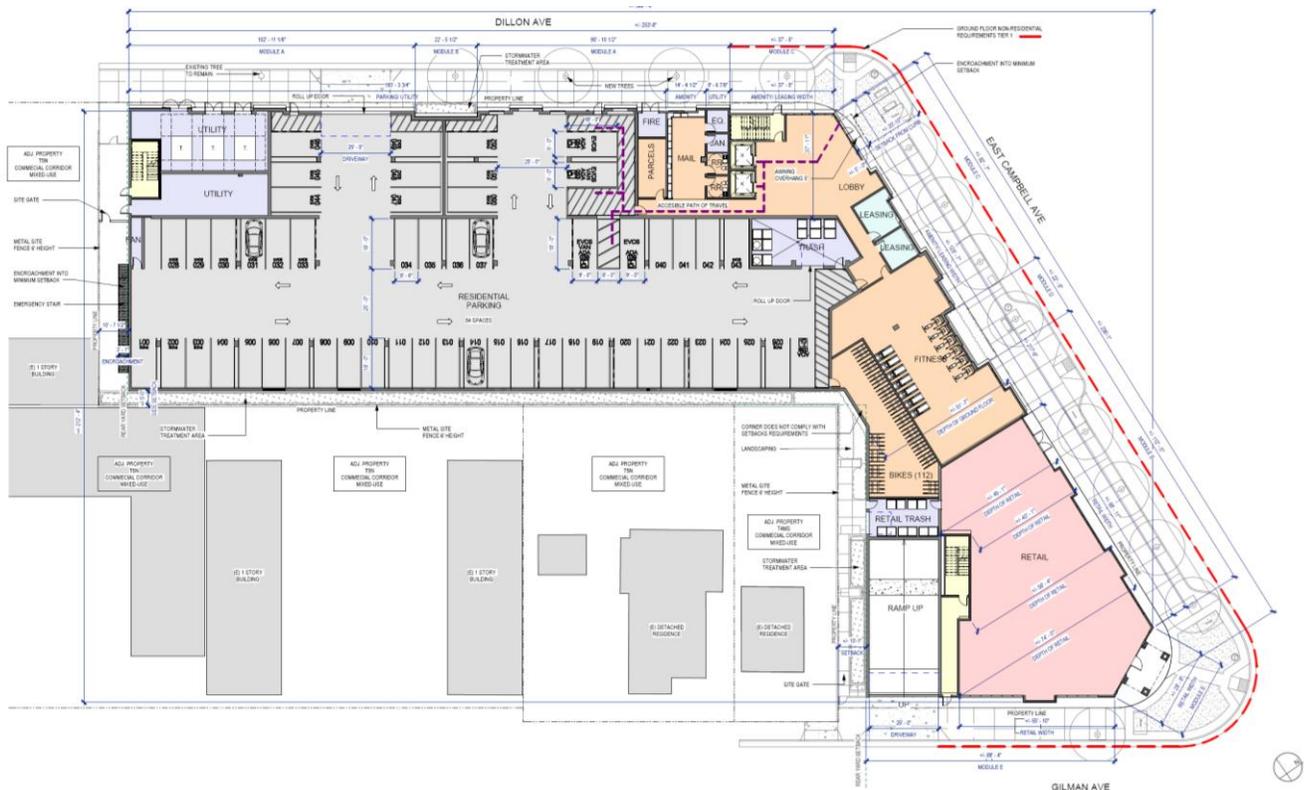
As a result, Cresleigh Homes was required to restart the project. Since the original application was filed in 2016, State housing law has changed significantly, and the City adopted a new General Plan that allows for significantly greater development capacity on the site. Accordingly, Cresleigh Homes is now pursuing a revised development proposal that reflects the new General Plan and current State law.

**Proposed Project:** The proposed applications for a Minor Housing Development Project Permit and a Vesting Tentative Map would allow construction of a six-story mixed-use condominium building with approximately 5,000 square feet of ground-floor retail space and two levels of podium parking (111 vehicle parking spaces). As currently reflected in the project plans (reference **Attachment B**), the project would include 90 housing units. However, a recommended condition of approval would allow the applicant to increase the unit count to up to 120 units by exercising the City’s newly adopted local density bonus program for "small-scale" housing units. As conditioned, the increased count must occur within the confines of the proposed building envelope (i.e., the building could not get any taller without returning to the Planning Commission).

### Site Layout

The proposed mixed-use building is designed as a full-site podium structure, with limited setbacks along the interior and rear property lines to accommodate required fire department access and stormwater management. The building wraps two levels of residential parking, with vehicular access taken from Dillon Avenue and organized through an internal driveway and ramp system that provides direct access to resident parking.

Pedestrian access is provided from a primary entrance lobby along the East Campbell Avenue frontage, with internal circulation connecting the lobby to resident amenities, service areas, and garage elevators and stairwells. Ground-floor commercial space is concentrated at the Gilman Avenue corner and includes approximately 5,000 square feet of retail space intended to activate this prominent intersection. Service and back-of-house functions, including trash rooms and bicycle parking, are consolidated within the building, with refuse collection accommodated from Gilman Avenue. Streetscape and frontage improvements are provided along East Campbell Avenue, Dillon Avenue, and Gilman Avenue to enhance the pedestrian environment and reinforce the project’s pedestrian-oriented design.



***Building Design***

The proposed mixed-use building employs a contemporary, multi-module façade composition that breaks down the length of the six-story mass into a series of distinct bays and volumes. The elevations establish a consistent podium base with a more articulated residential expression above, using regularly spaced vertical breaks, changes in plane, and shifts in color and material to create a readable rhythm along both street frontages.

Along East Campbell Avenue, the ground floor is organized as a continuous commercial frontage with multiple storefront bays characterized by large, glazed openings. Above the retail base, the residential stories are expressed through repeating punched window patterns and vertically oriented bay groupings that vary by module, including alternating light and darker color fields and selective projecting and recessed elements. A more prominent end module with a shaped parapet element provides a visual “bookend” at the west end, while a darker-colored volume adds emphasis and assists with wayfinding toward the eastern portion of the façade.

Along Dillon Avenue, the façade maintains the same overall architectural language but transitions to a more residential character, with a darker and more solid base treatment, recessed bays, and a stronger emphasis on vertical articulation to reduce perceived mass. Consistent detailing, including metal window awnings, trim elements, and coordinated stucco color fields, is carried across both frontages to unify the architecture while allowing variation between modules and streets.



**Figure 1** – Rendering, East Campbell Avenue at Gilman Avenue, looking west



**Figure 2** – Rendering, East Campbell Avenue at Dillon Avenue, looking east

## SCOPE OF REVIEW

The Planning Commission's review of this project is severely limited by several State laws that generally prohibit the City from denying a housing project.

- **Density Bonus Law (DBL):** California's Density Bonus Law promotes and facilitates the creation of below-market-rate (BMR) units in new housing developments by offering several inducements. These include the actual density "bonus," allowing an increase to the base density based on the percentage and affordability level of the BMR units; a maximum parking ratio that limits the number of parking spaces the City may require; "concessions" or "incentives" that modify development standards or regulatory requirements to achieve identifiable and actual cost reductions; and "waivers" that eliminate or reduce development standards that would physically preclude construction of the project. Under State law, BMR units required by a city's inclusionary housing ordinance also count toward qualifying a project as a Density Bonus project. Because the City requires projects with five or more units to provide at least 15% of those units as BMR units, nearly every project of that size automatically qualifies as a Density Bonus project.

Furthermore, *Bankers Hill 150 v. City of San Diego* (2022) substantially limits a city's ability to deny requested waivers under the Density Bonus Law. The court held that a city "may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes 'amenities' beyond the bare minimum of building components." Accordingly, unless a requested waiver would result in a specific, adverse impact on public health or safety, damage a historic resource, or conflict with state or federal law, the City is legally required to grant the waivers. Design preferences, aesthetic concerns, or neighborhood compatibility considerations do not provide a valid basis for denial. The project includes waiver requests from various standards, as noted in the applicant's Housing Incentive Request (reference **Attachment C**), as well as a general request for waiver of any additional development standard that would physically preclude construction of the project as designed, consistent with the *Bankers Hill* decision.

- **Housing Accountability Act (HCA):** The Housing Accountability Act limits the City's ability to "deny, reduce the density for, or render infeasible" a housing project unless: (1) the proposal is found to violate an objective general plan or zoning standard (other than those waived or reduced through use of the Density Bonus Law), or (2) the project would result in a specific, adverse impact on public health or safety. While the decision-making body may apply conditions or modifications to further applicable goals, policies, or strategies, any such changes must be based on objective standards and may not make the project infeasible or reduce the number of units. For example, the decision-making body may not deny or condition a project based on subjective factors such as specific architectural style, unless an adopted objective design standard specifically governs those features and the applicant has not requested a waiver of that standard.
- **Housing Crisis Act:** Originally adopted as Senate Bill (SB) 330 in 2019 and later amended by SB 8 in 2021, the Housing Crisis Act establishes several provisions intended to accelerate housing production and provide certainty in local review. One key element is the vesting pre-application process, which, in coordination with the Permit Streamlining Act, allows a developer to submit preliminary plans that "lock in" the zoning standards, General Plan policies, and Building and Fire Codes in effect at the time of submittal. The practical effect of the pre-application for this project is minimal, as the City has not adopted any changes to applicable standards that would affect the project since the November 2024 pre-application submittal.

## ANALYSIS

Findings for Approval: To grant a land use approval, the decision-making body must affirmatively establish that the project meets codified findings for approval. Findings establish the evidentiary basis for a City's decision to grant or deny a land use approval and to impose conditions of approval as necessary to establish the findings. The applicable findings depend upon the type of land use permit under review. This application requires establishment of two sets of findings, including:

- **Housing Development Project Permit** (related to the proposed mixed-use structure)
- **Subdivision Map** (related to the creation of new condominiums)

The following analysis identifies each of the applicable findings in *italics* and how the proposed project satisfies them.

***Housing Development Project Permit (CMC Sec. 21.07.070.A)***: These findings pertain to the architectural design and placement of the proposed residential structures, as well as the overall site layout of the project, as prescribed by the [Multi-Family Development and Design Standards \(MFDDS\)](#). As required by State law, staff review of projects under the MFDDS is strictly limited to consistency with objective standards (from the MFDDS, Zoning Code, and General Plan) and adequacy of project materials per the [application checklist](#).

*A. The project, as conditioned, complies with all objective standards;*

**Yes**, to the extent required by State Density Bonus Law. The project includes requests for waivers from certain objective development standards, as identified in the applicant's Housing Incentive Request and on Sheets A0.2 and A0.3 (Form-Based Zone Standards). These waivers are requested to the extent such standards would physically preclude construction of the project as proposed. The most notable waivers include the following:

- **Building Height**. The property's T4 Main Street form-based zone establishes a maximum building height of 57 feet and four stories. The proposed project is designed with an overall height of approximately 75 feet and six stories to accommodate the increased residential density. However, along the Campbell Avenue frontage, the parking garage is internal to the building and screened by double-height retail space and façade articulation, such that the structure presents as a five-story building from the public right-of-way.
- **Ground Floor Non-Residential Requirements**. The MFDDS requires that no more than 50 percent of the ground floor of a building located along a "Tier 1" (high pedestrian usage) corridor be dedicated to resident-only spaces, such as lobbies and leasing offices. Of the approximately 300 linear feet of frontage along Campbell Avenue, including the corner returns at Dillon and Gilman Avenues, approximately 60 percent is programmed for resident-serving uses. The remaining 40 percent is programmed for retail use.

Additionally, the MFDDS "Ground Floor Non-Residential Requirements" require that buildings with frontage exceeding 120 linear feet provide a breezeway connection from rear parking areas to the building's front façade. While the prior iteration of the project included such a breezeway, the current proposal no longer provides publicly accessible parking. As a result, a publicly accessible connection is no longer required.

- **EV Charging Facilities.** EV Charging Facilities. The California Green Building Standards Code (CalGreen) requires that, where residential parking is provided for new multifamily development, ten percent of parking spaces be designed as electric vehicle (EV)-capable spaces, meaning the electrical infrastructure is provided to support the future installation of Level 2 (208/240-volt) electric vehicle supply equipment (EVSE), but does not require EV chargers to be installed or available for use at the time of construction. Through adoption of its 2022 Electrification Reach Code, the City imposed more restrictive local requirements, including requirements that 60 percent of residential parking spaces be provided with completed and ready-to-use Level 1 (120-volt) EV charging receptacles and the remaining 40 percent be provided with completed and ready-to-use Level 2 (208/240-volt) EV charging receptacles.

The applicant requests a waiver from this local requirement to instead provide EV-capable infrastructure in the form of managed Level 2 (208/240-volt) EV charging outlet receptacles at approximately 50 percent of the parking spaces (55 of the 111 stalls), served by a third-party load management system rather than individually dedicated EVSE. The stated rationale is that, because the project is not subject to a minimum parking requirement pursuant to AB 2097 (as codified in CMC Section 21.28.045.A and Government Code Section 65585), application of the City's EV charging requirements to voluntarily provided parking would impose a disproportionate infrastructure obligation that is not necessary to achieve the project's affordable housing objectives. The proposed approach would continue to provide substantial EV-capable infrastructure and charging capacity beyond what is required by State law.

*B. The project, as conditioned, is consistent with all applicable General Plan goals, policies, and actions;*

**Yes**, to the extent required by State Density Bonus Law. As previously noted, the project site is designated *Central Business Mixed-Use (26–33 units per acre)* and *Commercial Corridor Mixed-Use (45–60 units per acre)* by the General Plan. In aggregate, these two designations establish a base density of 45 units. As currently proposed and reflected in the project plans, the project would include 90 housing units, which may be achieved through use of both the primary State Density Bonus (AB 2345) and the "stacked" density bonus (AB 1287), together allowing for a doubling of the project's base density. And as discussed earlier in this report, the applicant may elect to further increase the unit count to a maximum of 120 units by use of the City's local "small-scale" unit density bonus ordinance. With application of both state and local density bonus provisions, the project, as conditioned, would be consistent with the General Plan, and at either 90 or 120 units per acre would represent the highest-density residential development approved in the City to date.

The project would also advance Policy ED-6.4 by promoting development along East Campbell Avenue and furthering the General Plan's vision to "create a more pedestrian-friendly environment with mixed-use buildings lining the street edge and a redesigned streetscape that defines East Campbell Avenue as an attractive public place in its own right."

**Policy ED-6.4:** Promote and prioritize new and expanded development in Downtown, consistent with the standards established by the zoning code, the Downtown Development Plan, and the East Campbell Avenue Master Plan.

- C. *In the event of a conflict between General Plan and Zoning Standards, the standards contained in the General Plan were applied;*

**Yes.** The subject property is zoned C-PD (Condominium Planned Development), which is a legacy zoning designation that is no longer applied under the City's current Zoning Code. The site-specific development standards associated with the C-PD zoning district were established through a Planned Development Permit approved for the prior iteration of the project. That permit is no longer operative, and the C-PD designation does not independently establish current development standards for the site. As a result, the General Plan land use designation and the Multi-Family Development Design Standards (MFDDS) serve as the primary regulatory framework for the project. However, notwithstanding the lack of site-specific standards within the legacy zoning designation, the project remains subject to all applicable provisions of the Zoning Code that are not zoning-district-specific.

- D. *The project will not result in a specific adverse impact to public health and safety that cannot be mitigated without rendering the project infeasible;*

**Yes.** The project will not result in a specific adverse impact to public health and safety that cannot be mitigated without rendering the project infeasible. As noted in the CEQA determination, the project qualifies for a Class 32 (Infill Development) Categorical Exemption, which presumes the absence of significant environmental effects, including those related to VMT (vehicle miles traveled), noise, air quality, and water quality. The project has been reviewed by all applicable City departments and agencies, and no health or safety impacts have been identified. Any minor construction-related effects can be mitigated through standard conditions of approval.

**Subdivision Findings (Govt. Code § 66410 et seq.):** These findings are required by the Subdivision Map Act and must be established to allow approval of the Vesting Tentative Map, which would allow up to 120 condominium units that would be managed by a homeowner's association (HOA).

- A. *That the proposed map is consistent with applicable general and specific plans;*

**Yes,** as discussed in Housing Development Project Permit 'B,' above.

- B. *That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;*

**Yes.** The proposed project is subject to the [East Campbell Avenue Master Plan](#), which establishes specific public improvement requirements for development projects located along Campbell Avenue between Railway and Union Avenues. These improvements include new curb, gutter, and sidewalks; accessibility ramps; corner and mid-block bulb-outs; curbside parking; and street trees. The applicant has previously entered into a street improvement agreement with the City's Public Works Department in connection with the prior project, and that agreement would be implemented and satisfied as part of this development.

In addition, as also contemplated by the East Campbell Avenue Master Plan the applicant will provide final design drawings for the signalization of the East Campbell Avenue/Page Street intersection, which would be constructed by the City as a capital improvement project (pending further funding and approval by the City Council).

*C. That the site is physically suitable for the type of development;*

**Yes.** The project site is relatively flat, requiring minimal grading to accommodate the proposed subdivision and can be adequately served by all required utilities necessary for residential and commercial use.

*D. That the site is physically suitable for the proposed density of development;*

**Yes.** The project site can physically accommodate the proposed development, in that new residences would include adequate living area and access to open space.

*E. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*

**Yes.** The site has no value as habitat for endangered, rare, or threatened species (i.e., wetland), the project will not result in any significant effects related to traffic, noise, or air/water quality, as conditioned.

*F. The design of the subdivision or the type of improvements will not cause serious public health problems; and*

**Yes.** The proposed subdivision will not result in any public health impacts in that the residential use would not result in the release of any hazardous substances, emissions, or waste.

*G. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision or that alternative easements for access will be provided, and that these will be substantially equivalent to ones previously acquired by the public.*

**Yes.** The Tentative Vesting Subdivision Map provides necessary public and private easements required to service the subdivision.

Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) does not have purview over housing development project permit applications since the City's review is limited to objective criteria.

Public Comment: No correspondence has been received on this application

Attachments:

- A. Draft Resolution
- B. Project Plans
- C. Density Bonus Waiver Requests



Prepared by:

\_\_\_\_\_

Daniel Fama, Senior Planner



Approved by:

\_\_\_\_\_

Rob Eastwood, Community Development Director

## RESOLUTION NO. 2026-xx

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A MINOR HOUSING DEVELOPMENT PROJECT PERMIT WITH USE OF STATE DENSITY BONUS LAW (DBL) WAIVERS FROM THE ZONING CODE AND MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDDS) TO ALLOW CONSTRUCTION OF A 90-UNIT HOUSING DEVELOPMENT PROJECT, CONSISTING OF A 6-STORY MIXED-USE BUILDING WITH APPROXIMATELY 5,000 SQUARE FEET OF GROUND-FLOOR RETAIL SPACE AND TWO LEVELS OF PODIUM PARKING, WITH THE OPTION TO INCREASE THE NUMBER OF HOUSING UNITS TO A MAXIMUM OF 120 UNITS THROUGH THE EXERCISE OF A LOCAL DENSITY BONUS PROGRAM; AND A VESTING TENTATIVE SUBDIVISION MAP TO ALLOW THE CREATION OF UP TO 120 RESIDENTIAL CONDOMINIUMS AND ONE COMMERCIAL CONDOMINIUM, ON PROPERTY LOCATED AT **600 E CAMPBELL AVENUE**. FILE NO.: PLN-2025-3

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 the approval of a Minor Housing Development Project Permit with use of State Density Bonus Law (DBL) waivers from the Campbell Municipal Code and the Multi-Family Development and Design Standards (MFDDS), and a Tentative Vesting Subdivision Map ("Proposed Project"):

### Environmental Findings:

1. The Proposed Project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32, In-Fill Development). The Proposed Project is consistent with the applicable General Plan and zoning regulations, is located within City limits on a site of less than five acres surrounded by urban uses, has no value as habitat for endangered, rare, or threatened species, would not result in significant impacts related to traffic, noise, air quality, or water quality, and can be adequately served by required utilities and public services.
2. This determination is supported by a memorandum prepared by Ascent Environmental, an independent environmental consulting firm retained by the City of Campbell, which concludes that the Proposed Project meets all criteria for a Class 32 Categorical Exemption and that none of the exceptions in CEQA Guidelines Section 15300.2 apply.
3. In reaching this determination, the City considered voluntary project commitments proposed by the applicant and incorporated as Conditions of Approval. These commitments do not materially alter the project description for CEQA purposes and further ensure the project will not result in significant environmental effects, supporting reliance on the Class 32 Categorical Exemption.

Evidentiary Findings:

1. The Proposed Project is an application for a Minor Housing Development Project Permit with use of State Density Bonus Law (DBL) waivers from the Zoning Code and Multi-Family Development and Design standards (MFDDS) to allow construction of a 90-unit housing development project, consisting of a 6-story mixed-use building with approximately 5,000 square feet of ground-floor retail space and two levels of podium parking, with the option to increase the number of housing units to a maximum of 120 units through the exercise of a local density bonus program; and a Vesting Tentative Subdivision Map to allow the creation of up to 120 residential condominiums and one commercial condominium.
2. The Proposed Project qualifies as a Minor Housing Development Project pursuant to Campbell Municipal Code (CMC) Section 21.07.040 (Decision-making body) because it includes more than five housing units and is not subject to Chapter 8 of the MFDDS (Specific to Large Sites), as provided in MFDDS Table 3.020.B (Applicability of Design Site Requirements).
3. The Project Site is an unimproved 0.998 gross acre parcel located along East Campbell Avenue, between Dillon and Gilman Avenues.
4. The Project Site is designated both *Central Business Mixed-Use (26–33 units per acre)* and *Commercial Corridor Mixed-Use (45–60 units per acre)* on the City of Campbell General Plan Land Use Map.
5. The Project Site is designated Condominium Planned Development (C-PD) on the City of Campbell Zoning Map.
6. The Project Site is designated T4MS (T4 Main Street) on the City of Campbell Form-Based Zone Map.
7. The Project Site was previously entitled for development pursuant to a Planned Development Permit (File No. PLN2016-378), Mitigated Negative Declaration (File No. PLN2016-381), Vesting Tentative Subdivision Map (File No. PLN2016-380), and Tree Removal Permit (File No. PLN2016-382), which collectively authorized construction of a 59-unit mixed-use condominium development. These entitlements were approved by the City Council through adoption of Ordinance No. 2259 and Resolutions No. 12541, 12542, and 12543 on December 17, 2019, and were subject to an initial two-year approval period. Pursuant to Assembly Bill 1561 (2021), the approval period was automatically extended by 18 months in response to the COVID-19 pandemic, extending the expiration date to June 17, 2023. In accordance with CMC Section 21.56.030.C.1, the Community Development Director subsequently approved a one-year Extension of Time upon finding that a good-faith effort had been made to fulfill the requirements of the approvals, extending the expiration date to June 17, 2024. Because no building permit authorizing construction was issued by that date, the prior approvals expired pursuant to CMC Section 21.56.030.B.1 and are no longer valid. The Proposed Project is therefore being processed as a new and independent development application.

8. The Proposed Project was submitted pursuant to a Housing Crisis Act ("SB-330") preliminary application filed in compliance with Government Code § 65941.1 on November 20, 2024.
9. The Project Site has a permissible "base density" of 45 units. This base density is calculated by applying the maximum allowable residential density for each General Plan land use designation to its respective portion of the site. The Commercial Corridor Mixed-Use (CC-MU) portion of the site, comprising approximately 0.474 acres, is calculated at 60 units per acre for a total of 28.46 units, while the Central Business Mixed-Use (CB-MU) portion, comprising approximately 0.524 acres, is calculated at 33 units per acre for a total of 17.30 units. The resulting blended total of 45.76 units is rounded down to 45 units pursuant to CMC Section 21.02.020.D.
10. The Proposed Project qualifies for an allowable density of up to 90 units through application of the State Density Bonus Law. For purposes of Government Code Section 65915, the project's blended base density of 45.76 units is rounded up to a 46-unit "calculation base," which is used to calculate density bonus units, while the project's true base density remains 45 units. By providing seven very low-income units, representing approximately 16 percent of the calculation base, the project qualifies for a 50-percent primary density bonus pursuant to AB 2345 and satisfies the City's 15-percent inclusionary housing requirement, yielding 23 additional units and a subtotal of 68 units. In addition, the project provides six moderate-income units, representing approximately 14 percent of the calculation base, which qualifies the project for a stacked density bonus of 46.25 percent pursuant to AB 1287, yielding an additional 22 units. With application of both the primary and stacked density bonuses, the project's total allowable density is 90 units.
11. The Proposed Project is further eligible for an optional increase in the number of dwelling units beyond the 90 units authorized under the State Density Bonus Law, pursuant to the City's local density bonus provisions. As conditioned, the Community Development Director may ministerially approve an increase in the number of dwelling units in accordance with CMC Section 21.20.060.B.3, which authorizes one additional dwelling unit above the project's base density for each qualifying small-scale housing unit provided, up to the number of base units. Any such increase is limited such that the total number of dwelling units within the project does not exceed 120 units and must be accommodated entirely within the approved building envelope.
12. Pursuant to CMC Chapter 21.20 (Density Bonuses and Other Housing Incentives) and California Government Code Sections 65915-65918, the Proposed Project is eligible for unlimited waivers from or reductions to development standards and three waivers/incentives. The requested waivers are itemized in the Housing Incentive Request, included herein as Attachment C of the February 10, 2026, Planning Commission Staff Report.
13. The City's 2022 Electrification Reach Code electric vehicle charging requirements require a higher percentage of completed and ready-to-use EV charging receptacles than mandated by the California Green Building Standards Code (CalGreen) and therefore constitute a development standard that exceeds the minimum building standards approved by the California Building Standards Commission within the

meaning of Government Code Section 65915(k)(1). Accordingly, a waiver from the Reach Code EV charging requirements may be granted to allow the project to instead provide managed Level 2 (208/240-volt) EV charging outlet receptacles at 55 parking spaces served by a third-party load management system, as specified in the Conditions of Approval.

14. The City's review of the requested Density Bonus waivers and concession was conducted consistent with *Bankers Hill 150 v. City of San Diego (2022)*, which established that the City "may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes 'amenities' beyond the bare minimum of building components," when an applicant has requested a waiver(s) and/or concession(s), as well as with *Schreiber v. City of Los Angeles (2021)*, which restricts the City's ability to require information to substantiate the basis for a requested waiver(s) or concession(s).
15. The Proposed Project, by creation of two or more housing units, constitutes a "Housing Development Project" under the Housing Accountability Act (HAA) (Government Code Section 65589.5). The City is, therefore, limited in its capability to "deny, reduce the density for, or render infeasible" the proposed project unless: 1) the proposal is found to be in violation of an objective general plan/zoning standard; or 2) the project will result in a specific adverse impact to public health and safety.
16. The Proposed Project is consistent with the "no net loss" and "protected units" replacement provisions of the Housing Crisis Act (HCA) (Government Code Section 66300(d)), as it does not include the demolition of any existing housing unit(s), as certified by the submission of a signed "Housing Crisis Act (SB330/SB 8) Compliance Form," included in the administrative record.
17. The Proposed Project complies with objective zoning and design review standards of the Campbell Municipal Code (CMC) and Multi-Family Development and Design Standards (MFDDS), accounting for incentives or concessions, waivers or reductions of development standards, as provided by State Density Bonus Law.
18. The Proposed Project is exempt from analysis under the City's amended Vehicle Miles Traveled (VMT) Policy, which presumes a development will have a less-than-significant transportation impact when located within ½-mile of a light-rail station and the project is consistent with the General Plan.
19. Based on trip generation values provided by the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, the Proposed Project would result in less than 100 new AM or PM trips, therefore not requiring preparation of a traffic impact analysis pursuant to the Congestion Management Program, as specified by the VTA *Transportation Impact Analysis (TIA) Guidelines*.
20. The "Campbell" insignia proposed on the Dillon Avenue elevation does not meet the definition of a "sign" under CMC Chapter 21.30 (Signs). The insignia is integrated into the building façade as an architectural feature and is not intended to advertise, identify, or direct attention to a business, product, or service.

21. Since the prior project approvals have expired, the park land dedication and park impact fee for the Proposed Project is recalculated in full based on the number of residential units proposed pursuant to CMC Chapter 20.24. However, a nominal credit equal to the fee in-lieu of parkland dedication in the amount of \$419,893 paid for the prior project, together with accrued interest (approximately \$35,000), will be credited toward the park impact fee obligation for the Proposed Project.
22. Further, with respect to the two residential units formerly located on the Project Site, the City has determined, for purposes of applying the park land dedication and park impact fee credit provisions of CMC Chapter 20.24, that demolition occurred upon finalization and closure of the associated demolition permits for these units (BLD-2021-1499 and BLD-2021-1500) on February 6, 2025, which is within two years of the applicable park fee payment or dedication for the Proposed Project. Accordingly, a credit for the demolition of two existing residential units will be applied pursuant to CMC Sections 20.24.020 and 20.24.110 at a rate of \$31,452 per unit, for a total demolition credit of \$62,904.
23. The Proposed Project, as conditioned, would be consistent with the following General Plan policies and actions:
  - Action LU-8.b:** Require new residential projects throughout this District to demonstrate high quality building and site designs through the implementation of the city's Multi-Family Development and Design Standards, all other applicable design requirements and applicable development standards.
  - Policy LU-2.1:** Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.
  - Action LU-1.g:** Through the development review and permit process, ensure that residential developments fall within the minimum and maximum density range stipulated on the Land Use Map.
  - Policy H-1.1:** Inclusionary Housing: Ensure that new residential development in Campbell integrates units affordable to very low-, low-, and moderate-income households, or contributes funds to support the development of affordable housing.
  - Policy ED-6.4:** Promote and prioritize new and expanded development in Downtown, consistent with the standards established by the zoning code, the Downtown Development Plan, and the East Campbell Avenue Master Plan.
24. Pursuant to CMC Section 21.07.100, the decision-making body may impose conditions, as it deems reasonable and necessary under the circumstances, to carry out the intent of Chapter 21.07 (Housing Development Regulations) and the Campbell General Plan.
25. As a condition of approval, the applicant shall record Covenants, Codes and Restrictions (CC&Rs) for the Proposed Project, forming a Homeowner's Association (HOA) and formalizing the operational responsibilities of the HOA.
26. The Proposed Project is subject to the East Campbell Avenue Master Plan, which establishes required public street and frontage improvements for development projects located along East Campbell Avenue between Railway and Union Avenues.

27. The East Campbell Avenue Master Plan identifies improvements including new curb, gutter, and sidewalks; accessibility ramps; corner and mid-block bulb-outs; curbside parking; and street trees to improve safety, accessibility, and streetscape quality along the corridor. In connection with a prior project approval for the Project Site, the applicant entered into a street improvement agreement with the City's Public Works Department to address these requirements. That agreement remains applicable and will be implemented and satisfied as part of the Proposed Project.
28. The previously executed street improvement agreement referenced above was entered into prior to the July 1, 2023, implementation date of the Municipal Regional Stormwater Permit (MRP) 3.0. Accordingly, notwithstanding approval of the Proposed Project after that date, the street improvements required under the existing agreement and associated permits are governed by the stormwater requirements in effect at the time the agreement was executed and are not subject to MRP 3.0.
29. There is a reasonable relationship between the requirement that the applicant prepare and deliver complete 100 percent construction design documents for the future traffic signal at the intersection of East Campbell Avenue and Page Street and the type and intensity of the Proposed Project in that:
  - The East Campbell Avenue Master Plan identifies the intersection of East Campbell Avenue and Page Street for future signalization to improve traffic operations, pedestrian and bicycle safety, and neighborhood access along the East Campbell Avenue corridor.
  - As part of the prior project approval, the applicant paid a traffic signal contribution in the amount of \$187,124.00 toward the future construction of a traffic signal at the intersection of East Campbell Avenue and Page Street, representing the project's proportional share of the construction cost based on an inventory of development projects generating trips through that intersection.
  - Since the time of the original contribution, construction costs for traffic signal infrastructure have increased. In lieu of requiring an additional monetary contribution to address cost escalation, the City and the applicant have agreed that the applicant shall prepare and deliver complete 100 percent construction design documents for the Page Street/East Campbell Avenue traffic signal improvement.
  - Preparation and City acceptance of the traffic signal design documents will directly advance an improvement identified in the East Campbell Avenue Master Plan and will allow the City to construct the signal when sufficient funding is available, in combination with contributions from other development projects and City funds.
  - The Proposed Project generates vehicular, pedestrian, and bicycle trips that utilize the Page Street/East Campbell Avenue intersection. The project will benefit from the future traffic signal by improving access to the site and enhancing safety and circulation for residents, employees, and customers traveling to and from the site.
  - Requiring preparation and delivery of the traffic signal design documents, in lieu of an additional monetary contribution, is reasonably related in nature and extent to the impacts of the Proposed Project and provides an equivalent public benefit toward implementation of the East Campbell Avenue Master Plan improvements.

30. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the Proposed Project.
31. There is a reasonable relationship between the use of the fees imposed upon the Proposed Project and the type of development project.
32. No substantial evidence has been presented which shows that the Proposed 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 in consideration of the entire administrative record, the Planning Commission further finds and concludes that:

Housing Development Permit (CMC Sec. 21.07.070.A):

1. The project, as conditioned, complies with all objective standards;
2. The project, as conditioned, is consistent with all applicable General Plan goals, policies, and actions;
3. In the event of a conflict between General Plan and Zoning Standards, the standards contained in the General Plan were applied;
4. The project will not result in a specific adverse impact to public health and safety that cannot be mitigated without rendering the project infeasible;

Tentative Subdivision Map Findings (Govt. Code § 66410 et seq.):

5. That the proposed map is consistent with applicable general and specific plans;
6. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;
7. That the site is physically suitable for the type of development;
8. That the site is physically suitable for the proposed density of development;
9. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
10. The design of the subdivision or the type of improvements will not cause serious public health problems;
11. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision or that alternative easements for access will be provided, and that these will be substantially equivalent to ones previously acquired by the public;

Environmental Findings (CMC Sec. 21.38.050):

- 12. The Proposed Project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32 (Infill Development Projects) of the CEQA Guidelines, as the project is consistent with the 2040 Campbell General Plan and zoning regulations (except where preempted by State law), is located within the City’s urbanized area on a site less than five (5) acres in size, and would not result in any significant effects related to traffic, noise, air quality, or water quality; and
- 13. There are no unusual circumstances as defined under Section 15300.2 of the CEQA Guidelines that would preclude use of the Class 32 Categorical Exemption or otherwise result in potentially significant environmental effects.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Minor Housing Development Project Permit with use of State Density Bonus Law (DBL) waivers from the Zoning Code and Multi-Family Development and Design Standards (MFDDS) to allow construction of a 90-unit housing development project, consisting of a 6-story mixed-use building with approximately 5,000 square feet of ground-floor retail space and two levels of podium parking, with the option to increase the number of housing units to a maximum of 120 units through the exercise of a local density bonus program; and a Vesting Tentative Subdivision Map to allow the creation of up to 120 residential condominiums and one commercial condominium, on property located at **600 E Campbell Avenue**, subject to the attached recommended Conditions of Approval (attached **Exhibit A**)

PASSED AND ADOPTED this 10th day of February, 2026, by the following roll call vote:

- AYES: Commissioners:
- NOES: Commissioners:
- ABSENT: Commissioners:
- ABSTAIN: Commissioners:

APPROVED: \_\_\_\_\_  
Davis Fields, Chair

ATTEST: \_\_\_\_\_  
Rob Eastwood, Secretary

**CONDITIONS OF APPROVAL  
PLN-2025-3**

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 ("City") 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 Minor Housing Development Project Permit with use of State Density Bonus Law (DBL) waivers from the Zoning Code and Multi-Family Development and Design Standards (MFDDS) to allow construction of a 90-unit housing development project, consisting of a 6-story mixed-use building with approximately 5,000 square feet of ground-floor retail space and two levels of podium parking, with the option to increase the number of housing units to a maximum of 120 units through the exercise of a local density bonus program; and a Vesting Tentative Subdivision Map to allow the creation of up to 120 residential condominiums and one commercial condominium, on property located at **600 E Campbell Avenue**. The Approved Project shall substantially conform to the Approved Project Plans included as Attachment B of the February 10, 2026, Planning Commission Staff Report, except as may be modified by Conditions of Approval contained herein, including specifically Condition of Approval No. 4 (Future Local Density Bonus Adjustments).
2. Permit Expiration: The Minor Housing Development Project Permit and Vesting Tentative Subdivision Map granted herein ("Approval") shall be valid for two (2) years from the effective date of the Planning Commission action (expiring February 20, 2028). Within this two-year period the final map must be recorded with the Santa Clara County Clerk-Recorder. Failure to meet this deadline shall result in the Approval being rendered void. A request for an extension of the permit expiration date may be made in compliance with Campbell Municipal Code (CMC) Section 21.56.030.C (Extensions of time).
3. Indemnity Agreement: Within fourteen (14) calendar days of the effective date of this Approval, the property owner shall enter into an agreement satisfactory to the City Attorney to indemnify and defend the City of Campbell, its officers, officials, employees, and agents from any and all actions, liabilities, losses, and torts, including attorney's fees arising out of or connected unto any challenge to the decision of the City on this application.
4. Future Local Density Bonus Adjustments: The Community Development Director may ministerially approve an increase in the number of dwelling units and residential condominiums within the Approved Project in accordance with CMC Section 21.20.060.B.3 (Density bonus for providing small-scale housing units), subject to the following limitations:

- a. **Maximum Unit Count:** The total number of dwelling units shall not exceed one hundred twenty (120).
- b. **Building Envelope:** No changes shall be made to the overall building envelope as shown on the Approved Project Plans, including the approved building height, massing, and exterior dimensions.
- c. **Affordable Housing:** The requirements of Condition of Approval No. 7 (Developer Affordable Housing Agreement) and CMC Chapter 21.24 (Inclusionary Housing Ordinance) shall continue to apply, except that the number and level of affordability for the below-market-rate (BMR) units may be adjusted as necessary to comply with applicable State housing laws, including, without limitation, State Density Bonus Law (Gov. Code § 65915), in conjunction with the approved increase in unit count.
- d. **Subdivision Map Consistency.** The final map shall reflect the same number of residential condominiums as the total number of dwelling units approved pursuant to this condition of approval.
- e. **Approval Mechanism.** To exercise the increase in unit count allowed by this condition of approval, the property owner shall apply for a Zoning Clearance to authorize a “minor change” to the Approved Project pursuant to CMC Section 21.56.060 (Amendments to an Approved Project). The Zoning Clearance shall be obtained prior to submittal of applications for a building permit or final map. The Community Development Director shall approve the Zoning Clearance if the provisions of this condition are satisfied.

Minor changes authorized under this subsection may also include modifications to the number, size, and placement of windows. If the Community Development Director determines that proposed window changes or related architectural changes fall outside the scope of a “minor change,” but do not involve alterations to the building envelope (height, massing, or exterior dimensions), such modifications may be reviewed through an Administrative Housing Development Project Permit in compliance with CMC Section 21.07.040.a (Administrative Housing Development Project Permit).

- f. **Remedy.** If a disagreement arises regarding the Community Development Director’s application of this condition of approval, the procedures for interpretations in Section 21.02.030 (Procedures for Interpretations) shall apply, including provisions for appeal to the Planning Commission.
5. **Minor Revisions:** Notwithstanding the changes authorized by Condition of Approval No. 4 (Future Local Density Bonus Adjustments), minor revisions to the Approved Project Plans, not otherwise subject to an Administrative Housing Development Project Permit as specified by CMC Section 21.07.040.a.2, may be ministerially approved by the Community Development Director pursuant to CMC Section 21.56.060 (Amendments to an Approved Project).

6. Signage: All signage, except for directional, addressing, and informational signs, shall require approval of a Sign Permit pursuant to CMC Chapter 21.30 (Signs). The “Campbell” insignia on the Dillon Avenue elevation is an architectural feature and does not require a Sign Permit.
7. Developer Affordable Housing Agreement: Seven (7) units within the Approved Project shall be restricted to Very Low-Income households as the “Target Units” under State Density Bonus Law, qualifying the project for a 50% density bonus pursuant to Government Code Section 65915(f) and satisfying the City’s 15% inclusionary housing requirement. An additional six (6) units shall be restricted to Moderate-Income households as “Target Units” for the additional 46.25% density bonus authorized under Government Code Section 65915(v). The location and designation of these below-market-rate (BMR) units shall be as shown on Sheet A.37 (Affordable Housing Plan) of the Approved Project Plans.

Subject to payment of the applicable preparation fee, the property owner shall enter into a combined Inclusionary Housing and Density Bonus Affordable Housing Agreement (“Affordable Housing Agreement”) with the City, consistent with CMC Chapter 21.24 (Inclusionary Housing Ordinance) and Chapter 21.20 (Density Bonuses and Other Housing Incentives). The Affordable Housing Agreement shall be recorded with the Santa Clara County Clerk-Recorder prior to recordation of the final map and shall, at a minimum, stipulate the following

- a. An Equity Sharing Agreement, or other similar instrument acceptable to the Community Development Director, shall be executed for the BMR units and shall remain in effect for a period of fifty-five (55) years from the date of issuance of a certificate of occupancy for each unit. The Equity Sharing Agreement shall require ongoing participation in an annual certification process administered by the City’s BMR Housing Administrator.
- b. BMR units may be rented to households at their designated income levels, including moderate-income units provided under Government Code Section 65915(v), but excluding moderate-income units provided under Section 65915(b)(1)(D), which shall be owner-occupied units and shall not be rented.
- c. The owners and occupants of the BMR units shall have the same access to project amenities and recreational facilities as market-rate units, as applicable.
- d. If parking stalls are unbundled from the purchase of housing units, they shall be made available to the BMR units on the same basis as the market-rate units, and in no event shall the BMR units be denied access to available parking spaces. If parking spaces are included in the purchase of housing units, they shall be allocated to the BMR units in a proportion comparable to the overall parking allocation for the market-rate units, such that the BMR units are not provided lesser proportion of assigned parking spaces.
- e. The City will maintain, through its BMR Housing Administrator, a list of Eligible Households, reflecting the City’s local selection preference criteria (CMC Sec. 21.24.040.F and CMC Sec. 21.20.110) and the property owner agrees that buyers will be selected from this list. The BMR Housing Administrator, with

- approval from the City, will finalize the eligibility determination and refer Eligible Households to the property owner to enter into a sales contract.
- f. Property owner, buyers, and program applicants shall be responsible to pay fees in accordance with the BMR Housing Administrator Fee Schedule available online at: <https://www.campbellca.gov/1079/Assembly-Bill-AB-1483>.
  - g. All BMR units shall be priced according to the 'Methodology for Determining Maximum Affordable Homeownership Unit Sales Price' available online at: <https://www.campbellca.gov/1079/Assembly-Bill-AB-1483>.
8. Water Efficient Landscape Standards: This project is subject to the updated California Model Water Efficient Landscape Ordinance (MWELO). The building permit application for grading and on-site improvements shall demonstrate compliance with the applicable MWELO and landscaping requirements and shall include the following.
- a. A Landscape Documentation Package prepared by an authorized and licensed professional demonstrating compliance with the full MWELO requirements with the following required elements:
    - 1) Project Information per Section 492.3.
    - 2) Water Efficient Landscape Worksheet per Section 492.4 (Appendix B of the MWELO), include within the construction plans *and* as a separate PDF document.
    - 3) Landscape Design Plan per Section 492.6.
    - 4) Irrigation Design Plan per Section 492.7.
    - 5) Grading Design Plan per Section 492.8.
  - b. Soil Management Report per Section 492.5 (unless significant mass grading is planned, in which case the report shall be submitted prior to permit final).
  - c. Certificate of Completion (required prior to permit final).
9. Unbundled Parking (AB 1317 Compliance): If any units within the development are offered for rent, the project shall comply with the requirements of Civil Code Section 1947.1, as may be amended. The property owner shall unbundle all off-street parking spaces from the rental price of the dwelling units and provide parking pursuant to separate rental agreements consistent with the provisions of State law.
10. Rooftop Terrace: Prior to issuance of a Certificate of Occupancy, the property owner shall submit proposed usage regulations for the rooftop terrace for review by the Community Development Director. The proposed usage regulations shall provide for regulation of outdoor furnishings (e.g., umbrellas, tables, chairs), decorative plants, grills/BBQs, clotheslines, pets, noise, allowable hours of use, and smoking/vaping.
11. Landscape Maintenance: All landscaping shall be maintained in compliance with CMC Section 21.26.040 (Landscaping Maintenance Requirements) and Section 21.16.110.C.2 (Landscape Maintenance). Dead or unhealthy plants shall be replaced with healthy plants of the same or similar type.

12. Property Maintenance: All exterior areas of the property, including paved and sidewalk areas, be kept free of graffiti, trash, and debris, in compliance with CMC Section 21.16.110 (Site Maintenance). The property owner shall periodically power-wash driveways and the abutting public sidewalk to ensure that concrete surfaces remain clean and unsoiled.
  
13. Covenants, Conditions, and Restrictions (CC&Rs): Prior to recordation of the final map, the property owner shall submit for review and approval by the City a copy of the draft CC&Rs which shall include the following provisions. The draft CC&Rs shall be accompanied with a response letter that indicates where in the CC&Rs each of the following provisions has been addressed. The property owner shall compensate the City for the full cost incurred by the City to review the draft CC&Rs.
  - a. Formation of a Homeowner’s Association (HOA) to ensure the long-term maintenance of buildings and property.
  - b. Continued architectural controls to ensure the architectural integrity of the project consistent with the Approved Project Plans.
  - c. Definition of common areas to be maintained and provision of maintenance for these areas.
  - d. Provision which shall define the rights of use, allowable landscape or open space improvements.
  - e. Provision of a funding mechanism to ensure maintenance and upkeep of common areas.
  - f. Provision of liability insurance in an amount in keeping with accepted industry standards covering all common areas and all damage or injury caused by negligence of the HOA, its board or any of its agents, or the Owners, against any liability to the public or to any Owner incident to the use of or resulting from any accident or intentional or unintentional act of an Owner or third-party occurring in or about any common area.
  - g. Provision that requires ongoing maintenance of the landscaped park strip and tree wells in the public right of way. This includes, but is not limited to: trees, lawn, plantings, irrigation, etc. Trees shall not be pruned in a manner that would not allow the tree to grow to a mature height.
  - h. Provision that all landscaping shall be maintained in compliance with Condition of Approval No. 11 (Landscaping Maintenance).
  - i. Provision that all exterior areas of the property shall be maintained in compliance with Condition of Approval No. 12 (Property Maintenance).
  - j. Provision for regular monitoring and maintenance of the stormwater system, in accordance with the manufacturer’s recommendations, including any permeable pavement.
  - k. Provision for regular monitoring and maintenance of the private sanitary system as documented by the design engineer.

- l. Provision to prohibit the use of parking spaces for storage purposes, including boats, trailers, and recreational vehicles.
  - m. Provision to prohibit vehicle washing, and vehicle repair and maintenance activities in the project site, including, but not limited to garages and common parking areas.
  - n. Provision to reference the project's affordability restrictions and the HOA as the successors in interest.
14. Commercial Operational Standards: Use of the ground-floor commercial space is subject to the following general operational standards:
- a. **Land Use Restriction**: The use of the ground-floor commercial space is limited to those land uses identified as allowable in the CB-MU (Central Business Mixed Use) Zoning District, as specified by CMC Section 21.11.060.B (Land uses in the Area/Master Plan areas).
  - b. **Hours of Operation**: Unless otherwise authorized by a Conditional Use Permit, the hours of operation of any commercial use are limited to 6:00 AM to 11:00 PM, daily.
  - c. **Loudspeakers**: Exterior loudspeakers, exterior audio sound systems, and/or public address systems are prohibited.
  - d. **Smoking**: "No Smoking" signs shall be posted on the premises in compliance with CMC Sec. 6.11.060.
  - e. **Noise**: Regardless of decibel level, no noise generated within the approved building shall obstruct the free use of neighboring properties so as to unreasonably interfere with the comfortable enjoyment of the neighboring residents.
  - f. **Trash Disposal and Clean-Up**: Refuse and recycling receptacles shall be kept within the trash enclosure except during collection in compliance with CMC Chapter 6.04 (Garbage and Rubbish Disposal).
  - g. **Storefront Glazing**: All storefront glazing shall remain unobscured, except for the 25% of window area permitted to be occupied with window signage.
  - h. **Venting**: The tenant space shall not be occupied by a restaurant or other food service use requiring a Type 1 exhaust hood unless the building is constructed with a rooftop ventilation pathway, and all cooking exhaust is discharged to the roof. Type 1 exhaust shall not be vented through any building wall or soffit.

### **Building Division**

15. Permit Required: A building permit application shall be required for the Approved Project. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.
16. Timely Completion: Once under construction it shall be the obligation of the property owner and contractor to demonstrate continued progress on the project. In the event the building permit expires, the City may impose fines or exercise administrative

remedies to compel timely completion of work in compliance with CMC Chapter 6.10 (Nuisance Abatement and Administrative Penalties).

17. Project Addressing: The developer shall submit an addressing request, with the required fee, to the City's Building Division. The request shall include a spreadsheet indexing all dwelling units by location, unit number, floor, and size, accompanied by corresponding floor plans clearly identifying each unit. The addressing plan shall be reviewed and approved by the Building Official prior to acceptance of any building permit application.
18. Construction Management Plan: As required by General Plan Action N-1.11, prior to issuance of a building permit the applicant shall submit a construction management plan that defines best management practices consistent with Condition of Approval No. 21 (Environmental Commitments) to reduce construction noise, and shall include proposed truck routes for review and approval by the City Engineer.
19. Electric Vehicle Charging Facilities: Notwithstanding the City's local electric vehicle charging requirements of CMC Section 18.26.050, the project is permitted to provide electric vehicle charging facilities at a reduced quantity pursuant to State Density Bonus Law. The project shall install low Level 2 (208/240-volt) electric vehicle charging outlet receptacles at a minimum of 55 parking spaces, served by a third-party managed load control system rather than individually dedicated electric vehicle supply equipment (EVSE).

As the installed receptacles and associated load management system are intended solely to provide EV-capable infrastructure and the parking spaces are not designated as electric vehicle charging spaces under California Green Building Code (CalGreen) Section 4.106.4.2, the dimensional requirements of Section 4.106.4.2.2 (Electric Vehicle Charging Space Dimensions) shall not apply. The parking spaces shall comply with all otherwise applicable standard parking stall dimensional requirements of the Zoning Code. Final EV charging locations, outlet and equipment specifications, load management methodology, and electrical load calculations shall be subject to review and approval by the Building Official and shall comply with all applicable requirements of the California Electrical Code, California Green Building Standards Code, and California Building Code accessibility standards.

20. Cultural Resources: As required by General Plan Action COS-6.b, the following requirements shall apply in the event of an inadvertent discovery of cultural resources or human remains:
  - a. If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Planning Division shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Planning Division.

- b. If human remains are discovered during any ground disturbing activity, work shall stop until the Planning Division and the County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Planning Division.

21. Environmental Commitments: The following environmental requirements shall apply to the construction of the project:

- a. **Noise Commitments**: The following noise related project commitments shall be adhered to during all phases of the project:
  - Any compaction required less than 26 feet from the adjacent commercial and residential structures to the south shall be accomplished by using static drum rollers which use weight instead of vibrations to achieve soil compaction. As an alternative, pre-construction crack documentation and construction vibration monitoring may be conducted to ensure that vibrations do not damage adjacent structures.
  - Use of bulldozers, loaded trucks, auger/drill rigs, and vibratory hammers shall occur at distances of 15 feet or greater from adjacent residential structures.
  - Noise-generating construction activities within the project area shall occur pursuant to the hours and days outlined in the City of Campbell Municipal Code to the maximum extent feasible. Specifically, construction activity shall be limited to the hours of eight a.m. and five p.m. daily, Monday through Friday. Saturday hours of construction shall be nine a.m. and four p.m. There shall be no construction activity on Sundays or public holidays recognized by the City of Campbell.
  - Contractors shall use “quiet” models of air compressors and other stationary equipment where technology exists.
  - Stationary equipment shall be placed as far as practicable from sensitive receptors and directed away from residences.
  - Unnecessary idling of combustion engines shall be prohibited.
  - Construction staging areas shall be located to maximize distance from sensitive receptors.
  - Haul truck deliveries shall follow the same time limitations as construction activity.
  - A “noise disturbance coordinator” shall be designated to address complaints, determine causes, and take corrective actions. The coordinator’s contact number shall be visibly posted.
- b. **Air Quality Commitments**: The following air-quality related project commitments shall be adhered to during all phases of the project:
  - Diesel equipment shall use Renewable Diesel.

- Best management practices for dust control, such as watering exposed surfaces twice daily.
  - All heavy-duty equipment shall meet U.S. EPA Tier 4 Final standards.
  - Engine idling shall be limited to 5 minutes (per 13 CCR 2480 and 2485).
  - HVAC systems shall provide enhanced air filtration (MERV 13 or better for ducted systems, or HEPA-grade for PTAC systems).
- c. **Biological Protection Commitments:** The following biological-protection related project commitments shall be adhered to during all phases of the project:
- Tree removal should occur outside of nesting season (Feb 1–Aug 31).
  - If within the nesting season, a pre-construction survey by a qualified biologist shall occur within 15 days before development activities.
  - If active nests are found, CDFW shall be contacted for avoidance protocols.
  - If no nesting is found, removal may proceed.

## **PUBLIC WORKS DEPARTMENT**

### **Land Development Engineering Division**

22. Street Improvements: The applicant has previously entered into a Street Improvement Agreement, paid fees, provided surety, and has already begun construction of the improvements shown on the approved Street Improvement Plan and Encroachment Permit (ENG-2021-197-LD) for the project frontages prior to the implementation of MRP 3.0.
23. Construction Drawings: The applicant shall submit the following permit applications prior to, or concurrent with the main Building permit application:
- a. Tract Map: The subdivision map documents required for this project shall be submitted for review by the City Surveyor as detailed here: <https://www.campbellca.gov/DocumentCenter/View/1478>
24. Tract (Final) Map: Prior to issuance of any grading or building permits for the project, the applicant shall submit a Tract Map for recordation upon approval by the City, pay various fees/deposits and submit the map in a digital format acceptable to the City.
25. Condominium Plan: Prior to building occupancy, the applicant shall submit a Condominium Plan and submit the map in a digital format acceptable to the City.
26. Covenants, Conditions, and Restrictions: Provide copies of CC&Rs for review by the City prior to recordation of the Tract Map and CC&Rs. Maintenance of the stormwater treatment facilities shall be part of the CC&Rs.
27. Park Impact Fee: A fee in-lieu of parkland dedication pursuant to Campbell Municipal Code (CMC) Chapter 20.24 (Park Impact Fees and Park Land Dedication Subdivisions) is required. The fee shall be calculated based on the total number of residential condominium units shown on the Tract Map, using the multi-family rate of \$22,247 per

unit, which was the rate in effect at the time the project's SB 330 preliminary application was filed. Credit will be given for the prior payment of \$419,893.00, plus interest earned (approximately \$35,000). Additional credit will be given for two single-family dwellings demolished under Building Permit Nos. BLD-2021-1499 and BLD-2021-1500, at a rate of \$31,452 per dwelling, for a total demolition credit of \$62,904. The fees shall be due prior to recordation of the Tract Map.

28. Soils Report: Upon submittal of the Tract Map, applicant shall provide a soils report prepared by a registered geotechnical or civil engineer.
29. Grading and Drainage Plan: Prior to recordation of the Tract Map or issuance of any grading or building permits for the site, the applicant shall conduct hydrology studies based on a ten- year storm frequency, prepare an engineered grading and drainage plan, and pay fees required to obtain necessary grading permits. Prior to occupancy, the design engineer shall provide written certification that the development has been built per the engineered grading and drainage plans.

In addition, a plan review letter will be required of the Geotechnical Engineer and Structural Engineer that they have reviewed the bio-treatment areas to ensure that the non-compacted biotreatment material will not create subsurface and/or surface failures due to adjacent structural and vehicle loads.

30. State General Construction Activity Permit: Prior to issuance of any grading or building permits, the applicant shall comply with the State General Construction Activity Permit requirements including paying fees, filing a Notice of Intent and providing a Storm Water Pollution Prevention Plan (SWPPP). The applicant shall provide the City with a copy of the filed Notice of Intent and SWPPP.
31. 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. Specifically, the project must include source control, site design and treatment measures to achieve compliance with Provision C.3. of the NPDES Permit. Measures may include, but are not limited to, minimization of impervious surface area, vegetated swales, infiltration areas, and treatment devices. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

Prior to the issuance of any building permits:

- b. The applicant's designer or engineer shall submit the required certification indicating that sizing, selection, and design of treatment BMP's for the project site has been completed to meet the requirements of the City of Campbell's NPDES permit.
- c. The applicant shall sign the "Covenants for the Operation and Maintenance of Stormwater Facilities" and submit a Stormwater Management Plan.

Prior to occupancy:

- a. A qualified BMP certifier is required to inspect the stormwater management facilities, submit a complete set of as-built drawings to Public Works Engineering, and certify on these drawings that:
  - i. The stormwater management facilities were constructed in compliance with the approved plans.
  - ii. The as-built drawings show all pertinent constructed dimensions, elevations, shapes, and materials.
  - iii. All variations in construction from the approved design plan have been identified, including omissions to and additions from the approved plan.
  - iv. Any changes are in conformance with local, state, or federal regulations.
32. Utility Coordination Plan: Prior to the 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. Water Meter(s) and Sewer Cleanout(s): Existing and proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line.
34. Pavement Restoration: The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City's Street Cut Moratorium. Prior to commencement of construction, the applicant and City staff shall meet and confer to assess and document the current conditions of adjacent project roadways. This meeting shall establish a baseline condition for the affected streets to serve as the basis for determining future pavement restoration requirements associated with the project and restoration consistent with the restoration requirements associated with the Street Cut Moratorium. The City's Pavement Maintenance Program website (<https://www.ci.campbell.ca.us/219>) has detailed information on the streets currently under moratorium and the enhanced restoration requirements.
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 previously approved street improvements and pavement restoration installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.
36. Maintenance of Landscaping: Owner(s), current and future, are required to maintain the landscaped park strip and tree wells in the public right of way. This includes, but is not limited to: trees, lawn, plantings, irrigation, etc. Trees shall not be pruned in a manner that would not allow the tree to grow to a mature height.

### **Traffic Engineering Division**

37. New Traffic Signal Design (Page Street/E Campbell Avenue): As part of the prior project approval, the applicant paid \$187,124.00 toward the future construction of a traffic signal at the intersection of East Campbell Avenue and Page Street. In lieu of paying additional fees, which would otherwise have been required to reflect construction cost escalation since the time of payment, the City and applicant have agreed that the applicant shall, at their sole cost, prepare and deliver 100% construction design documents to the City for review and approval prior to issuance of a building permit authorizing vertical construction.

The signal design shall be prepared by a licensed professional engineer (civil, traffic, or electrical) in coordination with City staff and shall include all plans, specifications, and supporting documentation (provided in electronic format, including original CAD and Word files) necessary for future construction of the signal by the City. Completion and City acceptance of the signal design shall constitute full satisfaction of the applicant's obligation to address cost escalation related to the prior traffic signal contribution. The scope of the design shall include the following items:

- a. Removing and replacing existing curb ramps at the northeast and northwest corner of Page Street and East Campbell Avenue;
- b. Adding a curb ramp on the northwest corner of Page Street and East Campbell Avenue for the new pedestrian crosswalk on the west leg of the intersection;
- c. Adding a spot island on East Campbell Avenue on the northeast corner of Page Street and East Campbell Avenue;
- d. Adding traffic signal equipment at Page Street and modifying the existing traffic signal at East Campbell Avenue and Gilman Avenue with traffic signal and lighting equipment and appurtenant items; and
- e. Modifying signing and striping on East Campbell Avenue from Dillon Avenue to Gilman Avenue.

Preparation of the traffic signal design documents pursuant to this condition shall be subject to the professional responsibility, indemnification, and insurance requirements set forth below.

- f. **Professional Responsibility, Indemnification, and Insurance:** The City and applicant shall enter into an indemnity agreement, prepared to the satisfaction of the City Attorney, under which the City shall fully indemnify and hold the applicant harmless from and against any and all claims, liabilities, damages, or expenses arising from or related to any design errors, omissions, or deficiencies in the approved construction design documents, with no right of recourse or claim by the City against the applicant for design-related issues associated with the constructed intersection.

The foregoing indemnity agreement shall not relieve the City from pursuing the professional engineer for any claims, liabilities, damages, or expenses arising from or alleged to arise from any design errors, omissions, or deficiencies in the approved construction design documents caused by the professional engineer.

The applicant shall contractually require the professional engineer to indemnify the City, and maintain insurance coverage as follows:

- 1) Indemnification by Engineer: The professional engineer shall indemnify, and hold harmless the City, its officers, and employees to the fullest extent allowed by law from any and all claims, actions, causes of action, damages, liabilities and losses to the extent they arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the professional engineer, except for any claims, actions, causes of action, losses, damages or liabilities proximately caused by the negligence or willful misconduct of City. City shall not be liable for the negligence of the professional engineer in performing services described herein. Notwithstanding anything in this paragraph to the contrary, any defense costs charged to the professional engineer under this paragraph shall not exceed the professional engineer's proportionate percentage of fault.
  - i. In the event one or more defendants is unable to pay its share of defense costs due to bankruptcy or dissolution of the business, the professional engineer shall meet and confer with the other parties regarding unpaid defense costs.
  - ii. Where a project-specific general liability policy insures all project participants for general liability exposures on a primary basis and also covers all professional engineers for their legal liability arising out of their professional services on a primary basis, then there shall be no limitation on the professional engineer's duty to provide a defense and cover the City's cost of defense.
- 2) Insurance by Engineer: The professional engineer shall maintain insurance conforming to the following specifications to the fullest amount allowed by law for a minimum of four (4) years following the termination or completion of this Agreement:
  - i. Types of Coverage. The policies shall afford the following types of coverage:
    - (A) Commercial General Liability;
    - (B) Workers' Compensation and Employer Liability; and
    - (C) Professional Liability and/or Errors and Omissions.
  - ii. Minimum Scope of Insurance. Coverage shall be at least as broad as:
    - (A) For Commercial General Liability: Insurance Services Office (ISO) CGL Form 00 01 11 85; and
    - (B) For Workers' Compensation: insurance as required by the Labor Code of the State of California and Employer's Liability insurance; and

- (C) For Professional Liability and/or Errors and Omissions: insurance covering negligence committed by or on behalf of the professional engineer in rendering the services described above.
- iii. Minimum Limits of Insurance. Professional engineer shall maintain limits no less than:
  - (A) General Liability: \$2,000,000 combined single limit per occurrence for bodily, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit;
  - (B) Workers' Compensation and Employer's Liability: Workers' Compensation limits as required by the Labor Code of the State of California and Employer's Liability limits of \$1,000,000 per accident. The Worker's Compensation policy must be endorsed with a waiver of subrogation in favor of the City for all work performed by the engineer and its employees;
  - (C) Professional Liability and/or Errors and Omissions: \$1,000,000 per claim and \$2,000,000 in the annual aggregate.

The limits of insurance required in this condition may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

- iv. Deductible and Self-Insured Retention. Any deductibles or self-insured retention must be declared to and approved by the City, and shall not reduce the limits of liability. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retention as respects the City, its agents, officers, attorneys, employees, officials and volunteers; or the engineer shall procure a bond guaranteeing payment of losses related to investigations, claim administration, and defense expenses. Policies containing any self-insured retention provision shall provide or be endorsed to provide that the self-insured retention may be satisfied by either the named insured or the City.
- v. Other Insurance Provisions. The policies are to contain, or be endorsed to contain, the following provisions:
  - (A) General Liability Coverage:

- (I) The City, its agents, officers, attorneys, employees, officials and volunteers are to be covered as additional insureds as respects: liability arising out of the services performed by or on behalf of the engineer, products and completed and operations of the engineer. It is a requirement of this Agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits set forth in this condition shall be available to the City as an additional insured. Furthermore, the requirements for coverage and limits shall be (1) the minimum coverage limits specified in this condition, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured, whichever is affords greater coverage
  - (II) The engineer's insurance coverage shall be primary insurance as respects the City, its agents, officers, attorneys, employees, officials and volunteers. Any insurance or self-insurance maintained by the City, its agents, officers, attorneys, employees, officials and volunteers shall be excess of the engineer's insurance and shall not contribute with it.
  - (III) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its agents, officers, attorneys, employees, officials, and volunteers.
  - (IV) The engineer's insurance shall apply separately to each insured against whom claim is made or suit is brought except with respect to the limits of the insurer's liability.
- (B) Workers' Compensation and Employer's Liability Coverage: The insurer shall agree to waive all rights of subrogation against the City, its agents, officers, attorneys, employees, officials, and volunteers for losses arising from work performed by the engineer pursuant to this condition.
- vi. Suspension or Cancellation. If any of the coverages required by this condition should be suspended, voided, cancelled or reduced in coverage during the term of this condition, Engineer shall immediately notify City and replace such coverage with another policy meeting the requirements of this condition.
  - vii. Subcontractors. The professional engineer shall agree that any and all contracts with subcontractors for performance of any matter under this condition shall require the subcontractors to

comply with the same indemnity and insurance requirements set forth in this condition to the extent that they apply to the scope of the subcontractors' work. Subcontractors are to be bound to the engineer and to City in the same manner and to the same extent as the engineer is bound to City under this condition. Subcontractors shall further agree to include these same provisions with any sub-subcontractor. A copy of this condition will be furnished to the subcontractor on request. The engineer shall require all subcontractors to provide a valid certificate of insurance and the required endorsements included in the condition prior to commencing any work, and will provide proof of compliance to the City.

- viii. **Acceptability of Insurers.** Without limiting engineer's indemnification provided hereunder, the policies of insurance are to be issued by an issuer with a current A.M. Best Rating of A:V and who is authorized to transact business in the State of California, unless otherwise approved by the City.
- ix. **Verification of Coverage.** The professional engineer shall furnish the City with endorsements and certificates of insurance evidencing coverage required by this clause. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates are to be on forms acceptable to the City. Where required by statute, forms approved by the Insurance Commissioner are to be submitted. All certificates are to be received and approved by the City before work commences.

38. **Parking Signage:** The following parking signs shall be installed:

- a. Install Gilman driveway stop sign; no parking from Campbell Avenue to 20 feet south of Gilman driveway.
- b. Install Dillon northern driveway stop sign; no parking from Campbell Avenue to 20 feet south of northern driveway.
- c. Install Dillon southern driveway no parking signs within 20 feet on both sides of Dillon southern driveway.

## **COUNTY FIRE DISTRICT**

39. **Fire hydrant(s) and fire flow requirements:** Fire hydrants shall be located within 400 feet of all buildings (CFC, Section 507.5.1):

- New fire hydrants shall be required due to flow requirements. Minimum fire flow requirement is 5,625 gpm from 6 hydrants. Submit hydrant spotting plans to SCCFD.
- Hydrant authorization shall be approved from San Jose Water and SCCFD prior to building permit approval.
- Fire flow shall be met from the combination of existing and new hydrant.

40. Aerial access required: Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Shown on sheet A33.
41. Buildings and facilities access: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction [CFC, Section 503.1.1].
  - AMMR approved (PC-25-2283). See approved AMMR shown on sheet A34. Fire department hose valves to be installed at podium. Metal catwalk to be installed along back of building over bio retention areas. Additional roof access to be provided.
42. Fire sprinklers required: Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18. Noted on A33.
43. Knox Key Boxes/Locks Where Required for Access: Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The Knox Key Box shall be a of an approved type and shall contain keys to gain necessary access as required by the fire code official [CFC Sec. 506]. Noted on A33.
44. Fire Alarm Requirements: Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72 for fire alarm requirements. Noted on A33.
45. Two-way Communication System Required: Two-way communication systems shall be designed and installed in accordance with NFPA 72 (2016 edition), the California Electrical Code (2013 edition), the California Fire Code (2016 edition), the California Building Code (2016 edition), and the city ordinances where two way system is being installed, policies, and standards. Noted on A33.
46. Standpipes Required: Installation standard. Standpipe systems shall be installed in accordance with this section and NFPA 14 as amended in Chapter 47. CFC Sec. 905. Noted on A33.
47. Ground ladder / Emergency rescue openings shall be required: Ground-ladder rescue from second and third floor rooms shall be made possible for fire department operations. Climbing angle of seventy five degrees shall be demonstrated on the plans and maintained. Landscaping shall not be allowed to interfere with the required access (CFC Sec. 503 and 1031 NFPA 1932 Sec. 5.1.8 through 5.1.9.2). Shown on sheet TM4.1.
48. Fire Department Connection: The fire department connection (FDC) for the structure in support of the sprinkler system shall be installed at the street on the street address side of the building. It shall be located within 100 feet of a public fire hydrant and within ten (10) feet of the main PIV (unless otherwise approved by the Chief due to

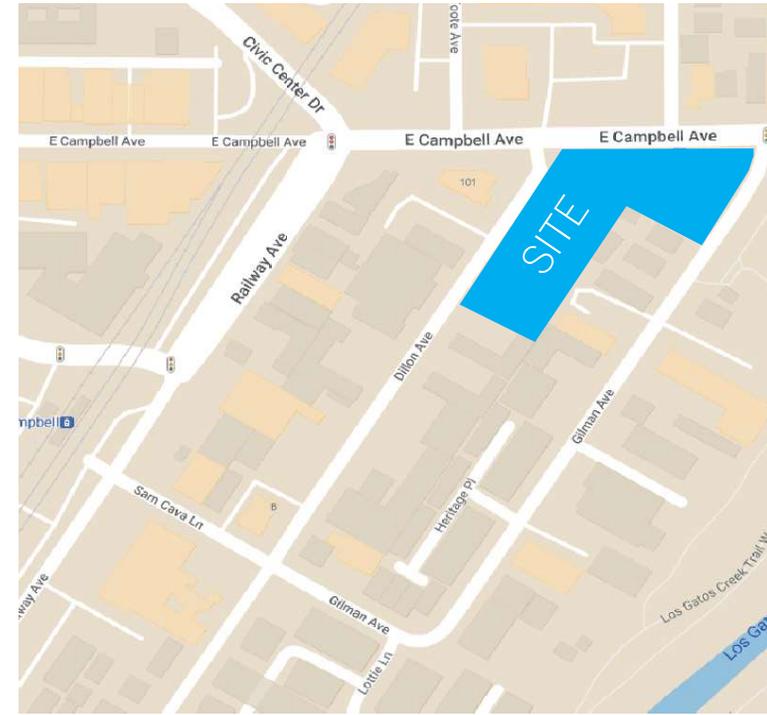
practical difficulties). FDC's shall be equipped with a minimum of two (2), two-and-one-half (2- 1/2") inch national standard threaded inlet couplings. Shown on sheet A33.

49. General Limitation: This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance [CFC, Ch.1].



# EAST CAMPBELL APARTMENTS

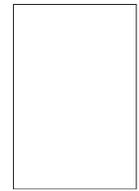
Campbell, CA



## ENTITLEMENT PACKAGE

PROJECT NO. 1193-0012

October 16, 2025



CITY APPROVALS



CITY APPROVALS

# PROJECT DESCRIPTION

## Project Narrative: Mixed-Use Multi-Family Development in Campbell, California

This project is a proposed mixed-use multi-family development located in the heart of Campbell, California, within the Central Business Mixed-Use General Plan. Set on a one-acre site bordered by East Campbell Avenue, Dillon Avenue, and Gilman Avenue, the development currently proposes 90 residential units along with retail space at the prominent corner of East Campbell and Gilman Avenues.

The project is designed to support a vibrant, pedestrian-friendly urban environment. The ground floor is activated by double-height retail space and a main residential lobby with a striking double-height entrance located at the corner of East Campbell Avenue and Dillon Avenue. The building amenities include a fitness center, mail room, leasing office, roof terrace, and clubhouse to serve the resident's needs.

Parking is provided through a two-level garage accessible from Dillon and Gilman Avenues, with 111 car parking spaces and 112 bike parking spaces, supporting sustainable transportation options. To maintain the building's aesthetic continuity, garage openings on Dillon Avenue are designed to echo the residential windows above, blending the parking structure seamlessly into the building's overall design.

## Architectural Character and Materiality

The building's architectural style harmonizes with the existing character of Campbell, showcasing a blend of Spanish Colonial Revival and contemporary design elements. To respect the surrounding architecture and enhance the pedestrian experience, the building massing follows a base-middle-top hierarchy, with textured and colorful base materials that add depth and visual interest at street level.

The north-east portion of the building draws inspiration from the Spanish Colonial Revival style seen in Campbell's Heritage Theatre, with a warmer material palette and one-story reduction in height. This section includes light-colored, cream thin brick, wood-look beams, and light bronze metal accents, creating a traditional yet inviting aesthetic.

The southwest portion of the project takes on a contemporary character, with a cooler material palette and rectilinear design. This part of the structure incorporates painted plaster, tile, and light bronze metal awnings to create a cohesive, yet distinct, architectural language. Both sections maintain a rhythmic massing that integrates seamlessly across the project.

## Neighborhood Context and Compatibility

The surrounding area primarily consists of 1-2 story commercial uses, with two adjacent parcels currently occupied by single-family homes slated for redevelopment into townhomes by a separate developer. This development respects the context by thoughtfully scaling its height and massing, transitioning from the Spanish-inspired design to a contemporary form, ensuring compatibility with both the existing and future neighborhood fabric.

## Construction and Zoning

The building is designed as four levels of Type VA construction over two levels of Type IA, consistent with the C-PD (Condominium Planned Development) zoning requirements. This construction approach allows for the efficient use of space, ensuring durability and quality while supporting the high-density residential model encouraged within the Central Business Mixed-Use General Plan.

In summary, this mixed-use development reflects the values of Campbell's urban vision, offering quality housing, dynamic retail space, and architectural design that respects and enhances the local character.

# PROJECT TEAM

## Owner:

Cresleigh Homes  
3001 Douglas Blvd., Suite 110  
Roseville, CA 95661

Attn: Kevin Meier  
Tel: (916) 781-6020  
Cell: (916) 755-2589  
Email: kmeier@cresleigh.com

## Architect:

LPAS, Inc.  
723 S Street  
Sacramento, CA 95811

Attn: Chris Kelly  
Tel: (916) 443-0335  
Email: ckelly@pas.com

## Landscape Architect:

The Guzzardo Partnership Inc.  
Pier 9, Suite 115  
San Francisco, CA 94111

Attn: Kurt Culver  
Tel: (415) 433-4672  
Email: kculver@tgp-inc.com

## Civil Engineer:

Kier+Wright  
3350 Scott Boulevard, Bldg 22  
Santa Clara, CA 95054

Attn: Mark Knudsen  
Tel: (408) 727-6665  
Cell: (408) 591-8801  
Email: mknudsen@kierwright.com

# SHEET INDEX

## GENERAL

A.01	PROJECT TEAM & SHEET INDEX
A.02	FORM-BASED CODE STANDARDS
A.03	FORM-BASED CODE STANDARDS
A.04	FORM-BASED CODE STANDARDS
A.05	LAND USE DIAGRAM
A.06	FLOOR AREA DIAGRAMS
A.07	OPEN SPACE EXHIBIT
A.08	DEVELOPMENT SITE PLAN
A.09	SITE CONTEXT
A.10	EXTERIOR RENDERING
A.11	EXTERIOR RENDERING
A.12	EXTERIOR RENDERING
A.13	EXTERIOR RENDERING
A.14	EXTERIOR RENDERING
A.15	STREETSCAPE DRAWINGS
A.16	ISOMETRIC MASSING PLAN
A.17	FLOOR PLANS - FIRST FLOOR
A.18	FLOOR PLANS - SECOND LEVEL
A.19	FLOOR PLANS - THIRD LEVEL
A.20	FLOOR PLANS - FOURTH LEVEL
A.21	FLOOR PLANS - FIFTH LEVEL
A.22	FLOOR PLANS - SIXTH LEVEL
A.23	FLOOR PLANS - ROOF FLOOR
A.24	BUILDING CROSS SECTIONS
A.25	BUILDING FRONTAGE PROFILE SECTIONS
A.26	EXTERIOR ELEVATIONS
A.27	EXTERIOR ELEVATIONS
A.28	EXTERIOR ELEVATIONS
A.29	ARCHITECTURAL DETAILS
A.30	WINDOWS SCHEDULE
A.31	CIRCULATION PLAN
A.32	PRIVACY PLAN
A.33	EMERGENCY ACCESS PLAN
A.34	AMMR
A.35	TRASH MANAGEMENT PLAN
A.36	CONSTRUCTION /STAGING PLAN
A.37	AFFORDABLE HOUSING PLAN
A.38	ALLOWABLE OPENING ANALYSIS
A.39	ALLOWABLE OPENING ANALYSIS
A.40	ALLOWABLE OPENING ANALYSIS
A.41	ALLOWABLE OPENING ANALYSIS

## LANDSCAPE

L-1.1	NOTES AND LEGENDS
L-1.2	PLANTING NOTES AND LEGENDS
L-2.1	SCHEMATIC LANDSCAPE - SITE PLAN
L-2.2	SCHEMATIC LANDSCAPE - PODIUM & ROOF
L-3.1	SCHEMATIC PLANTING - SITE PLAN
L-3.2	SCHEMATIC PLANTING - PODIUM & ROOF
L-4.1	IRRIGATION ZONING DIAGRAM - SITE
L-4.2	IRRIGATION ZONING DIAGRAM - PODIUM & ROOF
L-4.3	IRRIGATION DETAILS
L-4.4	IRRIGATION DETAILS
L-5.1	SCHEMATIC LANDSCAPE - DETAILS
L-5.2	SCHEMATIC LANDSCAPE - DETAILS

## CIVIL

TM1.0	COVER SHEET
TM2.1	EXISTING CONDITIONS PLAN
TM3.1	VESTING TENTATIVE MAP
TM4.1	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
TM5.1	PRELIMINARY STORMWATER QUALITY - CONTROL PLAN
TM5.2	PRELIMINARY STORMWATER QUALITY - CALCULATION & DETAILS
TM6.1	PRELIMINARY SITE FIRE ACCESS PLAN

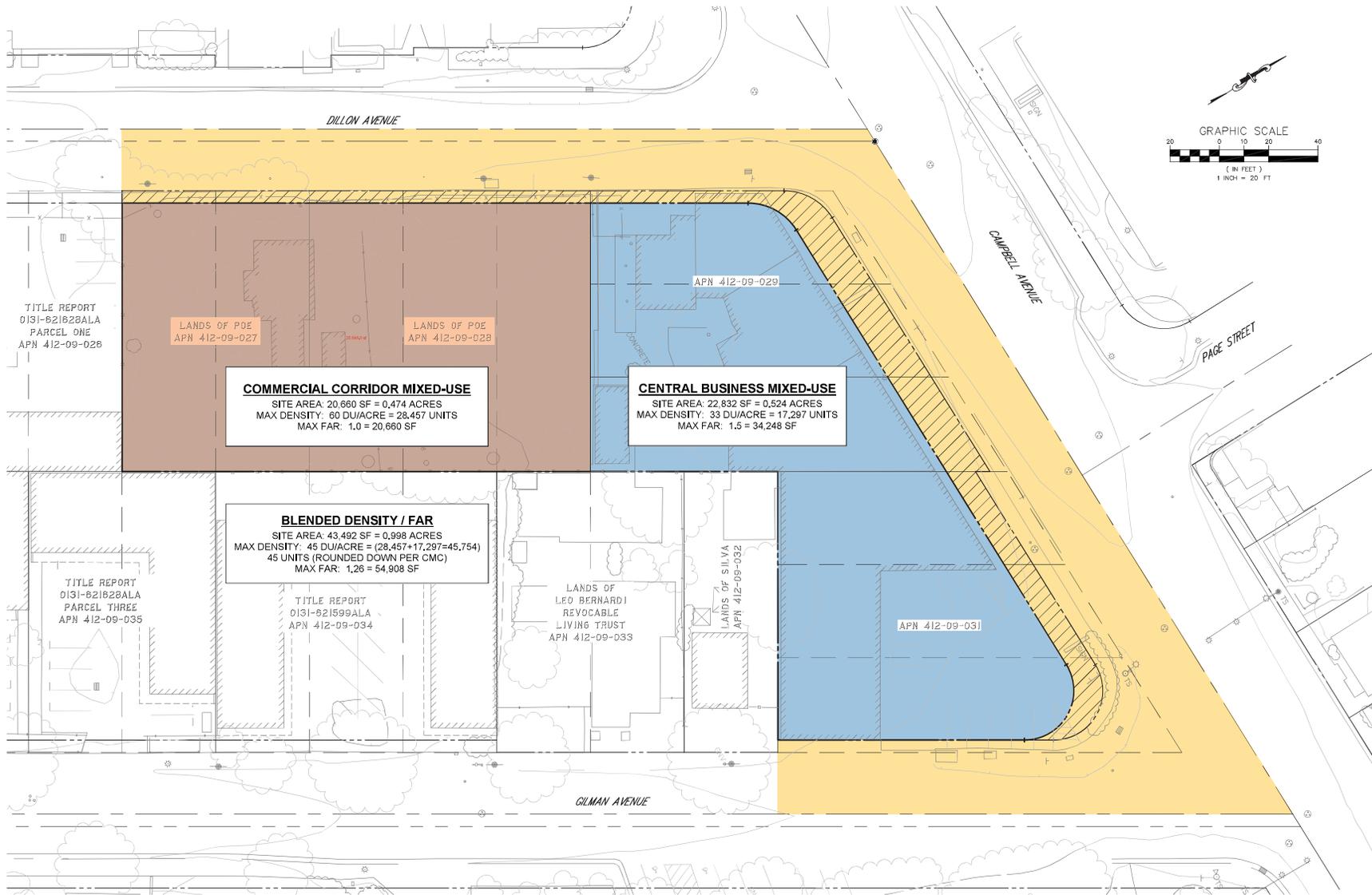
## ELECTRICAL

E0.10	SITE PLAN - LIGHTING
E0.11	SITE PLAN - PHOTOMETRIC
E0.20	LUMINAIRE SCHEDULE & LIGHTING NOTES









**SITE AREA CALCULATIONS**

- NET AREA  
(43,492 SF - 1.0 AC)
- GROSS AREA  
(27,430 SF - 0.63 AC)
- ROW DEDICATION  
(4,610 SF - 0.11 AC)

**GENERAL PLAN LAND USES**



- Central Business Mixed-Use  
(26-33 Units/Gr. Acre)
- Commercial Corridor Mixed-Use  
(45-60 Units/Gr. Acre)

**COMMERCIAL CORRIDOR MIXED-USE**  
 SITE AREA: 20,660 SF = 0.474 ACRES  
 MAX DENSITY: 60 DU/ACRE = 28,457 UNITS  
 MAX FAR: 1.0 = 20,660 SF

**CENTRAL BUSINESS MIXED-USE**  
 SITE AREA: 22,832 SF = 0.524 ACRES  
 MAX DENSITY: 33 DU/ACRE = 17,297 UNITS  
 MAX FAR: 1.5 = 34,248 SF

**BLENDED DENSITY / FAR**  
 SITE AREA: 43,492 SF = 0.998 ACRES  
 MAX DENSITY: 45 DU/ACRE = (28,457+17,297=45,754)  
 45 UNITS (ROUNDED DOWN PER CMC)  
 MAX FAR: 1.26 = 54,908 SF

TITLE REPORT  
0131-821828ALA  
PARCEL ONE  
APN 412-09-026

LANDS OF POE  
APN 412-09-027

LANDS OF POE  
APN 412-09-028

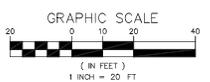
TITLE REPORT  
0131-821828ALA  
PARCEL THREE  
APN 412-09-035

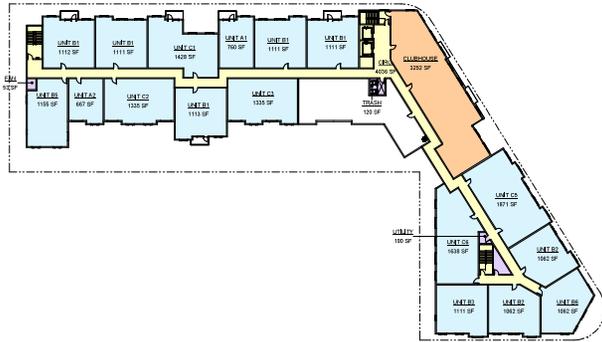
TITLE REPORT  
0131-821599ALA  
APN 412-09-034

LANDS OF  
LEO BERNARDI  
REVOCABLE  
LIVING TRUST  
APN 412-09-033

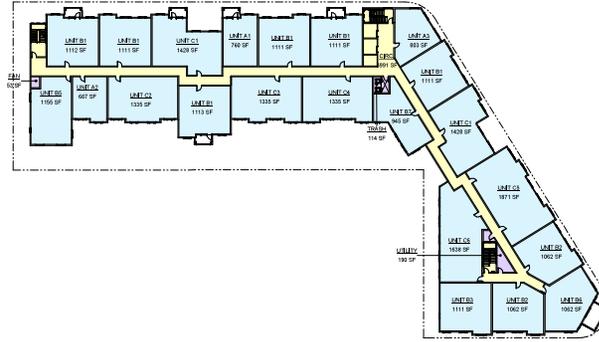
LANDS OF SILVA  
APN 412-09-032

APN 412-09-031

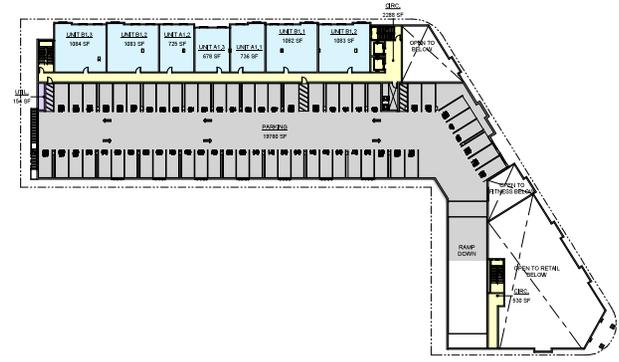




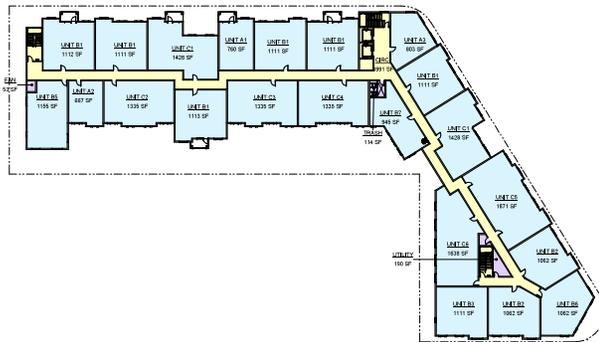
6TH FLOOR - AREA DIAGRAM  
1" = 40'-0"



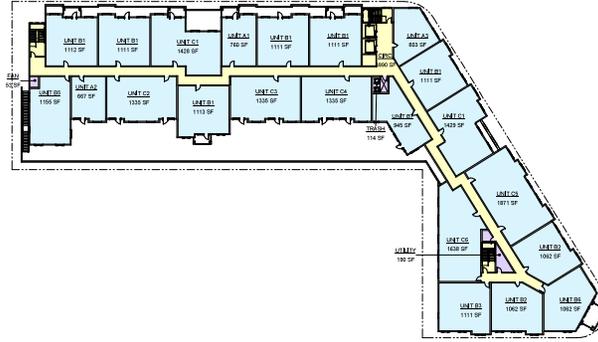
4TH FLOOR - AREA DIAGRAM  
1" = 40'-0"



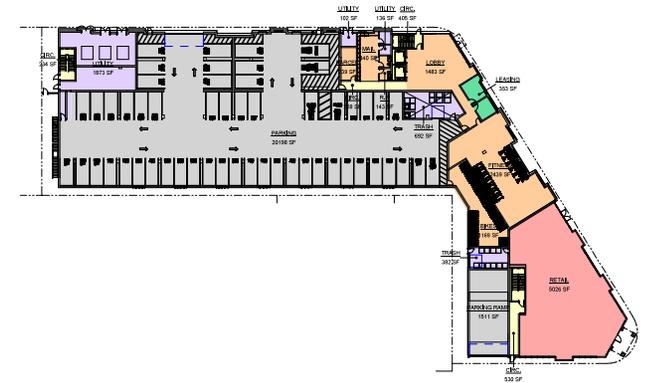
2ND FLOOR - AREA DIAGRAM  
1" = 40'-0"



5TH FLOOR - AREA DIAGRAM  
1" = 40'-0"



3RD FLOOR - AREA DIAGRAM  
1" = 40'-0"



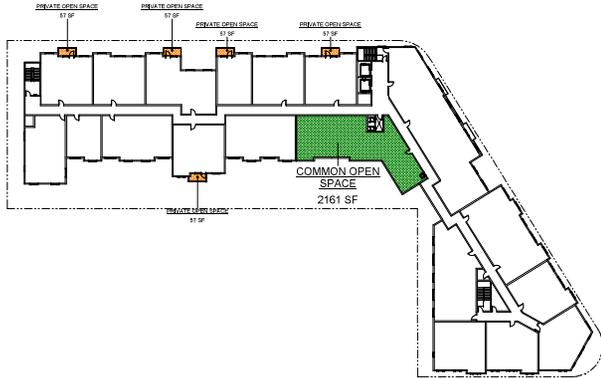
1ST FLOOR - AREA DIAGRAM  
1" = 40'-0"

**GROSS BUILDING AREA:**

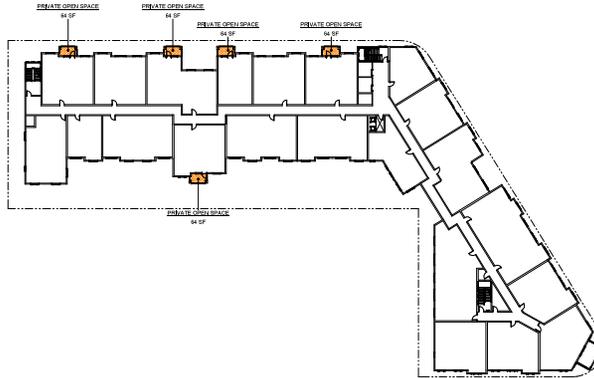
AMENITIES:	9,164 SF
CIRCULATION:	20,252 SF
LEASING:	353 SF
PARKING:	41,488 SF
RESIDENTIAL:	103,599 SF
RETAIL:	5,026 SF
UTILITY:	4,771 SF
<b>TOTAL</b>	<b>184,652 SF</b>

**FLOOR AREA DIAGRAM LEGEND**

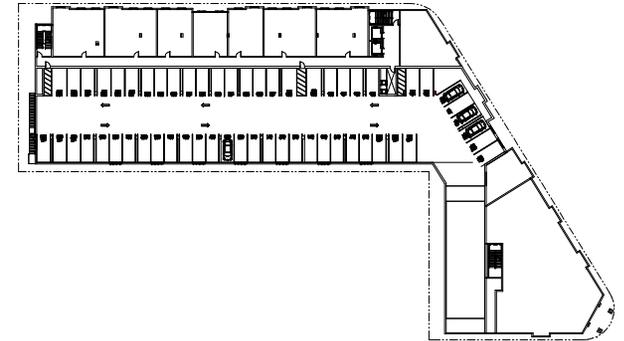
- AMENITY
- CIRCULATION
- LEASING
- PARKING
- RESIDENTIAL
- RETAIL
- UTILITY



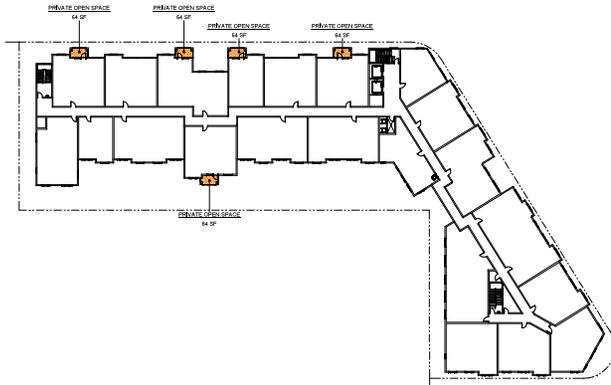
6TH FLOOR - OPEN SPACE DIAGRAM | 6  
1" = 40'-0"



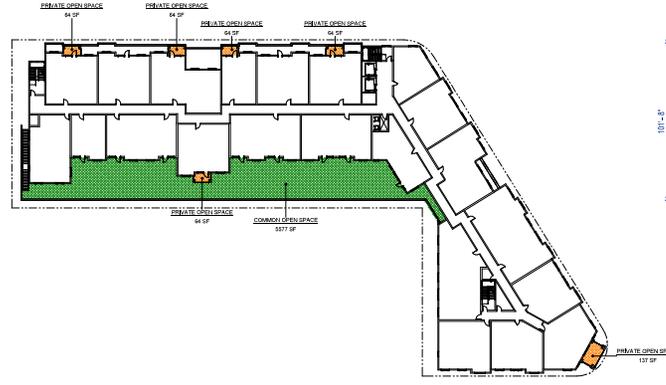
4TH FLOOR - OPEN SPACE DIAGRAM | 4  
1" = 40'-0"



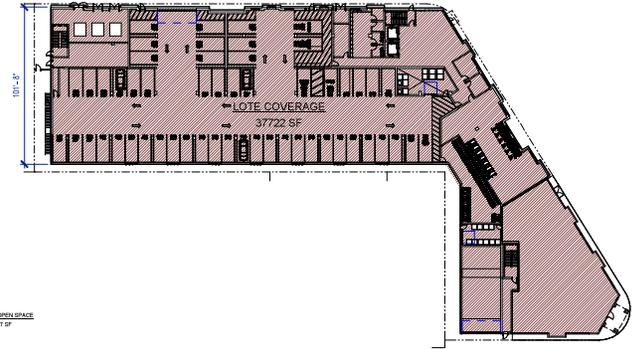
2ND FLOOR - OPEN SPACE DIAGRAM | 2  
1" = 40'-0"



5TH FLOOR - OPEN SPACE DIAGRAM | 5  
1" = 40'-0"



3RD FLOOR - OPEN SPACE DIAGRAM | 3  
1" = 40'-0"



1ST FLOOR - OPEN SPACE DIAGRAM | 1  
1" = 40'-0"

**OPEN SPACE DATA**

**TOTAL PRIVATE OR COMMON OPEN SPACE REQUIREMENTS:**

OPEN SPACE PER UNIT:	50 SF/UNIT
TOTAL UNITS:	108 UNITS
OPEN SPACE REQUIRED:	5,400 SF

**COMMON OPEN SPACE PROVIDED:**

CLUBHOUSE ROOF DECK:	2,161 SF
PODIUM 3RD LEVEL:	5,577 SF
COMMON OPEN SPACE PROVIDED:	7,738 SF

**PRIVATE OPEN SPACE PROVIDED:**

FIRST FLOOR:	0 SF
SECOND FLOOR:	0 SF
THIRD FLOOR:	457 SF
FOURTH FLOOR:	320 SF
FIFTH FLOOR:	320 SF
SIXTH FLOOR:	285 SF

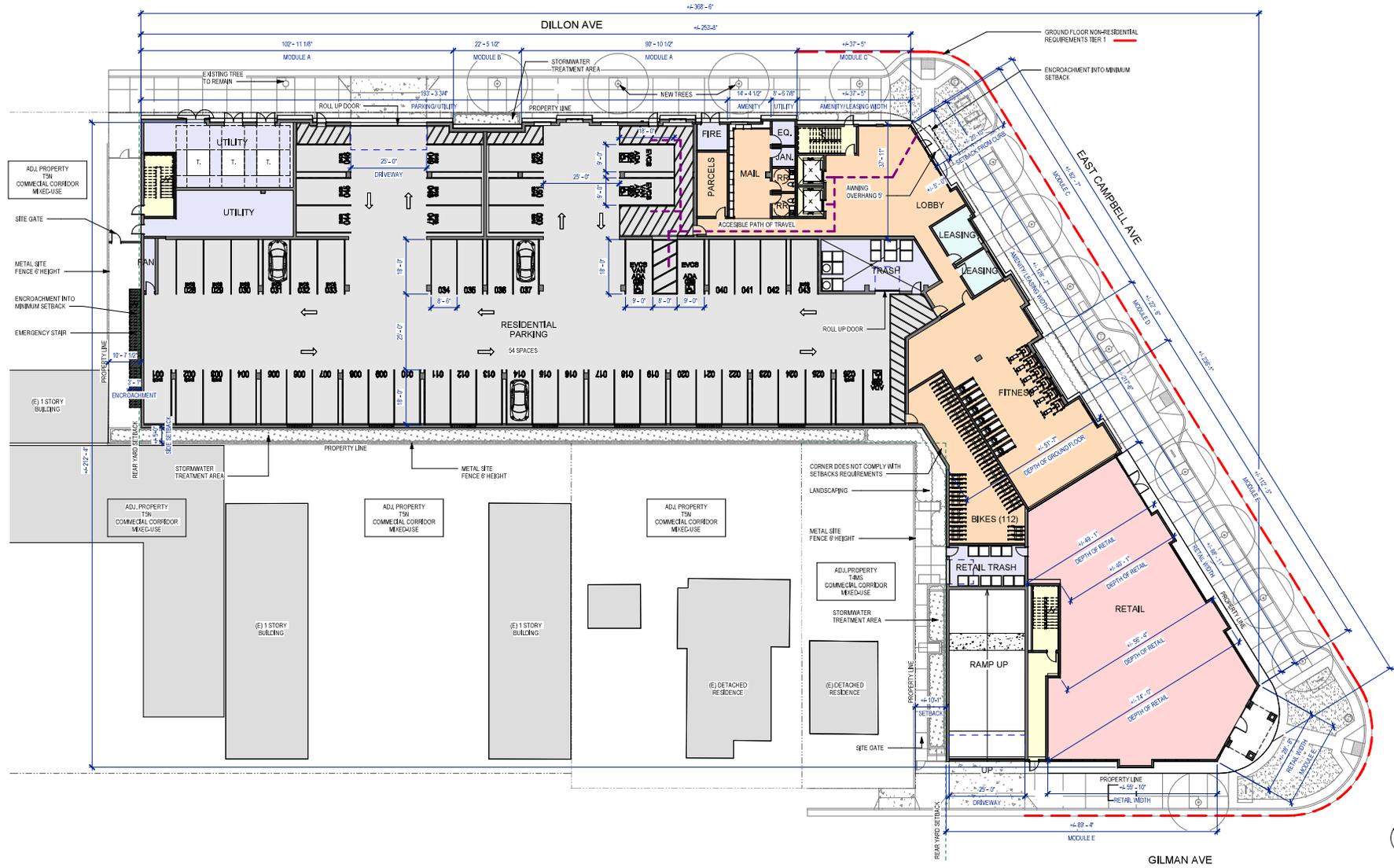
PRIVATE OPEN SPACE PROVIDED: 1,382 SF

**TOTAL OPEN SPACE: 9,120 SF**

101 SF/UNIT PROVIDED  
50 SF/UNIT REQUIRED

**OPEN SPACE LEGEND**

- COMMON OPEN SPACE
- PRIVATE OPEN SPACE





4



5



6



7



3



8



2



9



1



12



11



10



**LPAS**  
Architecture + Design

**Cresleigh Homes**

**KIER+WRIGHT**

**THE Guzzardo Partnership, INC.**  
Landscape Architects and Planners

**EXTERIOR RENDERING**

**EAST CAMPBELL APTS. | CAMPBELL, CA**

PROJECT NO. 1193-0012

**A.10**

October 16, 2025





LPAS  
Architecture + Design

Cresleigh Homes

KIER+WRIGHT

THE  
Guzzardo  
Partnership, INC.  
Landscape Architects and Planners

EXTERIOR RENDERING

EAST CAMPBELL APTS. | CAMPBELL, CA

PROJECT NO. 1193-0012

A.12

October 16, 2025



LPAS  
Architecture + Design

Cresleigh Homes

KIER+WRIGHT

THE  
Guzzardo  
Partnership, INC.  
Landscape Architects and Planners

EXTERIOR RENDERING

EAST CAMPBELL APTS. | CAMPBELL, CA

PROJECT NO. 1193-0012

A.13

October 16, 2025



**LPAS**  
Architecture + Design

**Cresleigh Homes**

**KIER+WRIGHT**

**THE Guzzardo Partnership, INC.**  
Landscape Architects and Planners

**EXTERIOR RENDERING**

**EAST CAMPBELL APTS. | CAMPBELL, CA**

PROJECT NO. 1193-0012

**A.14**

October 16, 2025



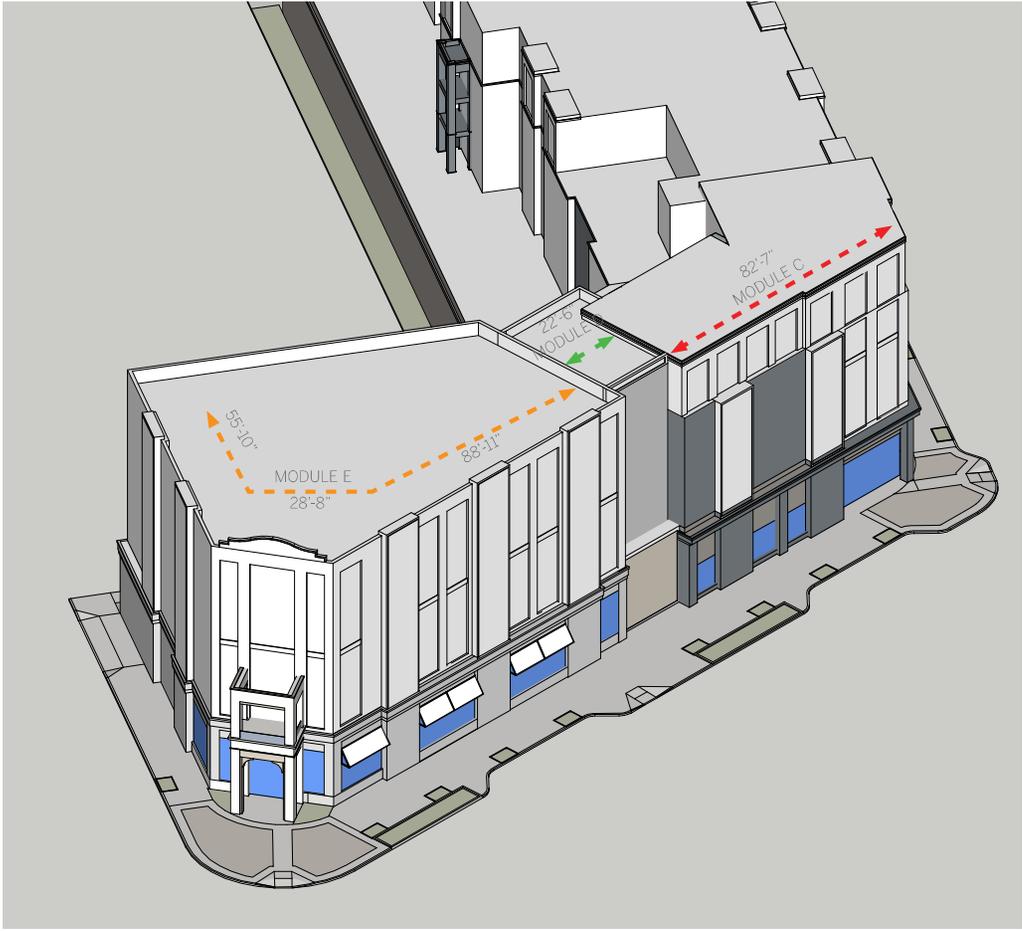
3. EAST CAMPBELL AVE

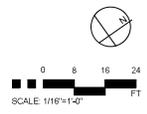
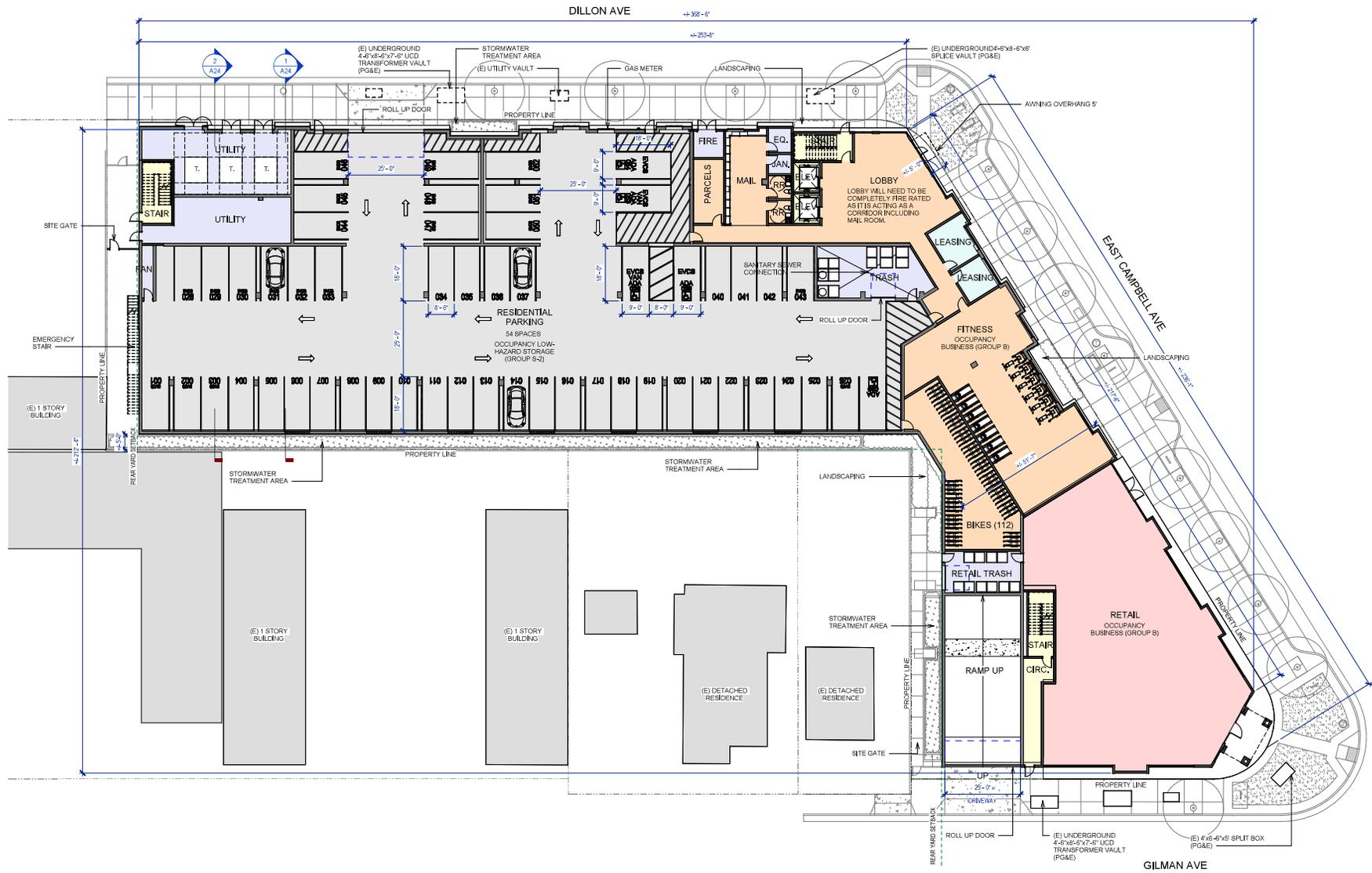


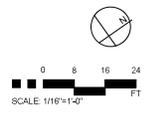
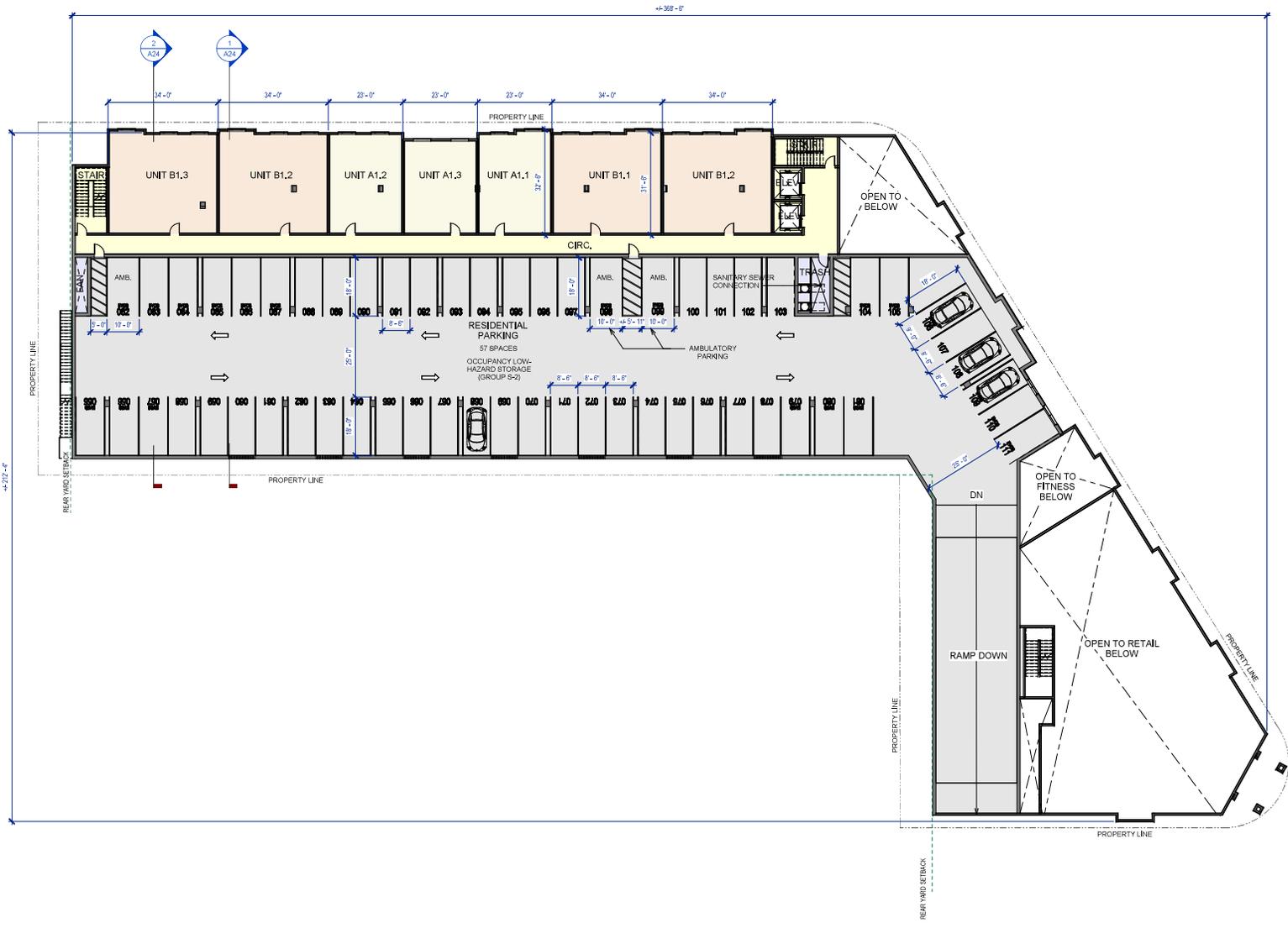
2. GILMAN AVE



1. DILLON AVE



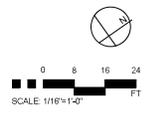
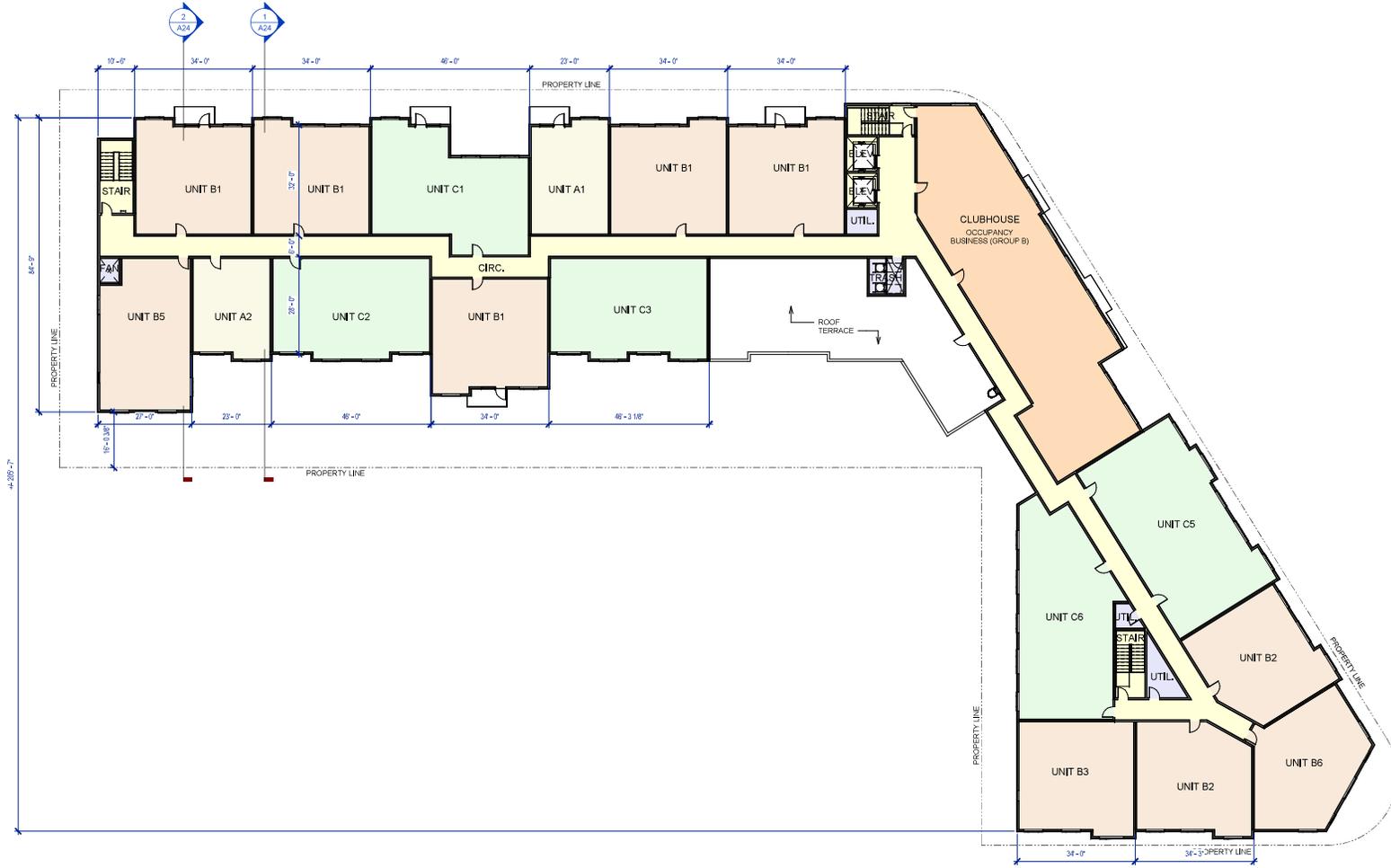


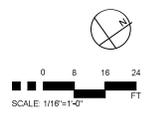
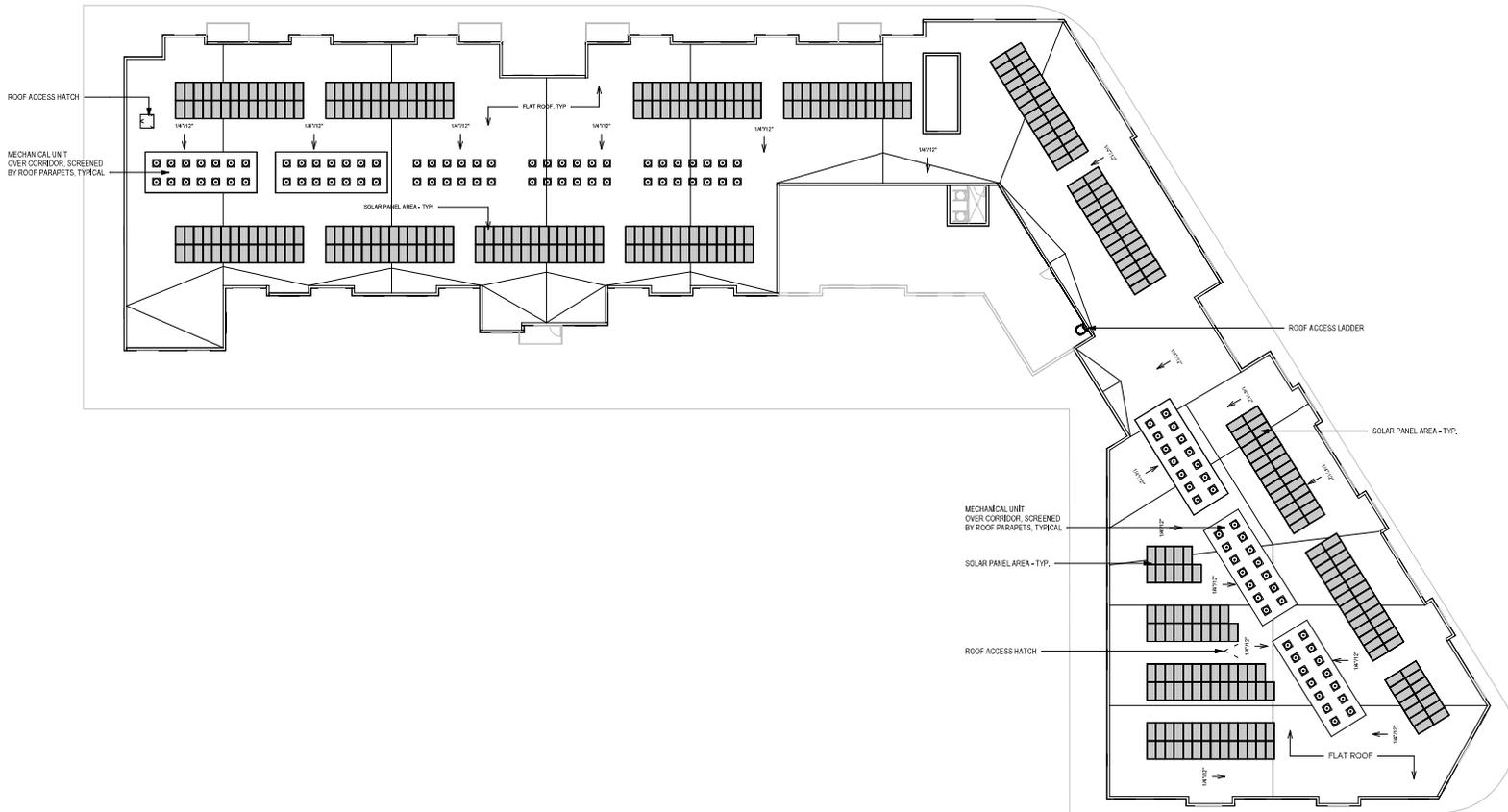


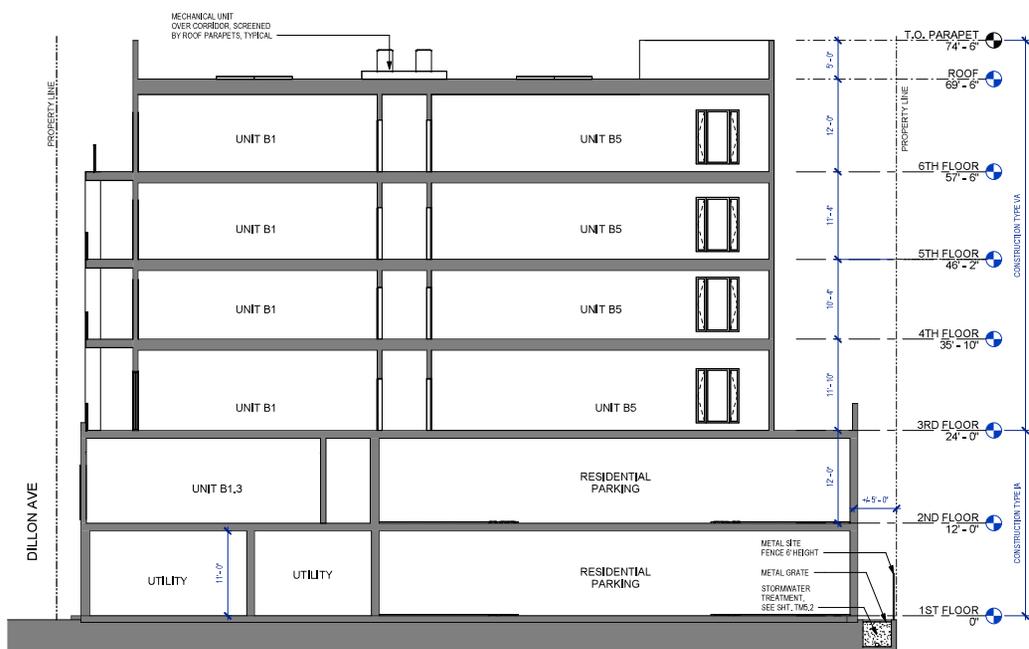




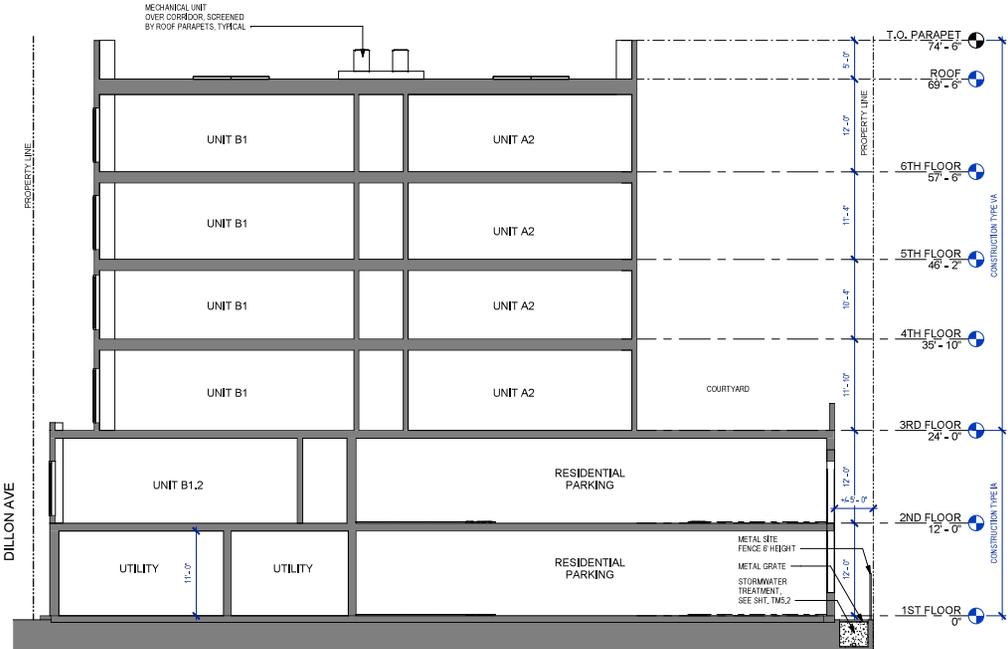






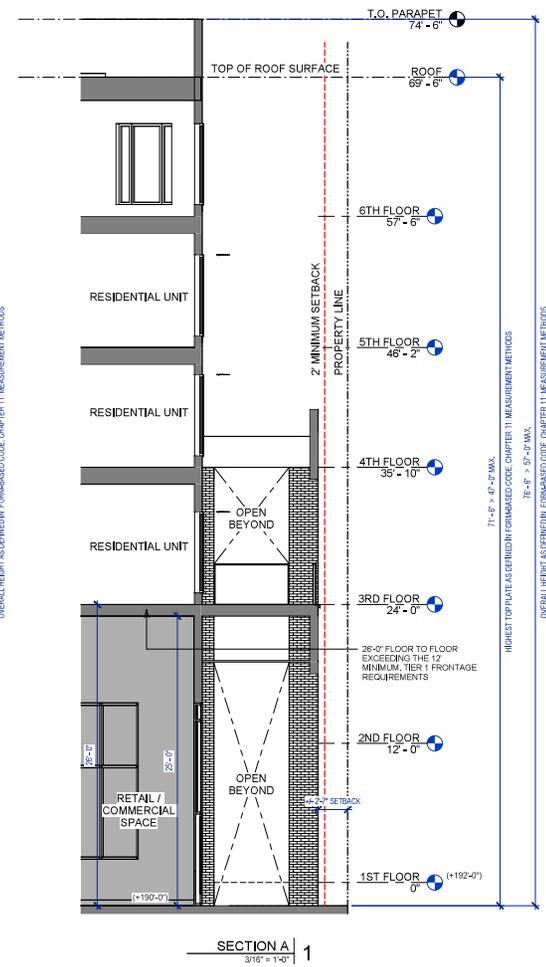
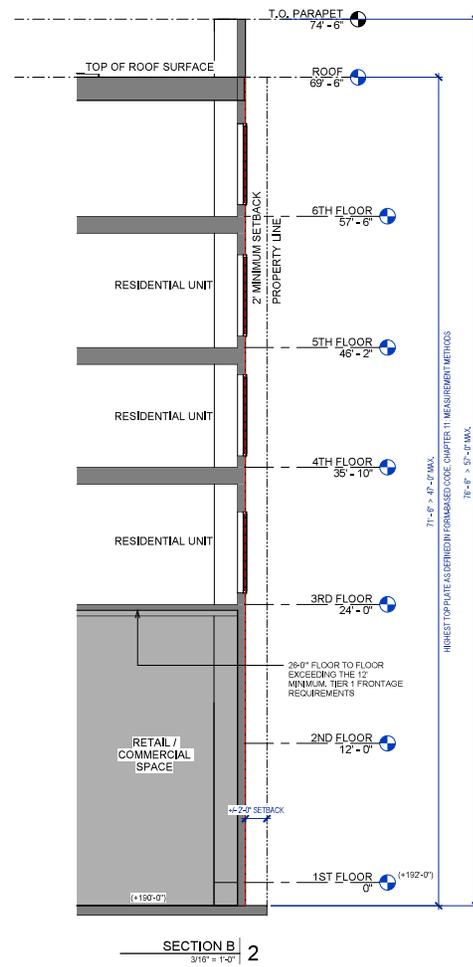
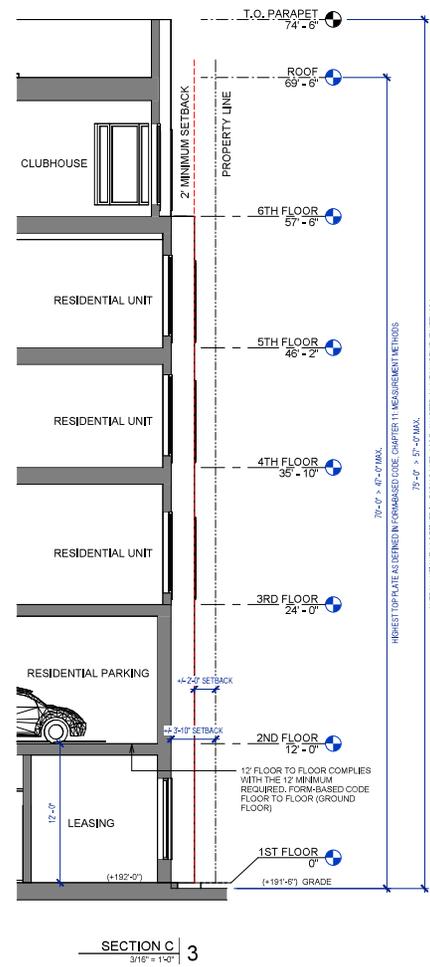
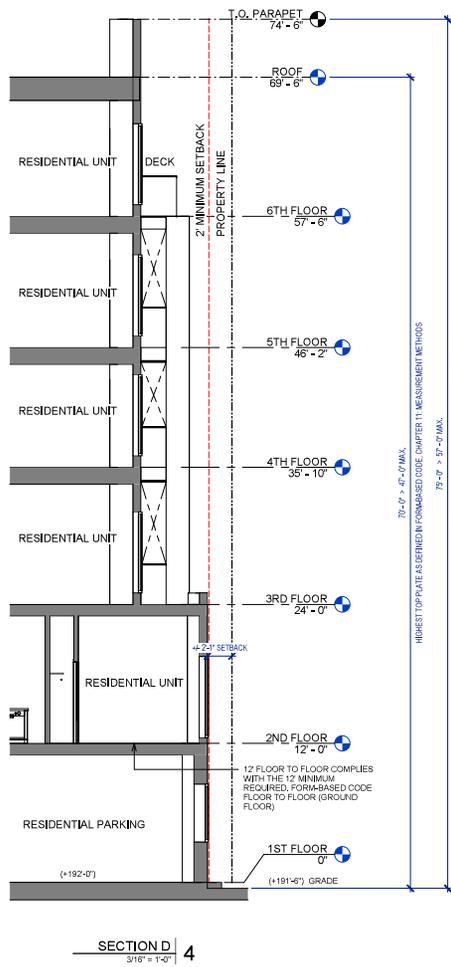
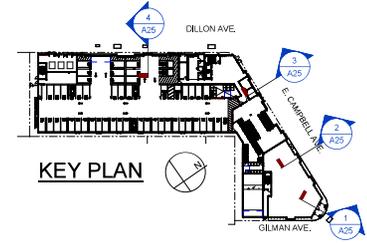


BUILDING SECTION 2 | 2  
1/8" = 1'-0"



BUILDING SECTION 1 | 1  
1/8" = 1'-0"







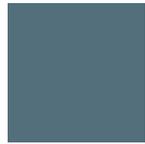
1. CEMENT PLASTER  
PEARLY WHITE  
SW 7009  
FINE SAND 20/30



2. CEMENT PLASTER  
SENSIBLE HUE  
SW 6198  
FINE SAND 20/30



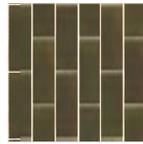
3. CEMENT PLASTER  
CORNWALL SLATE  
SW 9131  
FINE SAND 20/30



4. CEMENT PLASTER  
WATERLOO  
SW 9141  
FINE SAND 20/30



5. TILE ICEBERG WHITE  
3X12 BRUSHED MARBLE  
MFR: BEDROSIANS OR  
EQUIV.



6. TILE  
TEAGAN 3X12 GLOSSY  
CERAMIC MFR:  
EDWARD MARTIN OR  
EQUIV.



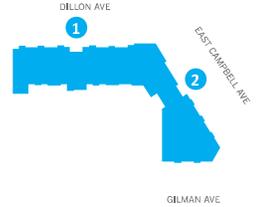
7. BRICK VENEER  
MFR: CREATIVE MINES  
GHOSTED OR  
EQUIVALENT



8. TRIMS & DETAILS  
TYP.  
WOOD-LOOK



9. METAL SIDING & STOREFRONT  
LIGHT BRONZE ANODIZED  
MFR: ALUCUBOND OR  
EQUIVALENT



1. DILLON AVE ELEVATION



2. EAST CAMPBELL AVE ELEVATION

Scale: 1/16" = 1'-0"



1. CEMENT PLASTER  
PEARLY WHITE  
SW 7009  
FINE SAND 20/30



2. CEMENT PLASTER  
SENSIBLE HUE  
SW 6198  
FINE SAND 20/30



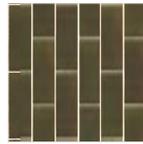
3. CEMENT PLASTER  
CORNWALL SLATE  
SW 9131  
FINE SAND 20/30



4. CEMENT PLASTER  
WATERLOO  
SW 9141  
FINE SAND 20/30



5. TILE ICEBERG WHITE  
3X12 BRUSHED MARBLE  
MFR: BEDROSIANS OR  
EQUIV.



6. TILE  
TEAGAN 3X12 GLOSSY  
CERAMIC MFR:  
EDWARD MARTIN OR  
EQUIV.



7. BRICK VENEER  
MFR: CREATIVE MINES  
GHOSTED OR  
EQUIVALENT



8. TRIMS & DETAILS  
TYP.  
WOOD-LOOK



9. METAL SIDING & STOREFRONT  
LIGHT BRONZE ANODIZED  
MRF: ALUCUBOND OR  
EQUIVALENT



55'-10" + 28'-6" + 112'-5"  
MODULE E



1. CORNER EAST CAMPBELL AND GILMAN AVE ELEVATION

TOP OF PARAPET	74'-6"
6TH FLOOR	57'-6"
5TH FLOOR	46'-2"
4TH FLOOR	35'-10"
3RD FLOOR	24'-0"
2ND LEVEL	12'-0"
1ST FLOOR	0'-0"

55'-10" + 28'-6"  
MODULE E



2. GILMAN AVE ELEVATION

TOP OF PARAPET	74'-6"
6TH FLOOR	57'-6"
5TH FLOOR	46'-2"
4TH FLOOR	35'-10"
3RD FLOOR	24'-0"
2ND LEVEL	12'-0"
1ST FLOOR	0'-0"

Scale: 1/16" = 1'-0"



1. CEMENT PLASTER  
PEARLY WHITE  
SW 7009  
FINE SAND 20/30



2. CEMENT PLASTER  
SENSIBLE HUE  
SW 6198  
FINE SAND 20/30



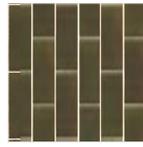
3. CEMENT PLASTER  
CORNWALL SLATE  
SW 9131  
FINE SAND 20/30



4. CEMENT PLASTER  
WATERLOO  
SW 9141  
FINE SAND 20/30



5. TILE ICEBERG WHITE  
3X12 BRUSHED MARBLE  
MFR: BEDROSIANS OR  
EQUIV.



6. TILE  
TEAGAN 3X12 GLOSSY  
CERAMIC MFR:  
EDWARD MARTIN OR  
EQUIV.



7. BRICK VENEER  
MFR: CREATIVE MINES  
GHOSTED OR  
EQUIVALENT



8. TRIMS & DETAILS  
TYP.  
WOOD-LOOK



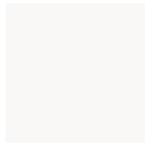
9. METAL SIDING & STOREFRONT  
LIGHT BRONZE ANODIZED  
MFR: ALUCUBOND OR  
EQUIVALENT



1. PROPERTY LINE ELEVATION

TOP OF PARAPET	74'-6"
6TH FLOOR	57'-6"
5TH FLOOR	46'-2"
4TH FLOOR	35'-10"
3RD FLOOR	24'-0"
2ND LEVEL	12'-0"
1ST FLOOR	0'-0"

Scale: 1/16" = 1'-0"



1. CEMENT PLASTER  
PEARLY WHITE  
SW 7009  
FINE SAND 20/30



2. CEMENT PLASTER  
SENSIBLE HUE  
SW 6198  
FINE SAND 20/30



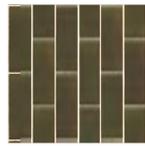
3. CEMENT PLASTER  
CORNWALL SLATE  
SW 9131  
FINE SAND 20/30



4. CEMENT PLASTER  
WATERLOO  
SW 9141  
FINE SAND 20/30



5. TILE  
ICEBERG WHITE 3X12  
BRUSHED MARBLE  
MFR: BEDROSIANS OR  
EQUIV.



6. TILE  
TEAGAN 3X12 GLOSSY  
CERAMIC MFR:  
EDWARD MARTIN OR  
EQUIV.



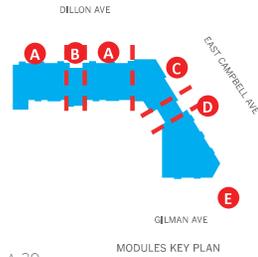
7. BRICK VENEER  
MFR: CREATIVE MINES  
GHOSTED OR  
EQUIVALENT



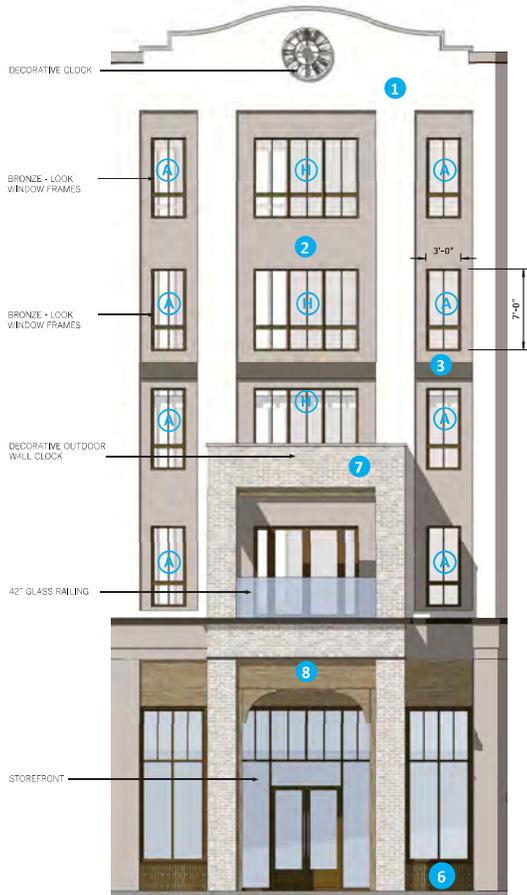
8. TRIMS & DETAILS TYP.  
WOOD-LOOK



9. METAL SIDING & STOREFRONT  
LIGHT BRONZE ANODIZED  
MFR: ALUCUBOND OR  
EQUIVALENT



(H) TYPE OF WINDOWS AND DOORS, SEE SHEET A\_30



3. MODULE E - EAST CAMPBELL AVE & GILMAN AVE



2. MODULE C - DILLON AVE & EAST CAMPBELL AVE



1. MODULE A - DILLON AVE



### Endurance Casement

Modern, functional and aesthetically pleasing outward-projecting panes

#### Performance

- Design Pressure: PG ≤70
- Water Penetration Resistance Test Pressure: ≤10.50 psf
- Air Infiltration: ≤0.12 cfm/ft



#### Water Test Pressure

- LC-PG 25-60: Field 2.5-6.0 psf  
Lab 3.75-9.0 psf
- CW PG 30-70: Field 3.0-7.0 psf  
Lab 4.5-10.5 psf



#### Acoustical Performance

STC 29-44/OITC 23-33



#### NFRC

U-value 0.18-0.31  
Solar heat gain coefficient 0.18-0.30  
VT 0.40-0.45



### Envision Outswing Patio Door

High-performance patio doors that swing out  
Combine proven energy efficiency of PVC with the robust structural strength needed in high-wind load applications

#### Performance

- Design Pressure: PG ≤40
- Water Penetration Resistance Test Pressure: ≤6 psf
- Air Infiltration: ≤0.01 cfm/ft



#### Water Test Pressure

- LC-PG 30-40: Field 4.0 psf  
Lab 6.0 psf
- CW PG 35-45: Field 3.0-5.5 psf  
Lab 4.5-8.25 psf



#### Acoustical performance

STC 31-42/OITC 24-35

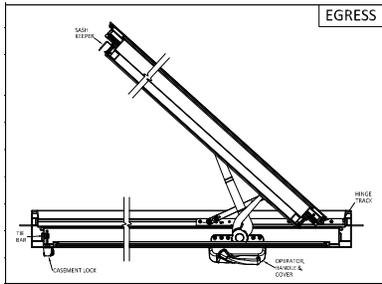


#### NFRC

U-value 0.20-0.27  
Solar Heat Gain Coefficient 0.15-0.21  
VT 0.32-0.37

## 1. WINDOWS PERFORMANCE

## 3. BALCONY DOORS PERFORMANCE



## 2. WINDOWS HARDWARE DETAIL - EGRESS



### Envision Inswing Patio Door

High-performance patio doors that swing in  
Combine proven energy efficiency of PVC with the robust structural strength needed in high-wind load applications

#### Performance

- Design Pressure: PG ≤40
- Water Penetration Resistance Test Pressure: ≤6 psf
- Air Infiltration: ≤0.01 cfm/ft



#### Water Test Pressure

- LC-PG 30-40: Field 3.0-4.0 psf  
Lab 4.5-6.0 psf
- CW PG 35-45: Field 3.5-4.5 psf  
Lab 5.25-6.75 psf



#### Acoustical performance

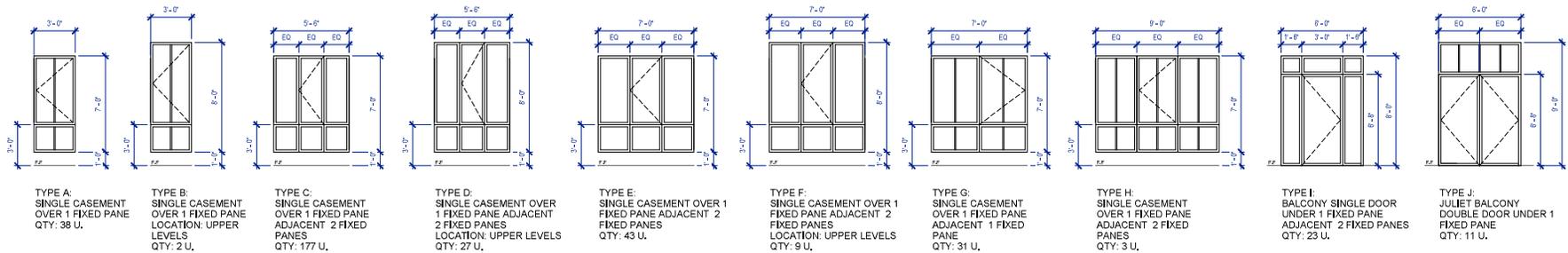
STC 31-42/OITC 24-35



#### NFRC

U-value 0.20-0.27  
Solar Heat Gain Coefficient 0.15-0.21  
VT 0.32-0.37

## 4. JULIET BALCONY DOORS PERFORMANCE



## 5. TYPE OF WINDOWS

## 6. TYPE OF DOORS

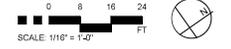
- NOTES:
1. VPI ENDURANCE SERIES USED AS VINYL WINDOW BASIS OF DESIGN.
  2. PROVIDE TEMPERED GLAZING WHERE WINDOW IS WITHIN 24" OF ANY DOOR.
  3. SEE ELEVATIONS FOR HINGE SIDE ON CASEMENT WINDOWS.
  4. EMERGENCY ESCAPE AND RESCUE ARE REQUIRED FOR TYPE-A-A BUILDINGS
  5. INSULATED CLEAR GLASS + LOW-E-COATED  
BASIS OF DESIGN MANUFACTURER AND PRODUCT:  
a) GUARDIAN CLEAR OR EQUIVALENT  
b) VITRO ARCHITECTURAL GLASS, CLEAR OR EQUIVALENT
  6. FOR WINDOW LOCATION BY MODULE, PLEASE REFER TO SHEET A.29



PARKING: 54 RESIDENTIAL SPACES (1 ACCESSIBLE & 1 VAN ACCESSIBLE), 25' DRIVE AISLES WITH 8'-6" x 18'-0" SPACES

PARKING LEVEL - ACCESSIBLE PATH PLAN 2  
1/16" = 1'-0"

GROUND FLOOR - CIRCULATION MAP 1  
1/16" = 1'-0"



CIRCULATION PLAN

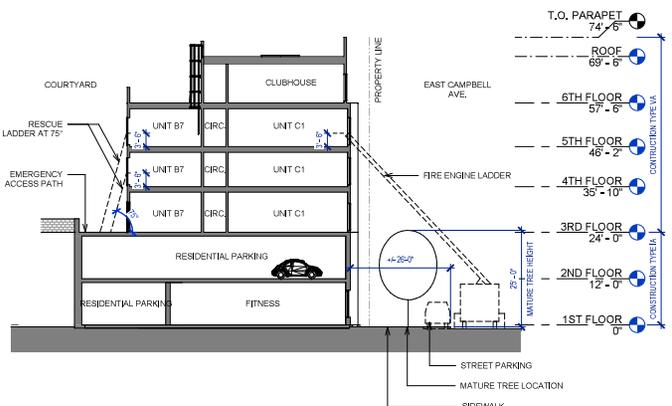
EAST CAMPBELL APTS. | CAMPBELL, CA

**A.31**

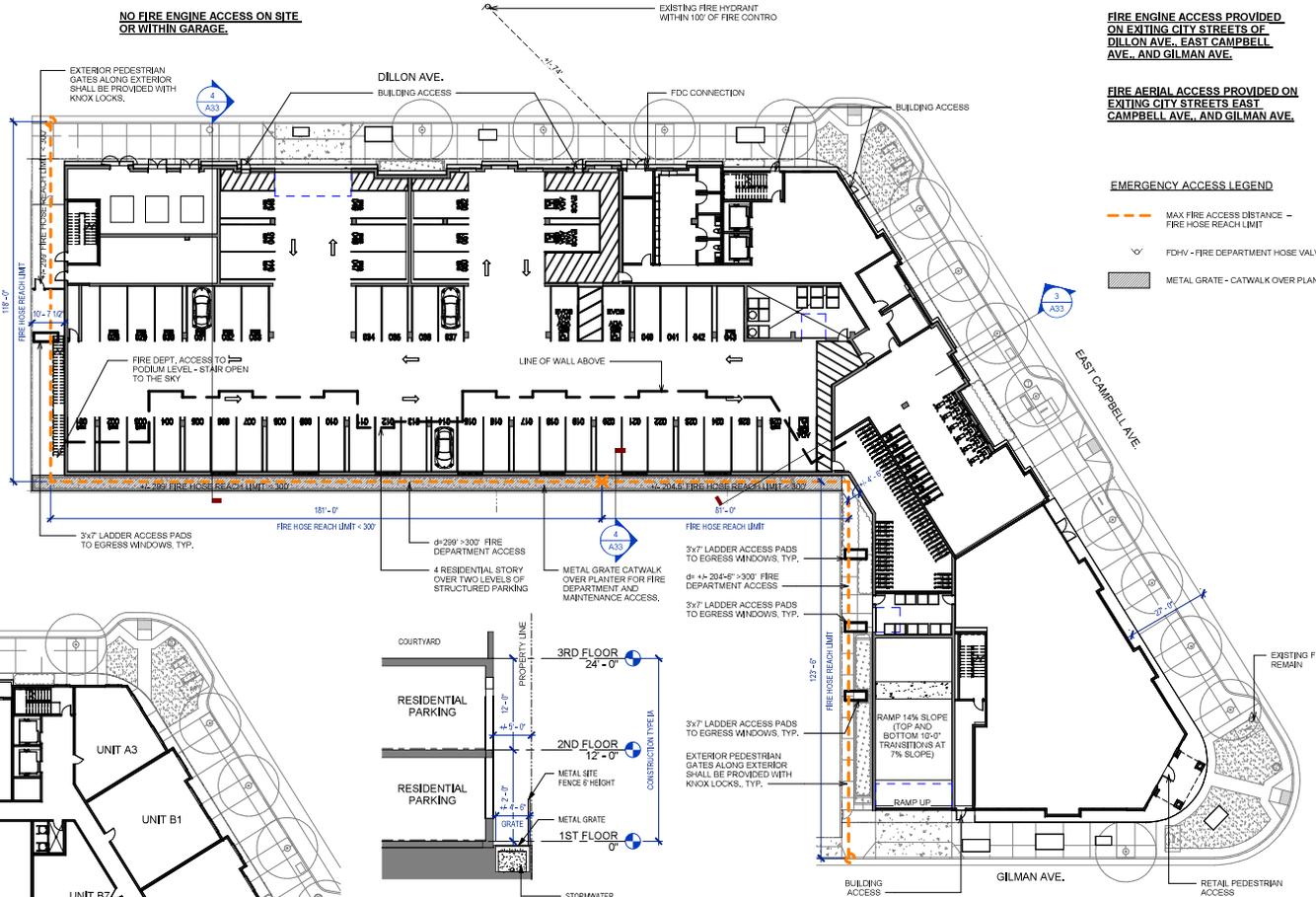
PROJECT NO. 1193-0012

October 16, 2025





**EMERGENCY AERIAL ACCESS BUILDING SECTION | 3**  
1/16" = 1'-0"

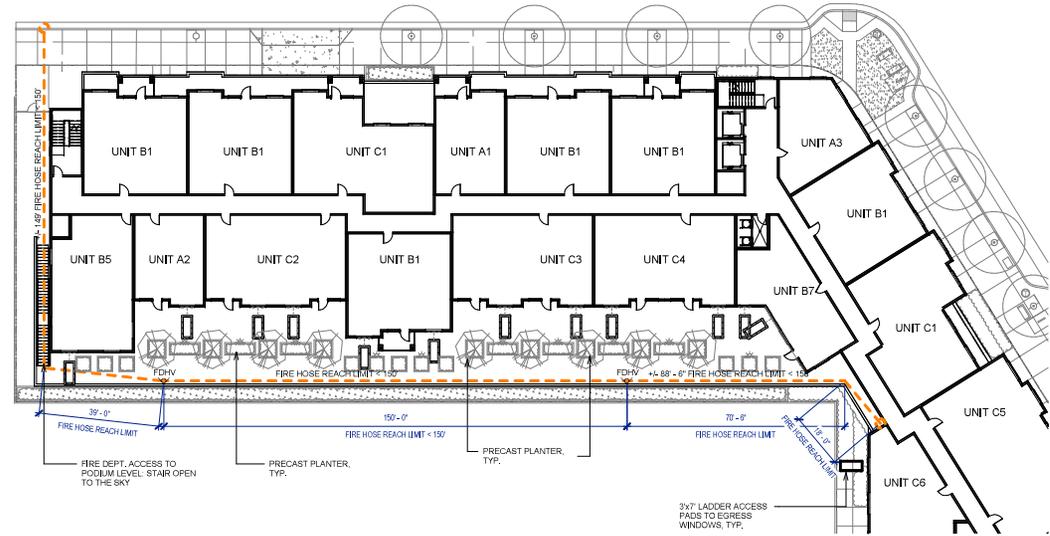


**FIRE ENGINE ACCESS PROVIDED ON EXISTING CITY STREETS OF DILLON AVE., EAST CAMPBELL AVE. AND GILMAN AVE.**

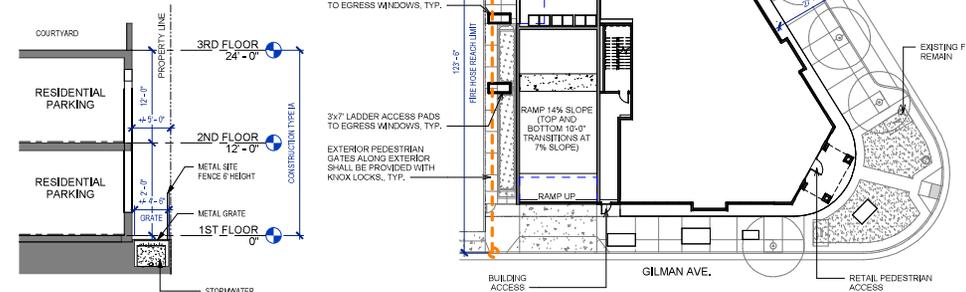
**FIRE AERIAL ACCESS PROVIDED ON EXISTING CITY STREETS EAST CAMPBELL AVE. AND GILMAN AVE.**

**EMERGENCY ACCESS LEGEND**

- MAX FIRE ACCESS DISTANCE - FIRE HOSE REACH LIMIT
- FDHV - FIRE DEPARTMENT HOSE VALVES
- METAL GRATE - CATWALK OVER PLANTER



**EMERGENCY ACCESS - PODIUM | 2**  
1" = 20'-0"



**EMERGENCY ACCESS - GROUND FLOOR | 1**  
1" = 20'-0"

**STORMWATER PLANTER - SECTION | 4**  
1/8" = 1'-0"

**GROUND LADDER ACCESS:**

GROUND-LADDER RESCUE FROM SECOND AND THIRD FLOOR ROOMS SHALL BE MADE POSSIBLE FOR FIRE DEPARTMENT OPERATIONS. WITH THE CLIMBING ANGLE OF SEVENTY FIVE DEGREES MAINTAINED, AN APPROXIMATE WALKWAY WIDTH ALONG EITHER SIDE OF THE BUILDING SHALL BE NO LESS THAN SEVEN FEET CLEAR. LANDSCAPING SHALL NOT BE ALLOWED TO INTERFERE WITH THE REQUIRED ACCESS, CFC SEC. 503 AND 1029 NFPA 1932 SEC. 5.1.8 THROUGH 5.1.9.2

**FIRE SAFETY NOTES:**

- 1) SPRINKLER SYSTEM SHALL BE INSTALLED AS A DEFERRED SUBMITTAL.
- 2) FIRE ALARM SYSTEM SHALL BE INSTALLED AS A DEFERRED SUBMITTAL.
- 3) TWO-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED AS A DEFERRED SUBMITTAL.
- 4) STANDPIPES SHALL BE INSTALLED AS A DEFERRED SUBMITTAL.
- 5) EXTERIOR PEDESTRIAN GATES ALONG EXTERIOR SHALL BE PROVIDED WITH KNOX LOCKS.





March 13, 2025  
 Rev. March 17, 2025  
 Rev. April 18, 2025  
 Rev. May 8, 2025  
 Rev. May 16, 2025

Colin Flanagan  
 Santa Clara County Fire Dept.  
 1315 Dell Avenue  
 Campbell, CA 95008

RF: 600 E. Campbell Ave. PLN-2025-3

Call:

This letter serves as the description for an Alternate Means and Methods Request for compliance with the Fire Apparatus Access (FAA) requirements as described in the 2022 California Fire Code, Section 503.1.1.

Code Requirement:

**The fire apparatus access roof shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved hose around the exterior of the building or facility.**

The proposed building layout does not meet this requirement due to vehicular inaccessibility at the south and west portions of the building.

At the second floor podium level, we are proposing to locate additional fire department hose valves connected to the building standpipe systems at 150' maximum spacing, for a total of 5. See attached sheet A.33 for demonstrated lengths and additional hose valve (FDHV) locations.

At the ground floor, south and west property lines, we are proposing using CFC, Section 503.1.1, Exception 1.1, and the following:

The area in question is a maintenance area only and no tenants or other members of the public will be accessing this area. In addition, the building in this case at the ground floor level is a Type I-A with a higher level of protection than the Type V-B above. Per our meeting on 3/11/2025, we would propose a maximum of 500'. See attached sheet A.33 for demonstrated lengths.

Roof access will be provided via two 30"x66" roof hatches in the ceilings of two rated stair enclosures: one at the northwest corner of Dillon Avenue and one at the southeast corner near Dillon and East Campbell. Access to these roof hatches will be via alternating tread ship ladders. Access between the two roof heights will be achieved by a ship ladder where the two roofs split. Reference CBC 1011.12, Exception 1.

Additionally, standpipes will be extended to the roof surface with hose connections provided.

The above represents our understanding of what was discussed at the pre-app meeting on 3/11/2025 and subsequent review comments and it is believed that the proposed approach meets and enhances code requirements contained in CFC, Section 503.1.1.

Signature:

Ray Welter  
 Associate  
 LPAS Architecture + Design

CC: Matthew McKenna, Jeremy Lui

Architecture + Design | 723 S Street, Suite 150 | Sacramento, CA 95811 | T: 916 443 0335  
 11 Clay Street, Suite 200 | Oakland, CA 94612 | T: 415 213 0335 | LPAS.com



**SANTA CLARA COUNTY FIRE DEPARTMENT**  
 1315 Dell Avenue, Campbell, CA 95008 | (408) 375-4010 | SCCFD.org

**APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF CONSTRUCTION, OR MODIFICATION OF CODE**

Project Street Address: 600 E. Campbell Avenue

Project City: Campbell Building Permit #: PLN-2025-3

Applicant's Name: Ray Welter / LPAS Architecture + Design

Applicant's Address: 723 S Street, Sacramento, CA 95811 State: 150

Phone Number: 415.470.9951 Email: rwelter@lpas.com

**The applicant hereby requests the following:**

Use of Alternate Materials or Method of Construction

Modification of Code

**Codes Affected:**

Building Code

Fire Code

Mechanical Code

Electrical Code

Other: \_\_\_\_\_

Specific section(s) of the code involved: CFC, Section 503.1.1

Brief description of the request: See attached detailed summary letter

The Building and Fire Official must evaluate information that the material(s), method of work, and / or modification is equal to the intent of the code in strength, effect, fire-resistance, durability, safety, etc.

A California Fire Protection District serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga and the surrounding unincorporated communities.



**SANTA CLARA COUNTY FIRE DEPARTMENT**  
 1315 Dell Avenue, Campbell, CA 95008 | (408) 375-4010 | SCCFD.org

Please complete the following information as applicable to support your request. Use additional paper if necessary.

- Quality: System will be built to current fire department standards
- Strength: Not applicable
- Effectiveness: At second floor podium, two additional standpipe hose connections provide enhanced fire water source to address the lack of hose access from the fire apparatus in these areas
- Fire Resistance: The proof for this item is also with the Type I-A code, see attached sheet A.33
- Durability: At second floor, the hose connections will be connected to the building standpipe system.
- Safety: At ground floor, a gated walkway provides a safe path of access to the podium of the building.

**Additional evidence of proof:**

The relevant department means requires the "100' rule" when certain requirements are met and the connection of the code to the building.

Applicant Signature: Ray Welter Date: 01/16/2025

The above application has been reviewed and has been:

ACCEPTED  REJECTED

Signature: \_\_\_\_\_

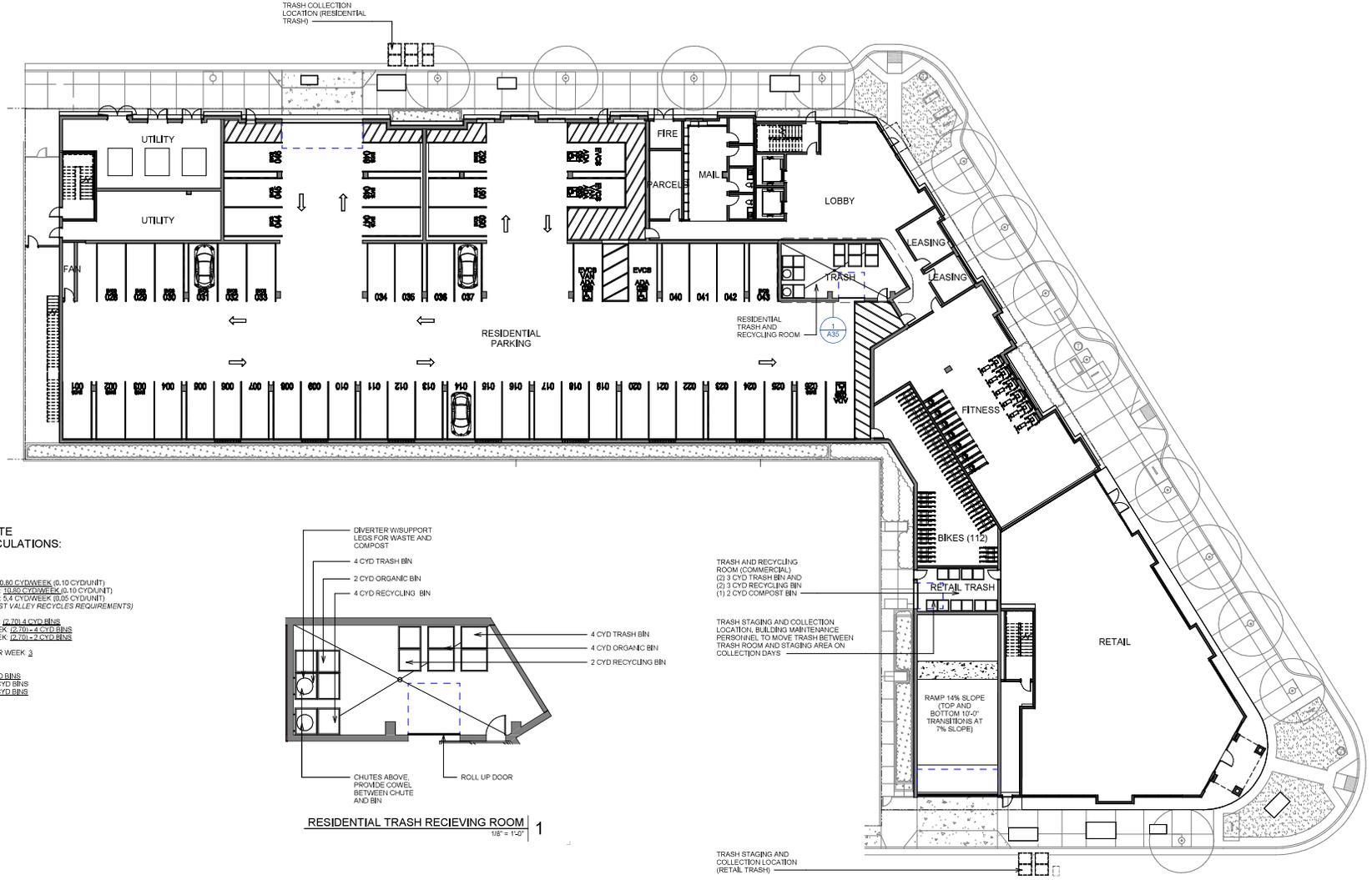
Fire Official: Ray Welter, A.C. Estrada Date: 5/15/25

Building Official: \_\_\_\_\_ Date: \_\_\_\_\_

Copyright/County Fire Protection Administration/Forms, Labels, Logos, Templates/Format/AMMR 2.0.23

A California Fire Protection District serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga and the surrounding unincorporated communities.





**RESIDENTIAL WASTE GENERATION CALCULATIONS:**

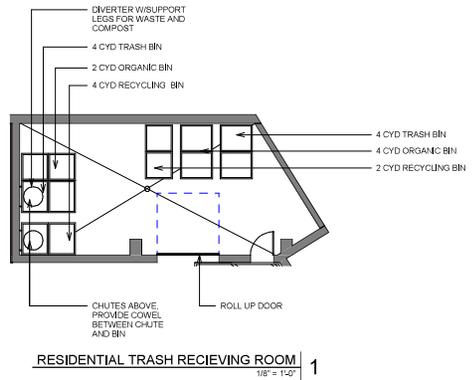
RESIDENTIAL UNIT COUNT: 108  
 PROJECTED WASTE VOLUME: 10.80 CYD/WEEK (0.10 CYD/UNIT)  
 PROJECTED RECYCLE VOLUME: 10.80 CYD/WEEK (0.10 CYD/UNIT)  
 PROJECTED ORGANIC VOLUME: 3.4 CYD/WEEK (0.03 CYD/UNIT)  
 (CALCULATIONS BASED ON WEST VALLEY RECYCLES REQUIREMENTS)

WASTE COLLECTED PER WEEK: 2,700 LBS (4 CYD BINS)  
 RECYCLE COLLECTED PER WEEK: 2,700 LBS (4 CYD BINS)  
 ORGANIC COLLECTED PER WEEK: 2,700 LBS (2 CYD BINS)

# OF PICKUPS SCHEDULED PER WEEK: 3

CONTAINERS REQUIRED  
 WASTE: 2.70 BINS / 3 = 0.90 CYD BINS  
 RECYCLE: 2.70 BINS / 3 = 0.90 CYD BINS  
 ORGANIC: 2.70 BINS / 3 = 0.90 CYD BINS

CONTAINERS TO BE PROVIDED  
 RUBBISH: 4 CYD BINS  
 RECYCLE: 4 CYD BINS  
 ORGANIC: 2 CYD BINS



RESIDENTIAL TRASH RECEIVING ROOM  
 1/8" = 1'-0"

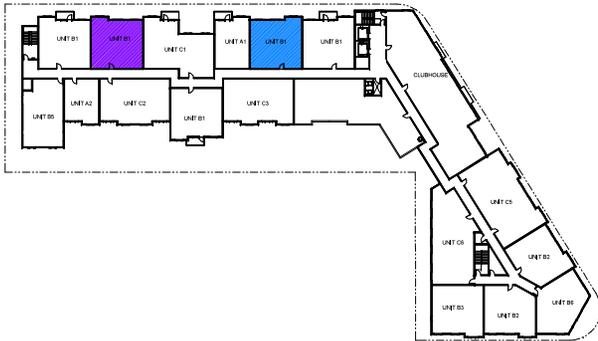
TRASH AND RECYCLING ROOM (COMMERCIAL)  
 (2) 3 CYD TRASH BIN AND  
 (2) 3 CYD RECYCLING BIN  
 (1) 2 CYD COMPOST BIN

TRASH STAGING AND COLLECTION LOCATION: BUILDING MAINTENANCE PERSONNEL TO MOVE TRASH BETWEEN TRASH ROOM AND STAGING AREA ON COLLECTION DAYS

TRASH STAGING AND COLLECTION LOCATION (RETAIL TRASH)



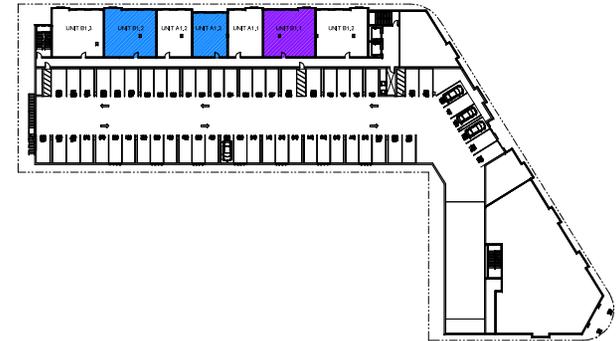




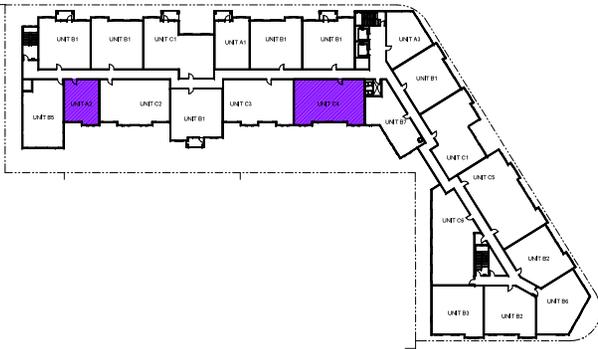
6TH FLOOR - AFFORDABLE UNITS | 6  
1" = 40'-0"



4TH FLOOR - AFFORDABLE UNITS | 4  
1" = 40'-0"



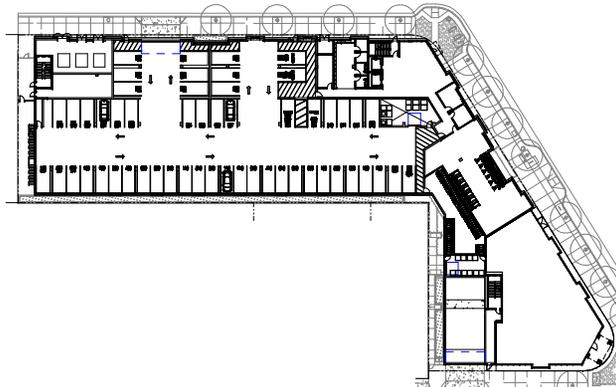
2ND FLOOR AFFORDABLE UNITS | 2  
1" = 40'-0"



5TH FLOOR - AFFORDABLE UNITS | 5  
1" = 40'-0"



3RD FLOOR - AFFORDABLE UNITS | 3  
1" = 40'-0"



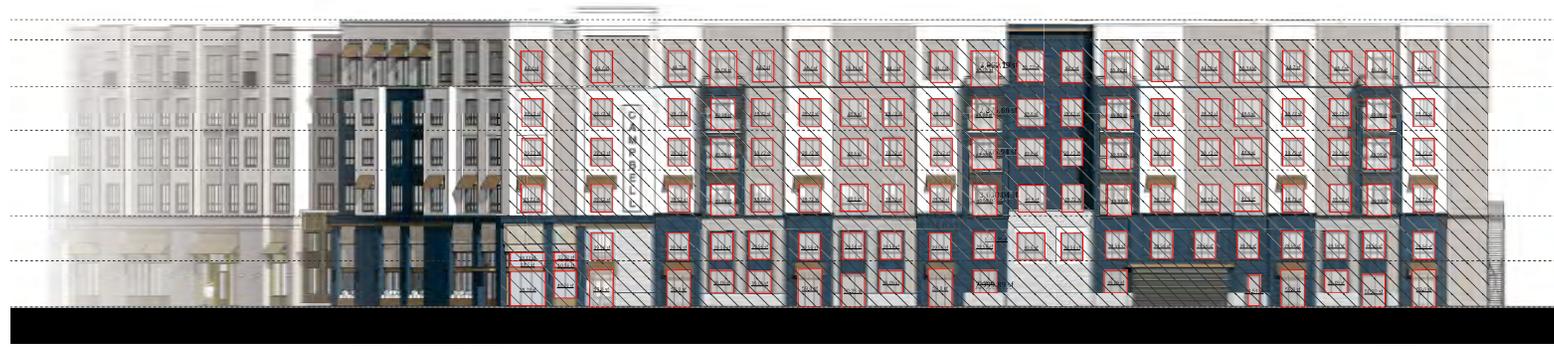
1ST FLOOR - AFFORDABLE UNITS | 1  
1" = 40'-0"

UNIT AREA CALCULATOR	GRASS RENT/AVG	NET RENT/AVG	%	NO. OF UNITS	VERY LOW INCOME	MODERATE INCOME		
1.30K	A2	760 SF	3,640 SF	707 SF	2,933 SF	4.4%	4 UNITS	0 UNITS
1.30K	A2.2P	770 SF	376 SF	600 SF	681 SF	1.2%	2 UNITS	0 UNITS
1.30K	A2.3P	775 SF	775 SF	671 SF	971 SF	1.3%	3 UNITS	0 UNITS
1.30K	A2.3P	878 SF	1,338 SF	657 SF	1,427 SF	1.2%	2 UNITS	0 UNITS
1.30K	A3	803 SF	3,409 SF	749 SF	3,247 SF	3.3%	3 UNITS	0 UNITS
<b>1.30K TOTAL</b>	<b>758 AVG. SF</b>	<b>7,558 SF</b>		<b>706 AVG. SF</b>	<b>7,555 SF</b>		<b>11 UNITS</b>	<b>0 UNITS</b>
1.30K	A2	648 SF	2,672 SF	620 SF	2,480 SF	4.4%	4 UNITS	0 UNITS
<b>SMALL 1.30K TOTAL</b>	<b>648 AVG. SF</b>	<b>2,672 SF</b>		<b>620 AVG. SF</b>	<b>2,480 SF</b>		<b>4 UNITS</b>	<b>0 UNITS</b>
2.30K	B1	1,172 SF	25,376 SF	1,048 SF	14,554 SF	15.2%	11 UNITS	1 UNITS
2.30K	B1.2P	1,083 SF	1,583 SF	1,035 SF	1,035 SF	1.3%	3 UNITS	0 UNITS
2.30K	B1.2P	1,083 SF	2,365 SF	1,035 SF	2,293 SF	2.2%	2 UNITS	0 UNITS
2.30K	B1.3P	1,083 SF	1,583 SF	1,035 SF	1,035 SF	1.3%	3 UNITS	0 UNITS
2.30K	B3	1,002 SF	8,485 SF	1,000 SF	8,288 SF	8.9%	8 UNITS	0 UNITS
2.30K	B3	1,111 SF	4,444 SF	1,048 SF	4,192 SF	4.4%	4 UNITS	0 UNITS
2.30K	B5	1,333 SF	4,333 SF	1,000 SF	4,300 SF	4.4%	4 UNITS	0 UNITS
2.30K	B6	1,000 SF	4,544 SF	1,000 SF	4,288 SF	4.4%	4 UNITS	0 UNITS
2.30K	B7	915 SF	2,815 SF	881 SF	2,773 SF	3.3%	4 UNITS	0 UNITS
<b>2.30K TOTAL</b>	<b>1,087 AVG. SF</b>	<b>54,351 SF</b>		<b>1,028 AVG. SF</b>	<b>51,491 SF</b>		<b>55 UNITS</b>	<b>1 UNITS</b>
3.30K	C1	1,428 SF	9,546 SF	1,345 SF	9,415 SF	7.8%	7 UNITS	0 UNITS
3.30K	C2	1,378 SF	5,140 SF	1,282 SF	5,048 SF	4.4%	4 UNITS	0 UNITS
3.30K	C3	1,195 SF	5,940 SF	1,282 SF	5,948 SF	4.4%	4 UNITS	0 UNITS
3.30K	C4	1,378 SF	4,926 SF	1,282 SF	5,781 SF	3.3%	3 UNITS	0 UNITS
3.30K	C5	1,075 SF	7,444 SF	1,282 SF	7,132 SF	4.4%	4 UNITS	0 UNITS
3.30K	C6	1,438 SF	6,512 SF	1,408 SF	6,208 SF	4.4%	4 UNITS	0 UNITS
<b>3.30K TOTAL</b>	<b>1,408 AVG. SF</b>	<b>38,337 SF</b>		<b>1,400 AVG. SF</b>	<b>36,235 SF</b>		<b>20 UNITS</b>	<b>0 UNITS</b>
<b>TOTAL</b>	<b>1,206 AVG. SF</b>	<b>104,528 SF</b>		<b>1,081 AVG. SF</b>	<b>97,565 SF</b>		<b>90 UNITS</b>	<b>1 UNITS</b>

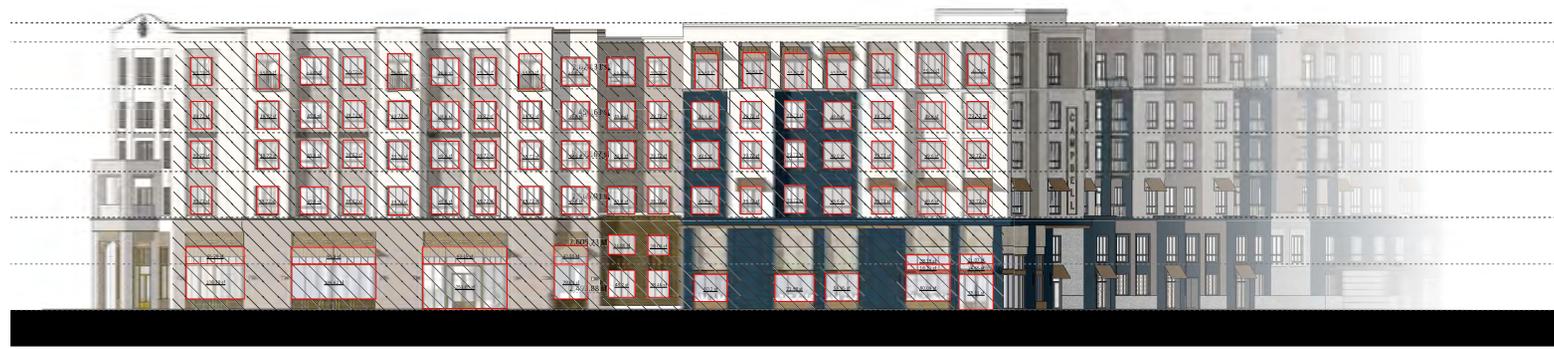
AFFORDABLE HOUSING PLAN LEGEND

- VERY LOW-INCOME UNITS
- MODERATE INCOME UNITS

	OPENINGS-SF	WALLS-SF	PERCENTAGE	FIRE SEPARATION	ALLOWABLE AREA	DEGREE
<b>DILLON AVE</b>						
LEVEL 6	1,019	3,060	33%	27'-2"	No Limit	UP, S
LEVEL 5	870	2,876	30%	27'-2"	No Limit	UP, S
LEVEL 4	870	2,606	33%	27'-2"	No Limit	UP, S
LEVEL 3	870	3,030	29%	27'-2"	No Limit	UP, S
LEVEL 2	801	3,000	27%	27'-2"	No Limit	UP, S
LEVEL 1	837	3,000	28%	27'-2"	No Limit	UP, S
<b>EAST CAMPBELL AVE</b>						
LEVEL 6	832	2,624	32%	47'-10"	No Limit	UP, S
LEVEL 5	790	2,455	32%	47'-10"	No Limit	UP, S
LEVEL 4	790	2,173	36%	47'-10"	No Limit	UP, S
LEVEL 3	790	2,865	27%	47'-10"	No Limit	UP, S
LEVEL 2	405	2,605	16%	47'-10"	No Limit	UP, S
LEVEL 1	1,136	2,495	46%	47'-10"	No Limit	UP, S



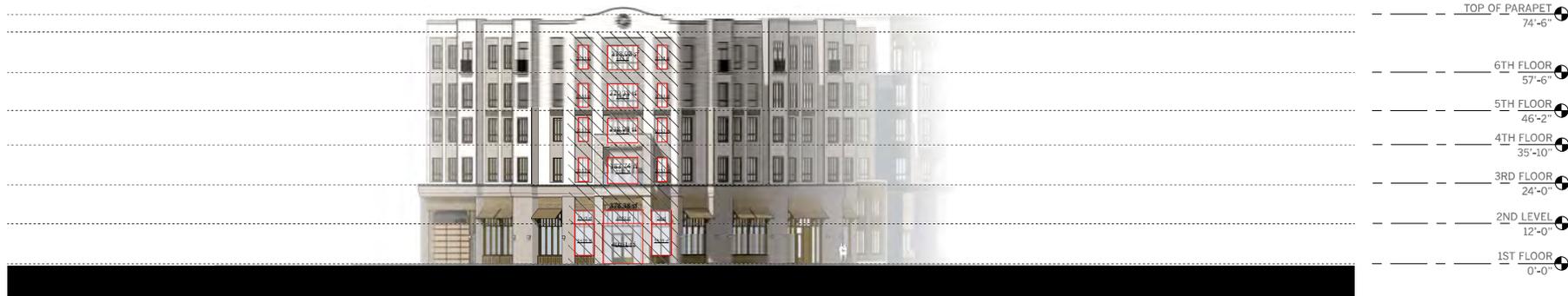
1. DILLON AVE ELEVATION



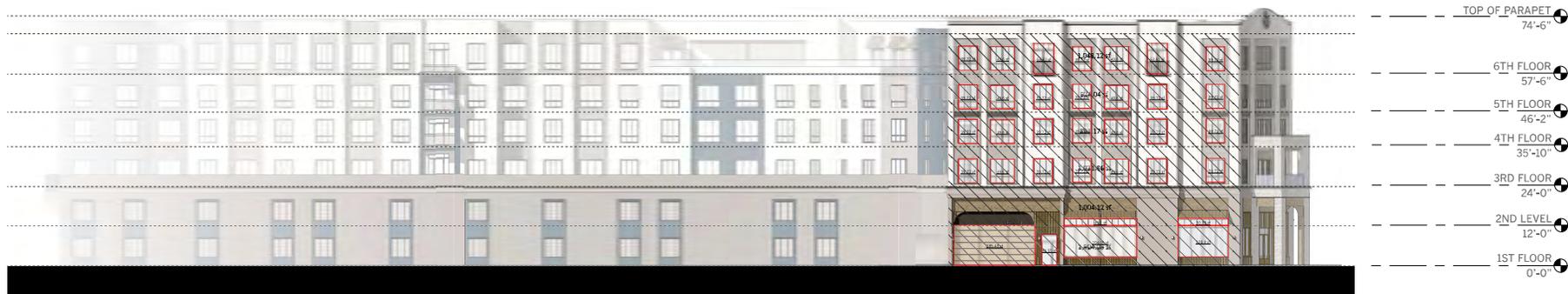
2. EAST CAMPBELL AVE ELEVATION

Scale: 1/16" = 1'-0"

	OPENINGS - SF	WALLS - SF	PERCENTAGE	FIRE SEPARATION	ALLOWABLE AREA	DEGREE
<b>CORNER EAST CAMPBELL AND GILMAN AVE</b>						
LEVEL 6	106	398	27%	>25'-0"	No Limit	UP, S
LEVEL 5	106	370	29%	>25'-0"	No Limit	UP, S
LEVEL 4	106	339	31%	>25'-0"	No Limit	UP, S
LEVEL 3	112	384	29%	>25'-0"	No Limit	UP, S
LEVEL 2	97	378	26%	>25'-0"	No Limit	UP, S
LEVEL 1	253	402	63%	>25'-0"	No Limit	UP, S
<b>GILMAN AVE</b>						
LEVEL 6	339	1,048	31%	31'-10 1/2"	No Limit	UP, S
LEVEL 5	300	975	31%	31'-10 1/2"	No Limit	UP, S
LEVEL 4	300	892	34%	31'-10 1/2"	No Limit	UP, S
LEVEL 3	300	1,032	29%	31'-10 1/2"	No Limit	UP, S
LEVEL 2	74	1,004	7%	31'-10 1/2"	No Limit	UP, S
LEVEL 1	670	1,004	67%	31'-10 1/2"	No Limit	UP, S



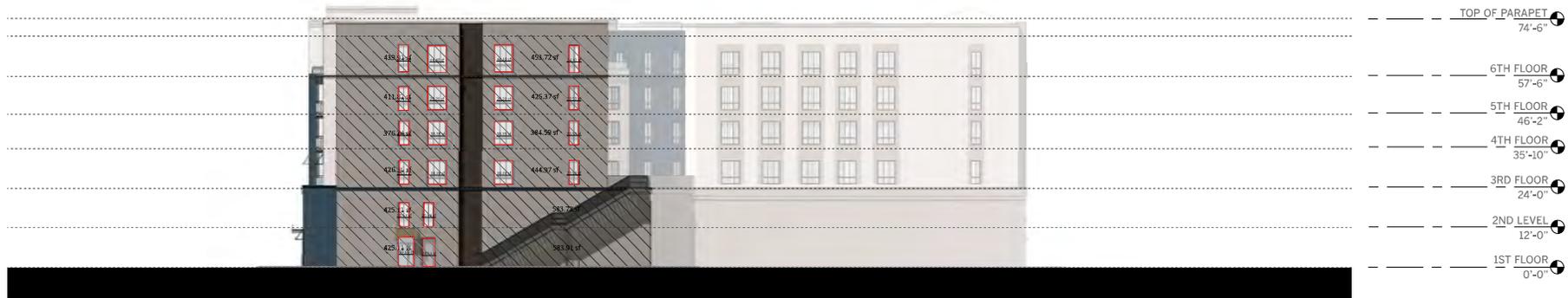
1. CORNER EAST CAMPBELL AND GILMAN AVE ELEVATION



2. GILMAN AVE ELEVATION

Scale: 1/16" = 1'-0"

	OPENINGS-SF	WALLS-SF	PERCENTAGE	FIRE SEPARATION	ALLOWABLE AREA	DEGREE
LEVEL 6	138	894	15%	10'-7 1/2"	45%	UP, S
LEVEL 5	118	837	14%	10'-7 1/2"	45%	UP, S
LEVEL 4	118	762	15%	10'-7 1/2"	45%	UP, S
LEVEL 3	118	871	14%	10'-7 1/2"	45%	UP, S
LEVEL 2	42	1,009	4%	10'-7 1/2"	45%	UP, S
LEVEL 1	70	1,009	7%	10'-7 1/2"	45%	UP, S



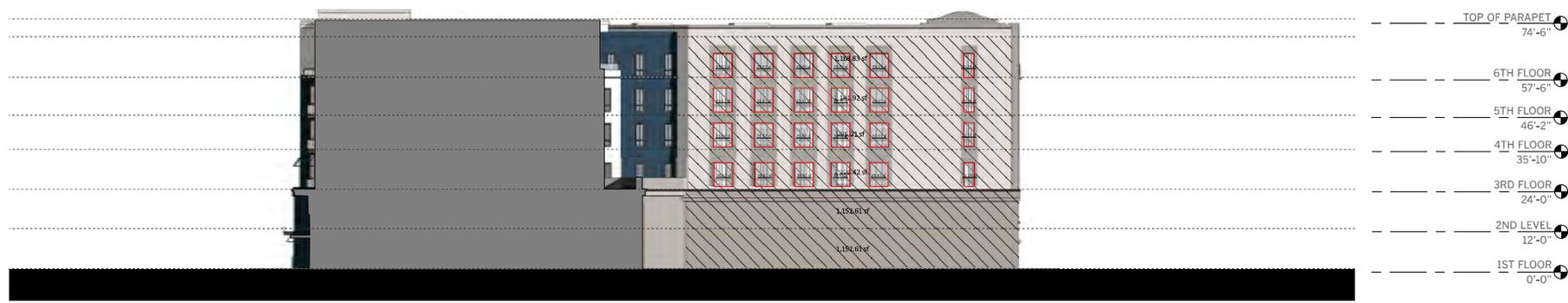
1. PROPERTY LINE ELEVATION @ DILLON AVE

Scale: 1/16" = 1'-0"

	OPENINGS-SF	WALLS-SF	PERCENTAGE	FIRE SEPARATION	ALLOWABLE AREA	DEGREE
<b>PROPERTY LINE TO GARAGE</b>						
LEVEL 2	432	3,007	14%	> 5'-0"	25%	UP, S
LEVEL 1	432	3,007	14%	> 5'-0"	25%	UP, S
<b>PROPERTY LINE TO CLOSEST UNIT (B5)</b>						
LEVEL 6	90	324	31%	15'-10"	75%	UP, S
LEVEL 5	90	308	29%	15'-10"	75%	UP, S
LEVEL 4	90	281	32%	15'-10"	75%	UP, S
LEVEL 3	90	319	28%	15'-10"	75%	UP, S



1. PROPERTY LINE @ GARAGE AND CLOSEST UNIT (B5)



2. PROPERTY LINE @ GILMAN AVE

Scale: 1/16" = 1'-0"

## LAYOUT LEGEND

	Ground Cover		Pedestrian Permeable Paving on Grade
	Pedestrian Concrete Paving		Pedestrian Unit Paving On Structure, Type 1
	Detail Number		Pedestrian Unit Paving On Structure, Type 2
	Sheet Number		Pedestrian Unit Paving On Pedestal, Type 1
	Property Line		Pedestrian Unit Paving On Pedestal, Type 2
	Center Line		
	Align		E.J. Expansion Joint
	Street Light, S.E.D. and S.C.D.		S.A.D. See Architect's Drawings
	Pedestrian Scale Pole Light, S.E.D. See Color and Finish Schedule		S.C.D. See Civil Engineer's Drawings
	Down Light, S.E.D. See Color and Finish Schedule		S.E.D. See Electrical Engineer's Drawings
	Wall Light, S.E.D. See Color and Finish Schedule		S.C.F.S. See Color and Finish Schedule
	Fire Hydrant, S.C.D.		
	Utility Boxes, S.C.D.		
	Below grade utilities as noted, S.C.D.		
	Trash Receptacle, See Color and Finish Schedule		
	Planter Pots, See Color and Finish Schedule		
	Bench, See Color and Finish Schedule		

## LAYOUT NOTES

- The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the Landscape Architect for a decision before proceeding with the work.
- Contractor to take all necessary precautions to protect buildings and waterproof membranes from damage. Any damage caused by the Contractor or the Contractor's representatives during their activities shall be repaired at no cost to the Owner.
- All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building walk, face of curb, edge of walk, property line, or centerline of column unless otherwise noted on the drawings.
- Walk scoring, expansion joints and paving shall be located as indicated on the Layout Plans, Landscape Construction Details, in the Specifications, or as field adjusted under the direction of the Landscape Architect.
- All bulk information is based on drawings prepared by:  
LPAS  
10 Clay Street, Suite 250  
Oakland, CA 94607  
415.213.0335
- All site civil information is based on drawings prepared by:  
Kier + Wright  
3350 Scott Blvd, Bldg 22  
San Jose, CA 95054  
408.727.6665
- The Contractor is to verify location of all existing utilities before commencing with the work. The Contractor shall be responsible for the repair of any damage to utilities caused by the activities of the Contractor or the Contractor's representatives. Any utilities shown on Landscape Drawings are for reference and coordination purposes only.
- All uplights are to be directed upward into the trees or objects they are intended to illuminate. Uplight positioning is subject to field modification by the Landscape Architect.
- Protect all existing construction from damage. The Contractor shall be responsible for the repair of any damage to existing construction caused by the activities of the Contractor or the Contractor's representatives.
- Expansion joints shall be located no less than 16' o.c., nor greater than 20' o.c., and/or as indicated on the Layout Plans, Landscape Construction Details, in Specifications, or as field adjusted under the direction of the Landscape Architect.

## TREE PROTECTION/PRUNING NOTES

- All trees designated to be preserved shall be verified by the Project Superintendent. This shall occur prior to the removal of any trees on-site.
- Neighboring trees overhanging the site should be protected from site construction impacts in the same manner as existing on-site trees to be preserved.
- Tree drip zone areas shall be protected with a 5' high chain-link fence enclosure mounted on 2 inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10 foot spacing. The fence shall enclose the entire area under the drip-line. Spray paint the top of the fence with bright orange paint before unrolling the fabric to ensure visibility of the barrier. In no case shall any vehicles or equipment be permitted to be stored within this enclosed area. Fence shall be erected before construction begins and remain in place until time for relocation.
- No materials or topsoil shall be stored within the tree enclosure area.
- No trenching within enclosure shall be permitted. Any tree roots encountered outside of the enclosure smaller than 2" shall be cut clean with the approved tree pruning tools and sealed with an approved fungicidal tree sealant. Tree roots 2" or larger shall not be cut. Route pipes into alternate location to avoid conflict. Any damaged or torn roots are to be root pruned and sealed with orange sheath.
- No grading or trenching shall be permitted within the fenced zone or under the drip-line except as specifically noted on the plans.
- No soil sterilants shall be applied under pavement near existing trees.
- Fertilizer and water soil injections must be done during April-May of the year of construction as well as the year after. These shall consist of Miller NutraLeaf 20-20-20 or equal at 5.2 pounds per 100 gallons of water or equivalent, or as recommended by the Arborist. This shall be applied to a depth of at least 18" and at a 20 degree angle toward the tree trunk at a rate of 10 gallons per inch of tree caliper.
- Above ground surface runoff shall not be directed into the tree canopy area from adjacent areas.
- A supplemental irrigation program is recommended at regular intervals (every three to four weeks) during the period in May 1 through Oct. 31. Irrigation is to be applied at or above the drip-line in an amount sufficient to supply approximately fifteen gallons of water for each inch in trunk diameter.
- Irrigation can be provided by means of a soil needs "soaker" or permeable hose. When using "soaker" or permeable hose, water is to be run at low pressure, avoiding runoff/pudding, allowing the needed moisture to penetrate the soil to feeder root depths.
- Periodic inspections by a qualified Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations. Any recommendations by the Arborist for maintaining the health of trees are to be implemented.
- Tree Pruning Notes. All trees shall be pruned in compliance with the following industry standards:
  - All specifications for working on protected trees shall be written and administered by a qualified arborist.
  - All work on protected trees shall be in accordance with the industry Standard Practices for Tree Care Operations outlined in the ANSI A300-1995 and ANSI33-1994.
  - All Specified tree work shall be designed to promote practices which encourage the preservation of tree structure and health, in accordance with the current Tree Pruning Guidelines (International Society of Arboriculture), An I.S.A. Certified Arborist or Tree Worker must be present at all times during pruning operations.

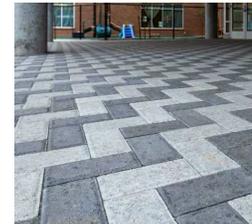
## SHEET INDEX

L-1,1	Notes and Legends
L-1,2	Planting Notes and Legends
L-2,1	Schematic Landscape Plan - Site
L-2,2	Schematic Landscape Plan - Podium and Roof
L-3,1	Schematic Planting Plan - Site
L-3,2	Schematic Planting Plan - Podium and Roof
L-4,1	Irrigation Zoning Diagram - Site
L-4,2	Irrigation Zoning Diagram - Podium and Roof
L-4,3	Irrigation Details
L-4,4	Irrigation Details
L-5,1	Schematic Landscape Details
L-5,2	Schematic Landscape Details

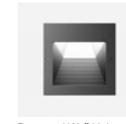
## COLOR AND FINISH SCHEDULE

<b>PEDESTRIAN CONCRETE PAVING</b> All colors by Davis Colors, 800.356.4848	
Type 1	Natural Grey Concrete with light broom finish, Sweep perpendicular to path of travel.
Type 2	Integral Color Concrete, Color and Finish per City standards
<b>PEDESTRIAN UNIT PAVER</b> Precast Concrete Pavers by Acker-Stone, 800.258.2353	
Type 1	12x24 Palazzo, Modified Herringbone Pattern, Color: Natural Pewter Monaco with Onyx Monaco 8x8,
Type 2	24x24 Palazzo, Stacked Bond Pattern, Color: Bentley White Monaco
Porcelain Tile Pavers by Acker-Stone, 800.258.2353	
Type 3	24x24 Porcelain Tile, Color: Torre Quarzite Grigio
<b>PRE-CAST PLANTERS</b> Custom Planters by Deco Planters, available thru Spruce and Gander (760) 690-4083. Planter Types 1-4 by Toumesol Site Works (800) 542-2282. All planters w/ drain holes.	
Type 1	36"x36"x30" W/shire by Toumesol, Color: Sapphire, Smooth
Type 2	48"x48"x30" W/shire by Toumesol, Color: Sapphire, Smooth
Type 3	60"x60"x36" W/shire by Toumesol, Color: Sapphire, Smooth
Type 4	96"x48"x30" W/shire by Toumesol, Color: Sapphire, Smooth
Type 5	Custom 4x10' Color: Blue
Type 6	Custom 42"x12', Color: Blue
Type 7	Custom 42"x14', Color: Blue
Type 8	Custom 42"x16', Color: Blue
Contractor to submit sample to Landscape Architect for approval prior to acquisition or installation. Contractor to provide unit price.	

<b>LIGHTING FIXTURES</b> Recessed Wall Light: 24 210 by Bega Lighting, bega-us.com, 805.684.0533, S.E.D., for more information, To be recessed into precast planters and cmu planter walls.	
Trellis Down Light: BK-Lighting LED Nile Star II, Finish Color: Dark Bronze, S.E.D., for more information.	
Work Light at BBQ Counter-top: B-K LED Twin Staff Star, Finish Color: Machined Stainless Steel, S.E.D., for more information.	
<b>BENCH</b> - City Standard By: Dumor, Inc. Model: 59. See Offsite Plans for more information.	
<b>BIKE RACK</b> - City Standard By: Dumor, Inc. Model: 290. See Offsite Plans for more information.	
<b>TREE GRATE</b> - City Standard By: Urban Accessories Model: 4x6' Coho. See Offsite Plans for more information.	
<b>TRASH RECEPTACLE</b> - City Standard By: Dumor, Inc. Model: 84-02-TFO. See Offsite Plans for more information	
<b>OUTDOOR TV</b> By: Sunbrite TV, 866.357.8688 Model: 65' Signature 2 Outdoor Panel Sun TV SB-55-65-4K	
<b>TRASH / RECYCLING</b> 800 Element by JAP, Size: 31x17x34, Color: Matte Grey, Contractor to submit sample to Landscape Architect and Owner, prior to fabrication. Contractor to provide unit price. Quantity to be determined by Landscape Architect and Owner.	



Unit Pavers on Structure



Recessed Wall Light



City Standard Bike Rack



Roof Deck Trellis



Trellis Down Light



City Standard Trash Receptacle



BBQ Grill



Precast and Custom Planters



Work Light - Grill



City Standard Bench



Double Sided Fireplace



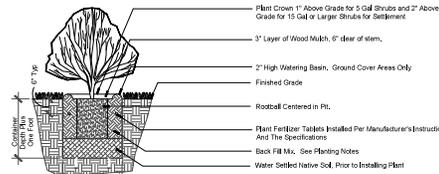
City Standard Tree Grate



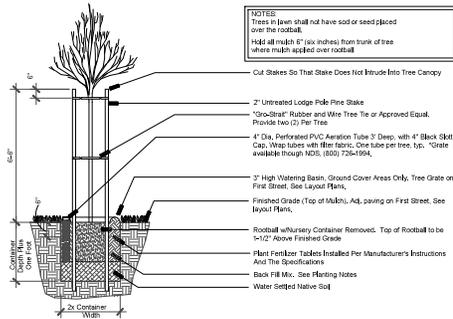
Trash Receptacle

## PLANTING NOTES

- All work shall be performed by persons familiar with planting work and under supervision of a qualified planting foreman.
- Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
- All trees are to be staked as shown in the staking diagrams.
- All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
- Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
- The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if then necessary and subject to the Owner's approval.
- All planting areas, except storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Colored Wood Chip" by Vision Recycling (510-429-1300; www.visionrecycling.com) or approved equal. Planter pots shall be top-dressed with "Colored Lumber Flakes" mulch by Vision Recycling. Mulch shall be Dark Brown in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
- All street trees to be installed in accordance with the standards and specifications of the City of Campbell. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
- Seasonal color is to be current and locally available. Plant material is to be selected by the Landscape Architect from a list of currently available stock provided by the Landscape Contractor prior to installation. Seasonal color to be 4" pots at 12" o.c., unless otherwise noted.
- Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
- All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
- The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
- The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
- The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
- The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an ongoing maintenance procedure.
- Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
- Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
- The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
- Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
- Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
- Versace® drainage board or approved equal is to be installed in all construction planters and all pre-cast planters/pots as shown in the drawings.
- All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur each time normal irrigation is scheduled.
- The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of \$5,000.00 (Five Thousand Dollars) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the allowance shall be returned to the Owner at the beginning of the maintenance period.
- For trees and shrubs that overhang circulation route, maintain 80" clear above walking surface.

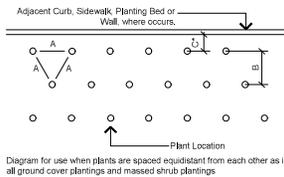


**Shrub Planting Detail**  
Scale: 3/8" = 1'-0"

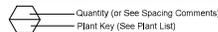


**Street Tree Planting Diagram**  
Scale: 3/8" = 1'-0"

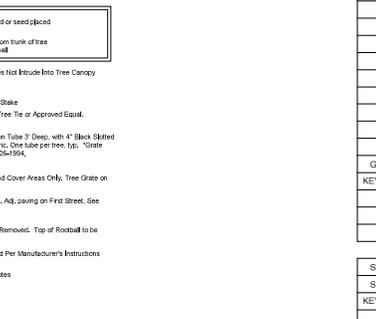
## PLANT SPACING DIAGRAM



## PLANT CALLOUT SYMBOL



**Planting Detail**  
Scale: 3/8" = 1'-0"



## PLANT QUANTITY DIAGRAM

SPACING 'A'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20'	2.60'	4.60
8" O.C.	6.93'	3.47'	2.60
9" O.C.	7.73'	3.90'	1.78
10" O.C.	8.58'	4.33'	1.66
12" O.C.	10.40'	5.20'	1.15
15" O.C.	13.00'	6.50'	0.74
18" O.C.	15.60'	7.80'	0.51
24" O.C.	20.80'	10.40'	0.29
30" O.C.	26.00'	13.00'	0.18
36" O.C.	30.00'	15.00'	0.12
48" O.C.	40.00'	20.00'	0.07
72" O.C.	62.35'	31.18'	0.04

See Plant Spacing Diagram for maximum triangular spacing 'X'. This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass areas before utilizing spacing chart to determine plant quantities.

\*Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=1/2 B.

## PLANT PALETTE

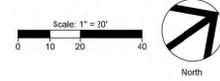
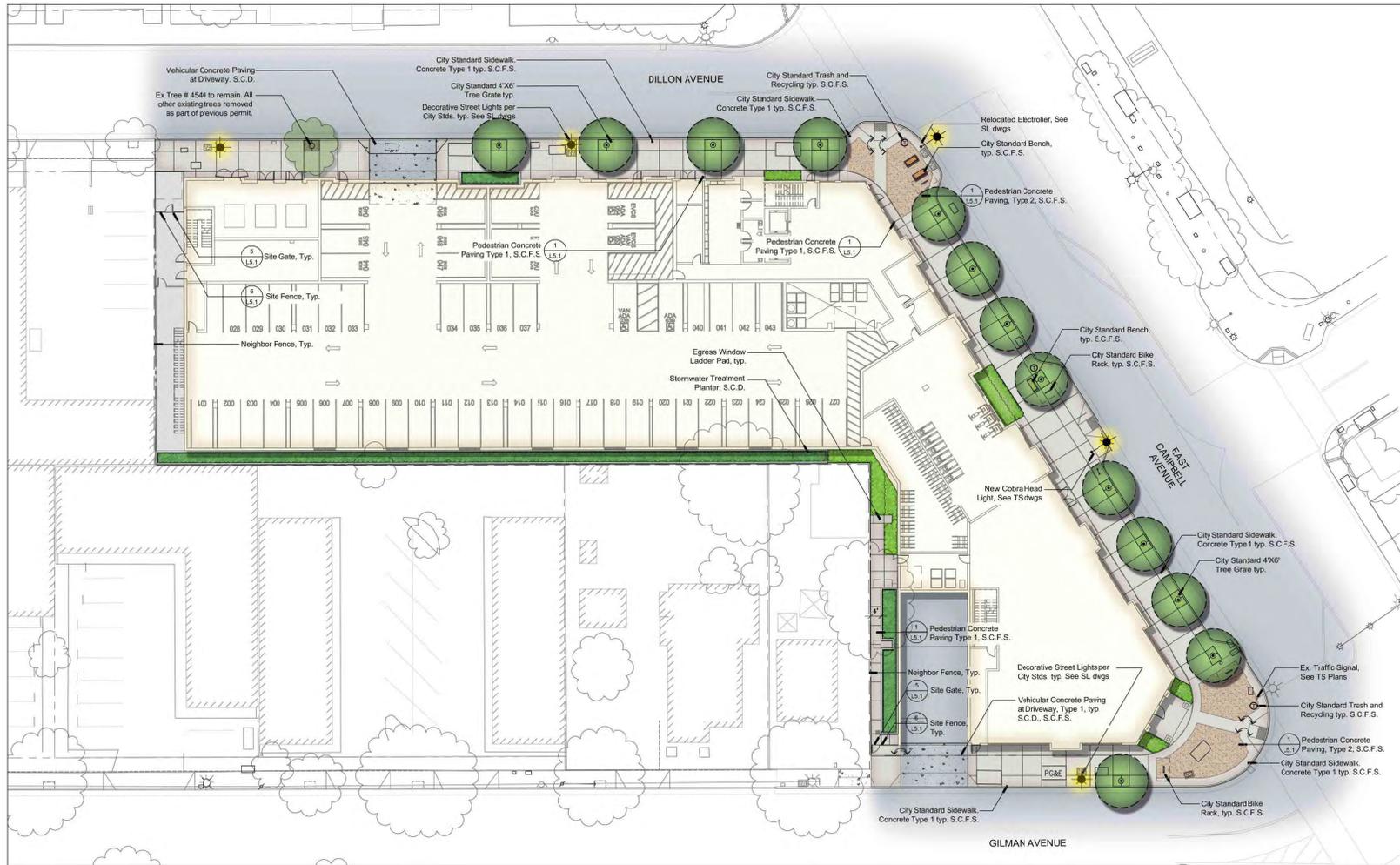
TREES *24" Box Standards Unless Noted Otherwise on Plans					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
CER CAN	-	Cercis canadensis 'Abia'	White Eastern Redbud	multi	
KOE BP	-	Koeleuteria bipinnata	Chinese Flame Tree		
LAU SAR	-	Laurus 'Sarotoga'	Sweet Bay		
MAG GRA	-	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	multi	
MAG SOU	-	Magnolia soulangeana 'Lilliputan'	Saucer Magnolia	multi	
PLA ACE	-	Platanus s. 'Columbia'	London Plane Tree		

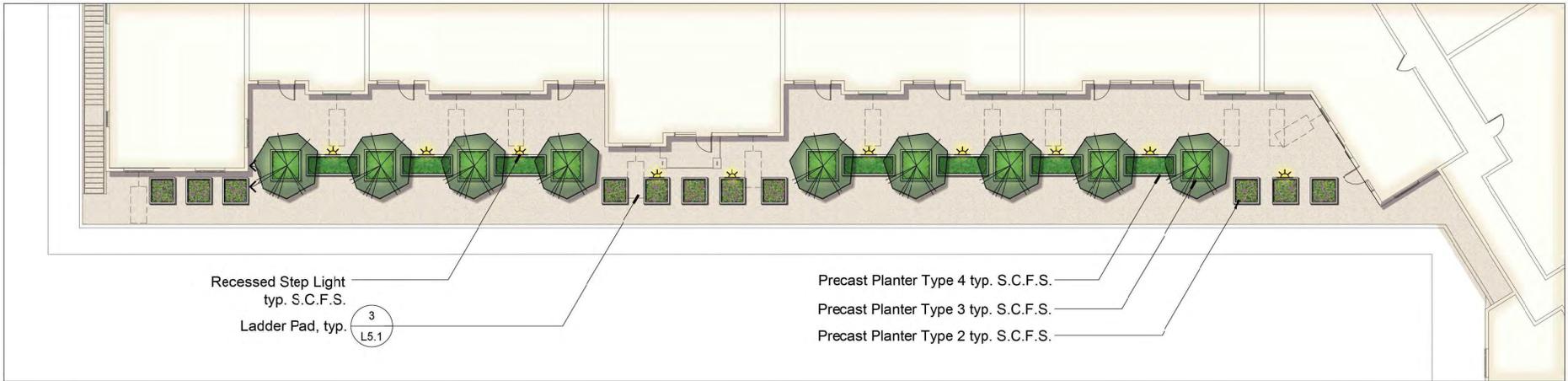
SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
20	5 gal	Leucadendron 'Red Gem'	Yellow Cornesh	36" o.c.	
27	15 gal	Podocarpus e. 'Monnal'	Ice Blue Fern Pine	column	
29	5 gal	Rhaphidolepis l. 'Georgia Petite'	Dwarf Indian Hawthorn	24" o.c.	
32	15 gal	Tibouchina urvilleana	Princess Flower		
41	5 gal	Asparagus d. 'Myers'	Myers Asparagus	24" o.c.	
45	5 gal	Correa pulchella 'Ray's Tangerine'	Australian Fuchsia	36" o.c.	
48	1 gal	Cuphea flavea	Bat-Faced Cuphea	24" o.c.	
49	5 gal	Dianella tasmanica 'Variegata'	Flax Lily	24" o.c.	
54	5 gal	Lomandra 'Lime Tuff'	Dwarf Mat Rush	15" o.c.	
57	5 gal	Nandina d. 'Lemon Lime'	Heavenly Bamboo	36" o.c.	
61	5 gal	Phormium 'Golden Ray'	New Zealand Flax ove	42" o.c.	
63	5 gal	Phytosporum T. 'Wheeler's Dwarf'	Phytosporum	24" o.c.	
64	1 gal	Polystichum munitum	Western Sword Fern	30" o.c.	
66	5 gal	Salvia m. 'Hot Lips'	Garden Sage	30" o.c.	
70	5 gal	Stipa Arundinacea	Phaeas's Tall Grass	36" o.c.	

GROUNDCOVERS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
NH	1 gal	Nandina 'Flirt'	Dwarf Heavenly Bamboo	24" o.c.	
TL	1 gal	Teucrium x lucidrys	Germaner	18" O.C.	
TJ	1 gal	Trachospermum jasminoides	Star Jasmine	18" o.c.	

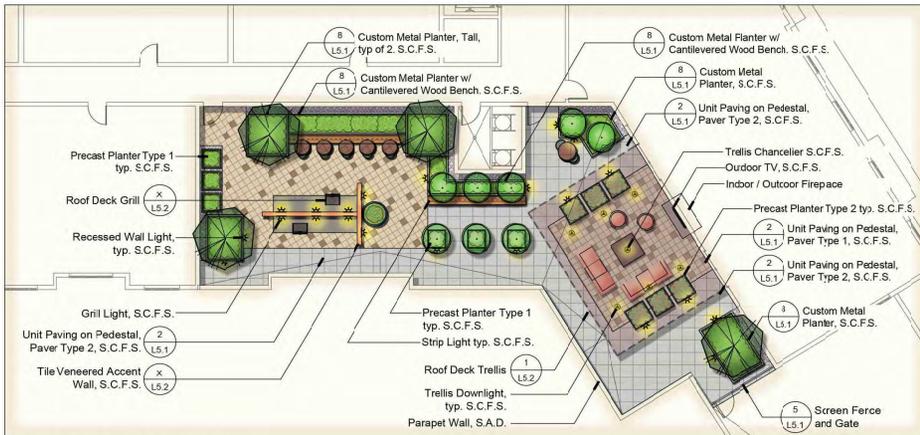
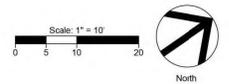
STORMWATER TREATMENT PLANTING					
SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
43	5 gal	Chondropetalum tectum	Cape Rush	30" o.c.	
MA	1 gal	Mahonia aquifolium 'Compacta'	Creeping Barberry	18" o.c.	

GROUNDCOVERS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
FR	1 gal	Festuca rubra 'Molde'	Molde Creeping Red Fescue	24" o.c.	

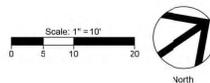




3rd Level Podium Courtyard



6th Level Roof Deck





66-Salvia



54-Lomandra



PLA ACE-Plantanus



64-Polystichum



27-Podocarpus



20-Leucadendron



70-Stipa arundinacea



29-Rhaphirolepis



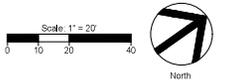
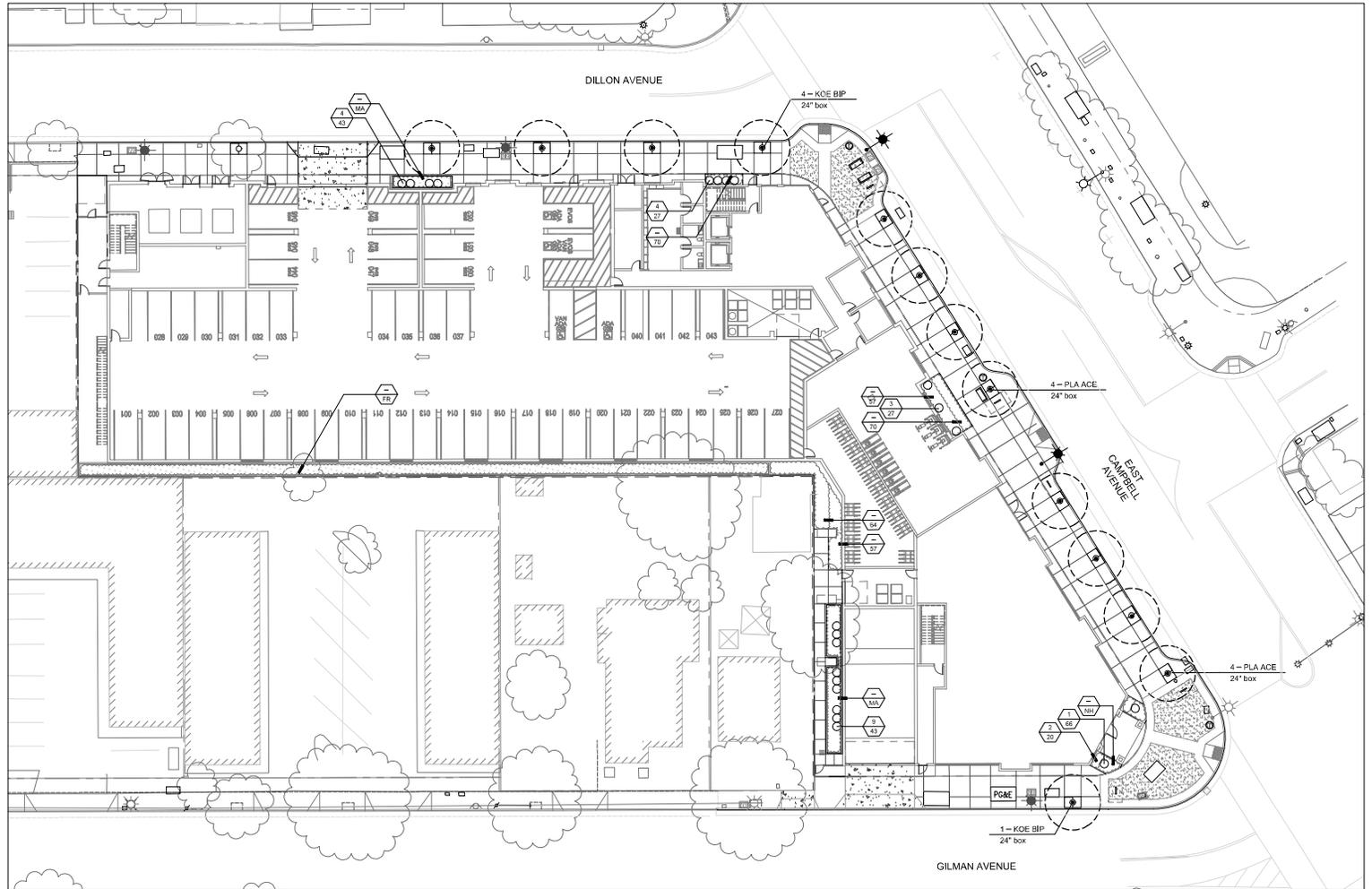
KOE BIP-Koelreuteria

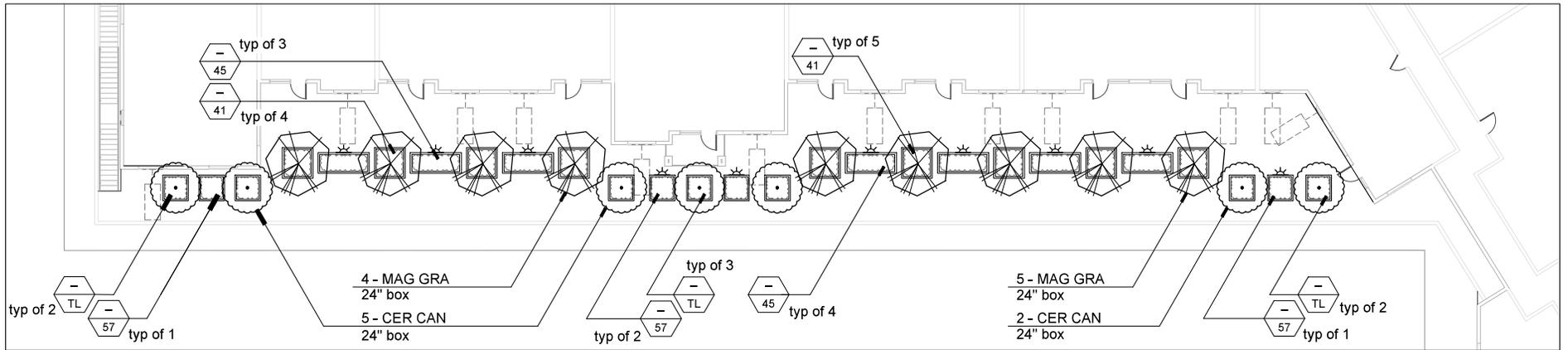


NH-Nandina

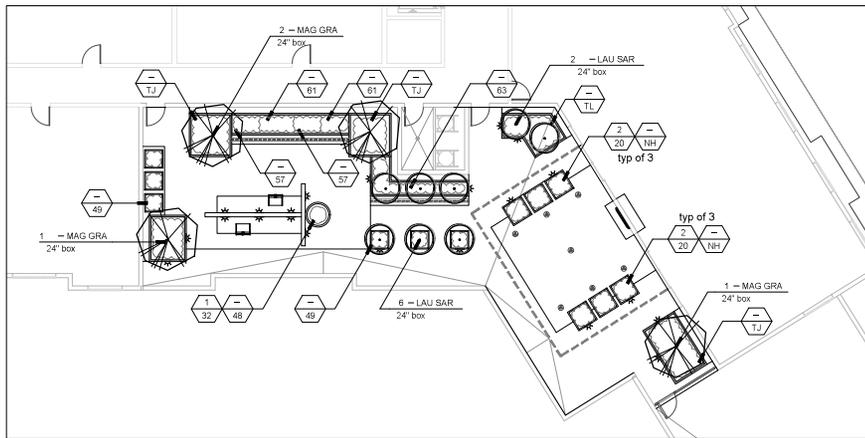


FR - Festuca rubra 'Molate'





3rd Level Podium Courtyard

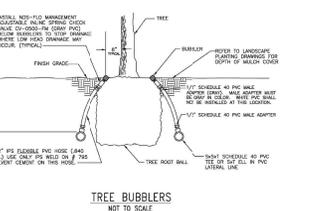
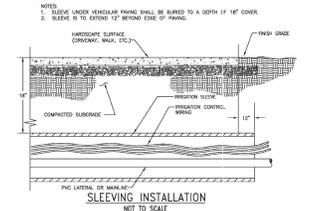
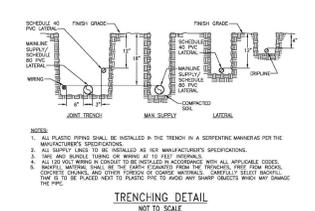
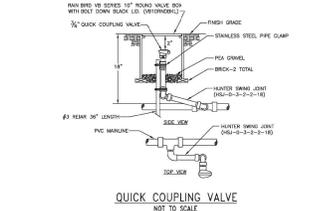
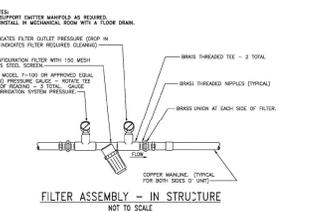
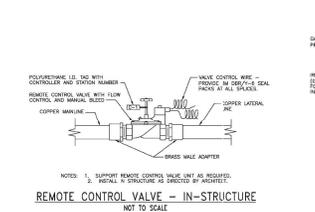
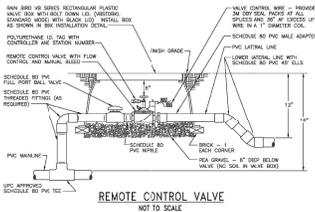
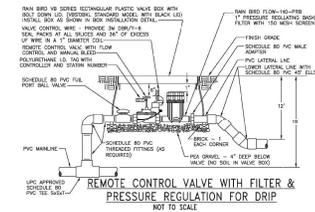
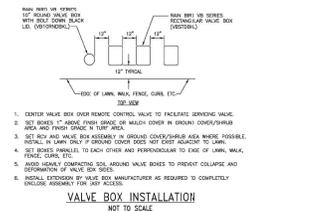
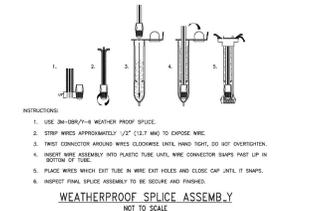
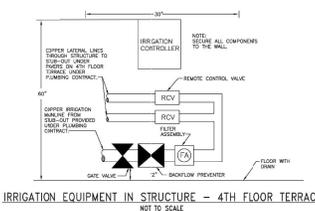
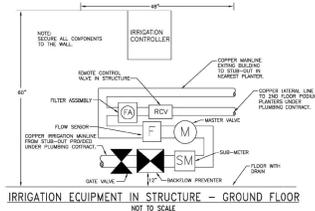
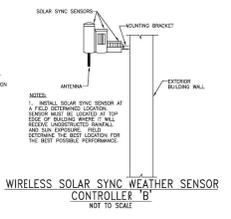
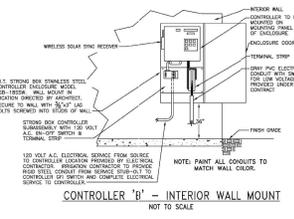
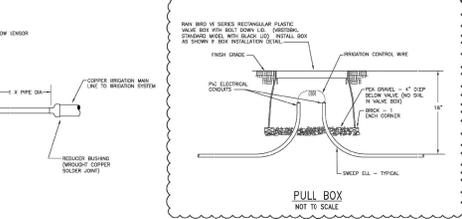
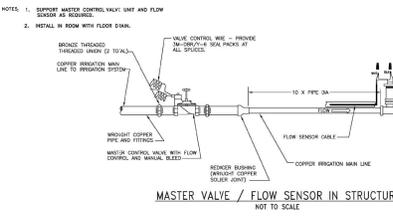
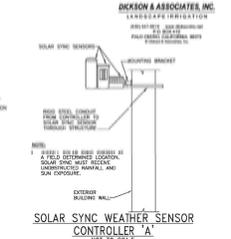
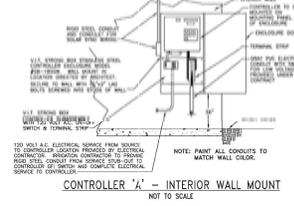
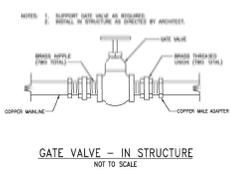
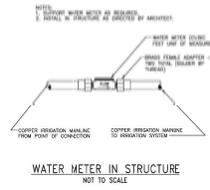
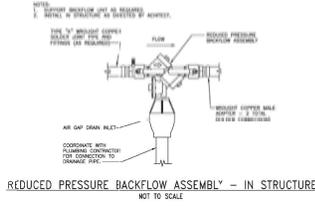


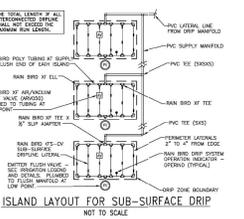
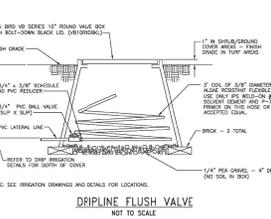
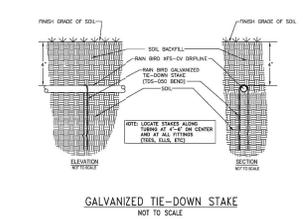
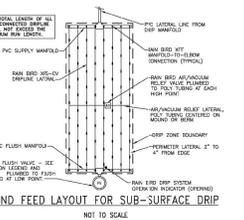
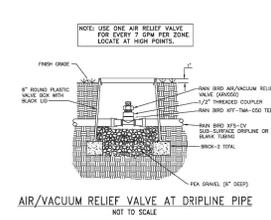
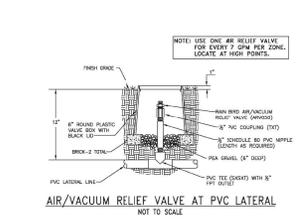
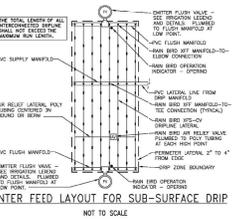
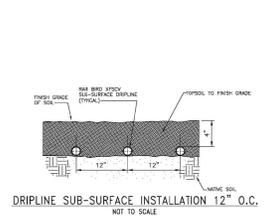
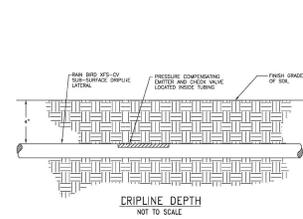
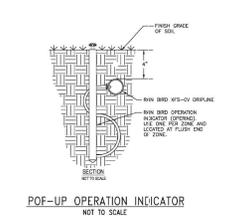
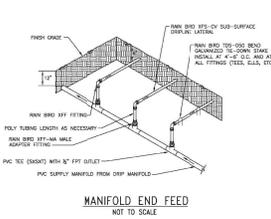
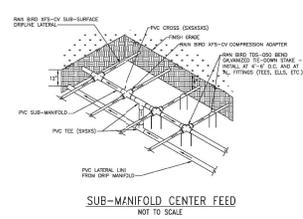
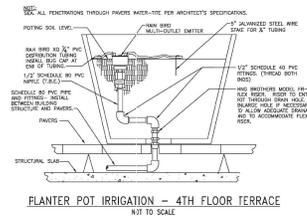
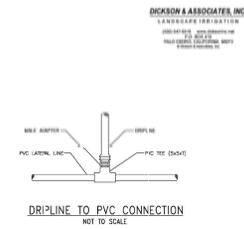
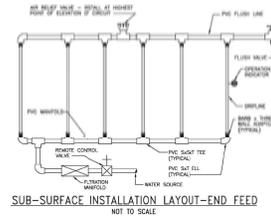
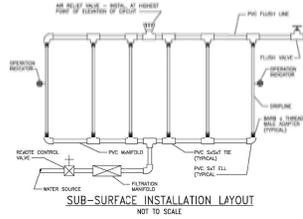
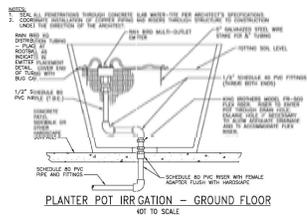
6th Level Roof Deck

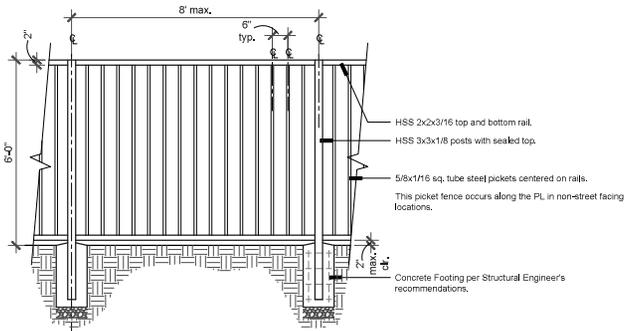




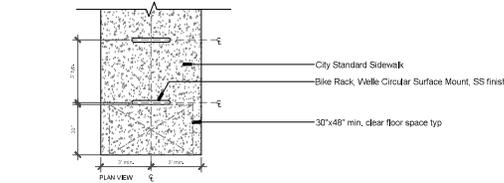




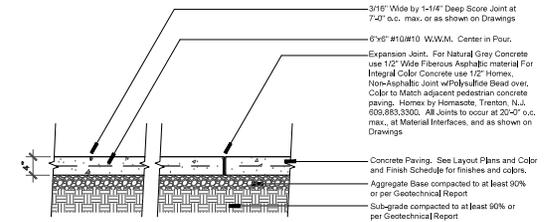




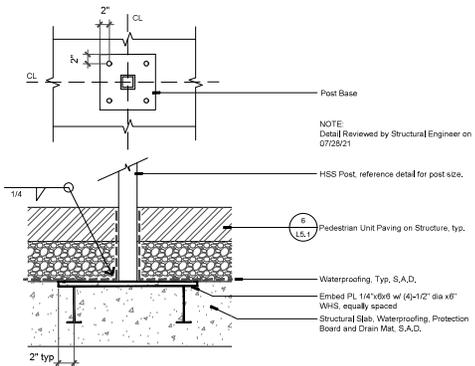
6 Site Fence  
Scale: 1/2" = 1'-0"



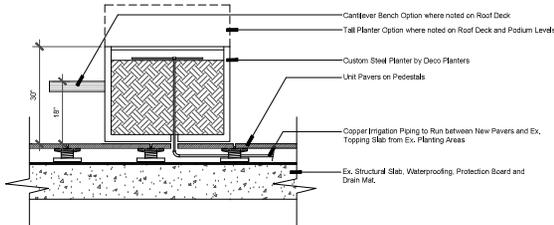
4 Bike Rack  
Scale: 3/8" = 1'-0"



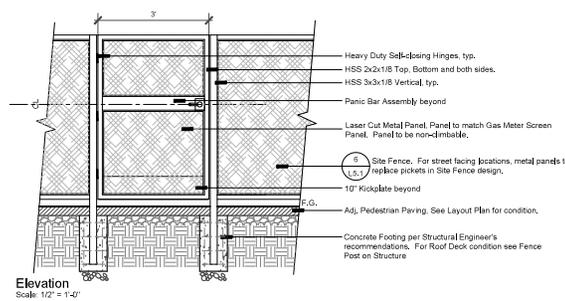
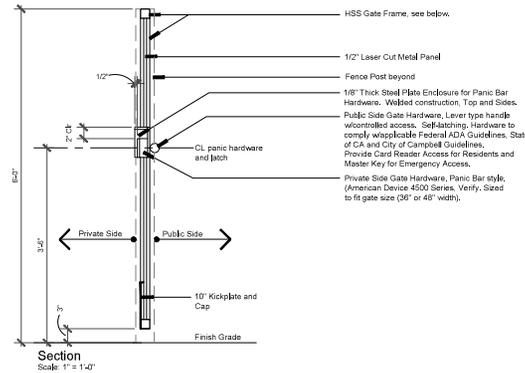
1 Pedestrian Concrete Paving  
Scale: 1" = 1'-0"



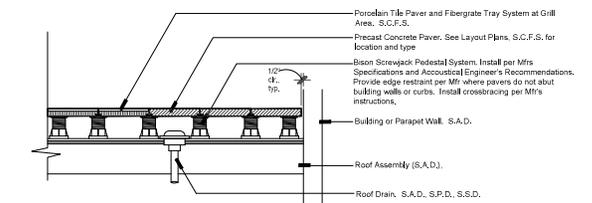
7 Post Mount on Structure  
Scale: 1/2" = 1'-0"



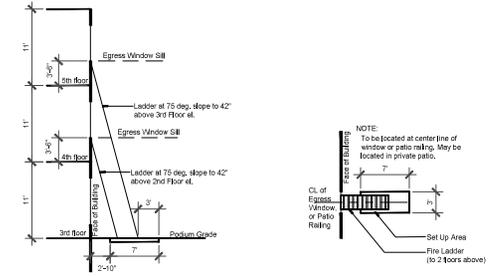
8 Custom Metal Planter  
Scale: 3/4" = 1'-0"



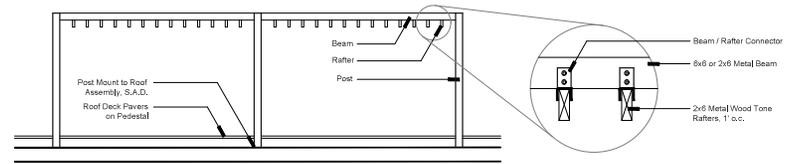
5 Site Gate  
Scale as Noted



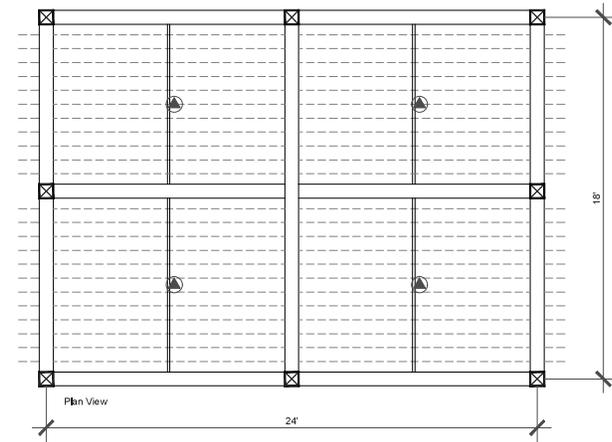
2 Unit Pavers on Pedestal  
Scale: 1/2" = 1'-0"



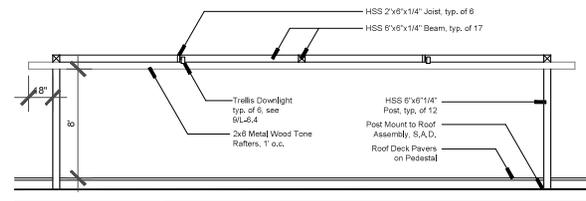
3 Egress Ladder Set Up Area  
Scale: 1/8" = 1'-0"



Side Elevation



Plan View



Front Elevation

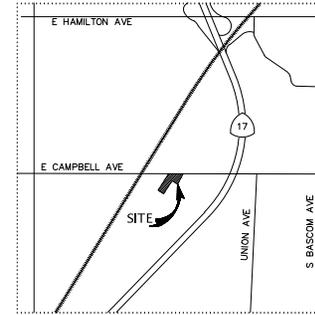
① **Metal Trellis - Roof**

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

# VESTING TENTATIVE MAP

FOR A 1 LOT SUBDIVISION  
FOR A MAXIMUM OF 90 CONDOMINIUM UNITS

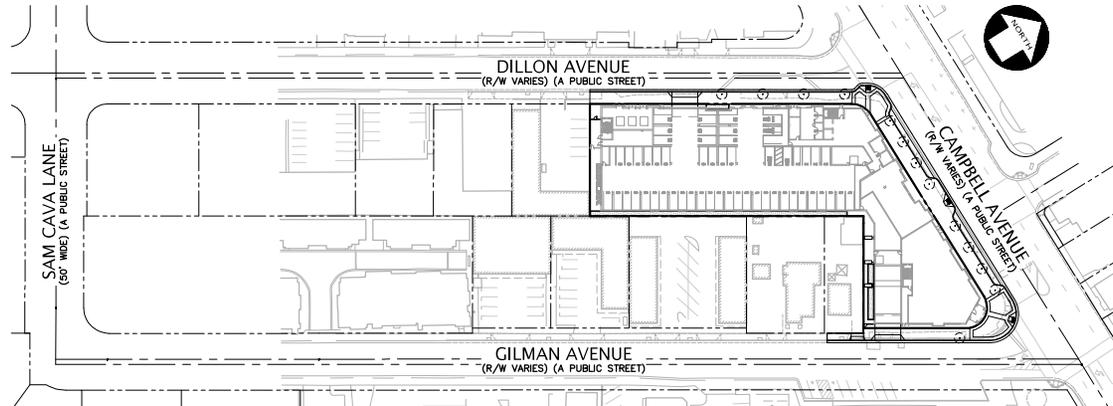
## PARKVUE FOR CRESLEIGH HOMES CAMPBELL CALIFORNIA



VICINITY MAP  
NOT TO SCALE

### PROJECT DATA

- RECORD OWNER: CAMPBELL PARK DEVELOPMENT LLC  
ATTN: JEREMY LUI  
403 CALIFORNIA STREET, SUITE 700  
SAN FRANCISCO, CA 94104  
EMAIL: JLU@CRESLEIGH.COM
- SUBDIVIDER: CAMPBELL PARK DEVELOPMENT LLC  
403 CALIFORNIA STREET, SUITE 700  
SAN FRANCISCO, CA 94104  
PHONE: (415) 266-9929
- MAP PREPARED BY: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.  
3350 SCOTT BOULEVARD, BUILDING 22  
SANTA CLARA, CA 95054  
PHONE: (408) 727-6665  
MARK A. KNUDSEN, P.E. 75828
- A.P.N.: 412-09-066
- GENERAL PLAN: CB-MU (26-33) - CENTRAL BUSINESS MIXED USE (26-33 UNITS/ACRE)  
CC-MU (45-60) - COMMERCIAL CORRIDOR MIXED USE (45-60 UNITS/ACRE)
- EXISTING USE: COMMERCIAL
- PROPOSED USE: MIXED USE AND 1 COMMERCIAL UNIT
- EXISTING ZONING: C-PD - CONDOMINIUM PLANNED DEVELOPMENT
- PROPOSED ZONING: C-PD - CONDOMINIUM PLANNED DEVELOPMENT
- EXISTING NUMBER OF LOTS: 1
- PROPOSED NUMBER OF LOTS: 1
- PROPOSED NUMBER OF RESIDENTIAL UNITS: 90 CONDOMINIUM UNITS  
1 COMMERCIAL UNIT
- TOTAL ACREAGE: 0.998+ ACRES
- ALL DISTANCES ARE APPROXIMATE.
- THERE ARE NO NEW PUBLIC STREET NAMES PROPOSED.
- BENCHMARK: CITY OF CAMPBELL BENCHMARK NO. 73; 2 1/4" BRASS DISK IN TOP OF CURB AT NORTHWEST CORNER OF EAST CAMPBELL AVENUE AND PAGE STREET. ELEVATION = 192.275 FEET (CITY OF CAMPBELL DATUM)
- BASIS OF BEARINGS: THE BEARING OF NORTH 31°51'45" EAST TAKEN ON GILMAN AVENUE AS SHOWN ON THAT CERTAIN TRACT MAP NUMBER 10570 FILED FOR RECORD ON AUGUST 9, 2023, IN BOOK 956 OF MAPS AT PAGES 22-23, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 050802217H FOR COMMUNITY NUMBER 060338 (CITY OF CAMPBELL), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X" (UNSHADED)
- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED AUGUST 8, 2024, NUMBER 2489-873408. NO LIABILITY IS ASSIGNED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- UTILITIES:  
STORM DRAINAGE CITY OF CAMPBELL  
SANITARY SEWER WEST VALLEY SANITATION DISTRICT  
WATER SAN JOSE WATER COMPANY  
ELECTRIC PG&E  
TELEPHONE AT&T  
CABLE COMCAST
- ADDITIONAL EASEMENTS OR AGREEMENTS MAY BE NECESSARY AS THE PROJECT EVOLVES AND WILL BE CREATED BY SEPARATE INSTRUMENT.



KEY MAP  
SCALE: 1" = 50'

### SHEET INDEX

CIVIL SHEETS		
NO.	SHEET	DESCRIPTION
1	TM1.0	COVER SHEET
2	TM2.1	EXISTING CONDITIONS PLAN
3	TM3.1	VESTING TENTATIVE MAP
4	TM4.1	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
5	TM5.1	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
6	TM5.2	PRELIMINARY STORMWATER QUALITY CALCULATIONS & DETAILS
7	TM6.1	PRELIMINARY SITE FIRE ACCESS PLAN

### DEVELOPER

CRESLEIGH HOMES  
ATTN: JEREMY LUI  
403 CALIFORNIA STREET, SUITE 700  
SAN FRANCISCO, CA 94104  
(415) 266-9929

### ARCHITECT

LP&S ARCHITECTURE + DESIGN  
ATTN: RON REITZER  
2484 NATOMAS PARK DRIVE, BUILDING 100  
SACRAMENTO, CA 95833  
(415) 213-0335

### CIVIL ENGINEER

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.  
ATTN: KEVIN PARIS MATHEOU  
3350 SCOTT BOULEVARD, BUILDING 22  
SANTA CLARA, CA 95054  
(408) 727-6665

### LANDSCAPE ARCHITECT

THE GUZZARDO PARTNERSHIP INC.  
ATTN: KURT CLAWER  
PIER 9, THE EMBARCADERO, SUITE 115  
SAN FRANCISCO, CA 94111  
(415) 433-4672

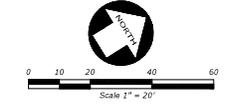
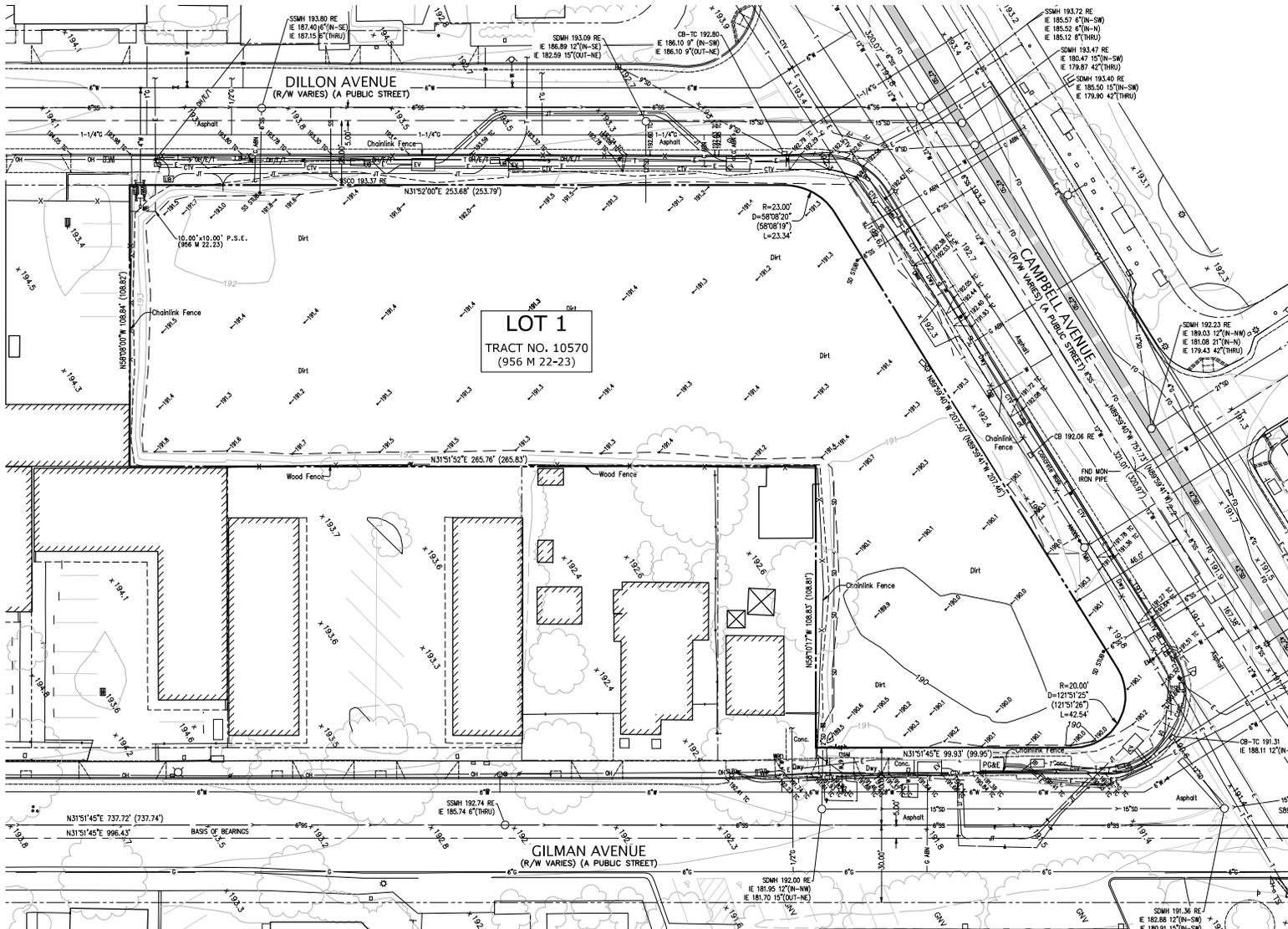


COVER SHEET

EAST CAMPBELL APTS. | CAMPBELL, CA TM1.0

PROJECT NO. A24339

July 2, 2025

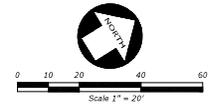


**LEGEND**

	BUILDING LINE
	CENTER LINE
	CONCRETE/BLOCK WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CONTOUR LINE-MAJOR
	CONTOUR LINE-MINOR
	DRIVEWAY
	ELECTRIC LINE
	FENCE LINE
	GAS LINE-VALVE & METER
	JOINT TRENCH LINE
	MONUMENT/MONUMENT LINE
	OVERHEAD POWER LINE
	PROPERTY LINE
	SANITARY SEWER LINE-MANHOLE & CLEANOUT
	SEWER LINE
	SPOT ELEVATION
	STORM DRAIN LINE-MANHOLE & CATCH BASIN
	STORM DRAIN LINE-MANHOLE & CATCH BASIN
	STORM DRAIN LINE OVER 24\"/>
	STREET LIGHT CONDUIT LINE
	WATER LINE & VALVE
	ANODE
	ELECTRODLER
	FIRE HYDRANT
	GUY ANCHOR
	POWER POLE/GUY POLE
	TRANSFORMER
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
	UTILITY BOX
	WALK-BOLLARD LIGHT
	WATER VALVE

**ABBREVIATIONS**

B-C	BEGINNING OF CURVE
BL	BUILDING LINE
BR	BOTTOM OF RAMP
BW	BACK OF WALK
CB	CATCH BASIN
CL	CENTER LINE
CTV	CABLE TV
CR	DRAIN INLET
DWY	DRIVEWAY
E	EAST
E-C	END OF CURVE
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EW	ELECTRICAL WALL
EW	EDGE OF WALK
FH	FIRE HYDRANT
FL	FLOW LINE
FO	FOUND
GN	GROUND
GUY	GUY ANCHOR
GV	INVERT ELEVATION
IP	IRON PIPE
JP	JOINT POWER POLE
LP	LIP OF GUTTER
LL	LANE LINE
LT	LIGHT
LTM	LIGHT MANHOLE
MON	MONUMENT
N	NORTH
NE	NORTH EAST
NW	NORTH WEST
PGE	PACIFIC GAS & ELECTRIC
PP	POWER POLE
RE	RIM ELEVATION
S	SOUTH
SD	STORM DRAIN
SMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SS	SANITARY SEWER CLEAN OUT
SSO	SANITARY SEWER MANHOLE
ST	START
STW	SOUTH WEST
SW	SOUTH WEST
TB	TELEPHONE BOX
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE
TR	GRADE BREAK LINE TOE
TOP	GRADE BREAK LINE TOP
TOP	TOP OF PAVEMENT
TSP	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TM	TREE WELL
UB	UNKNOWN UTILITY BOX
W	WEST
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE

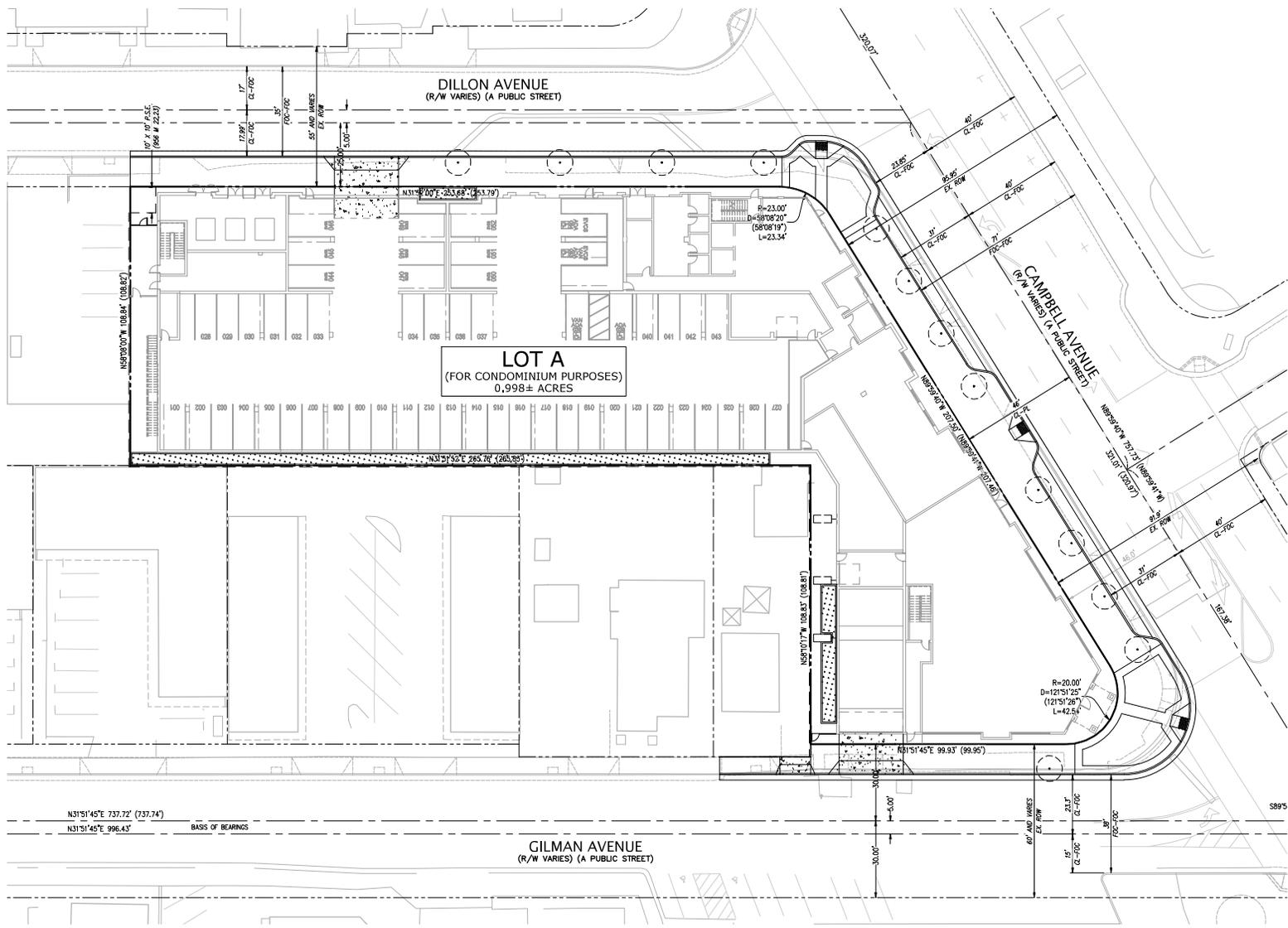


**VESTING TENTATIVE MAP LEGEND**

- ADJACENT PROPERTY LINE
- STREET CENTERLINE OR MONUMENT LINE
- - - - - DISTINCTIVE BORDER
- - - - - EXISTING EASEMENT LINE

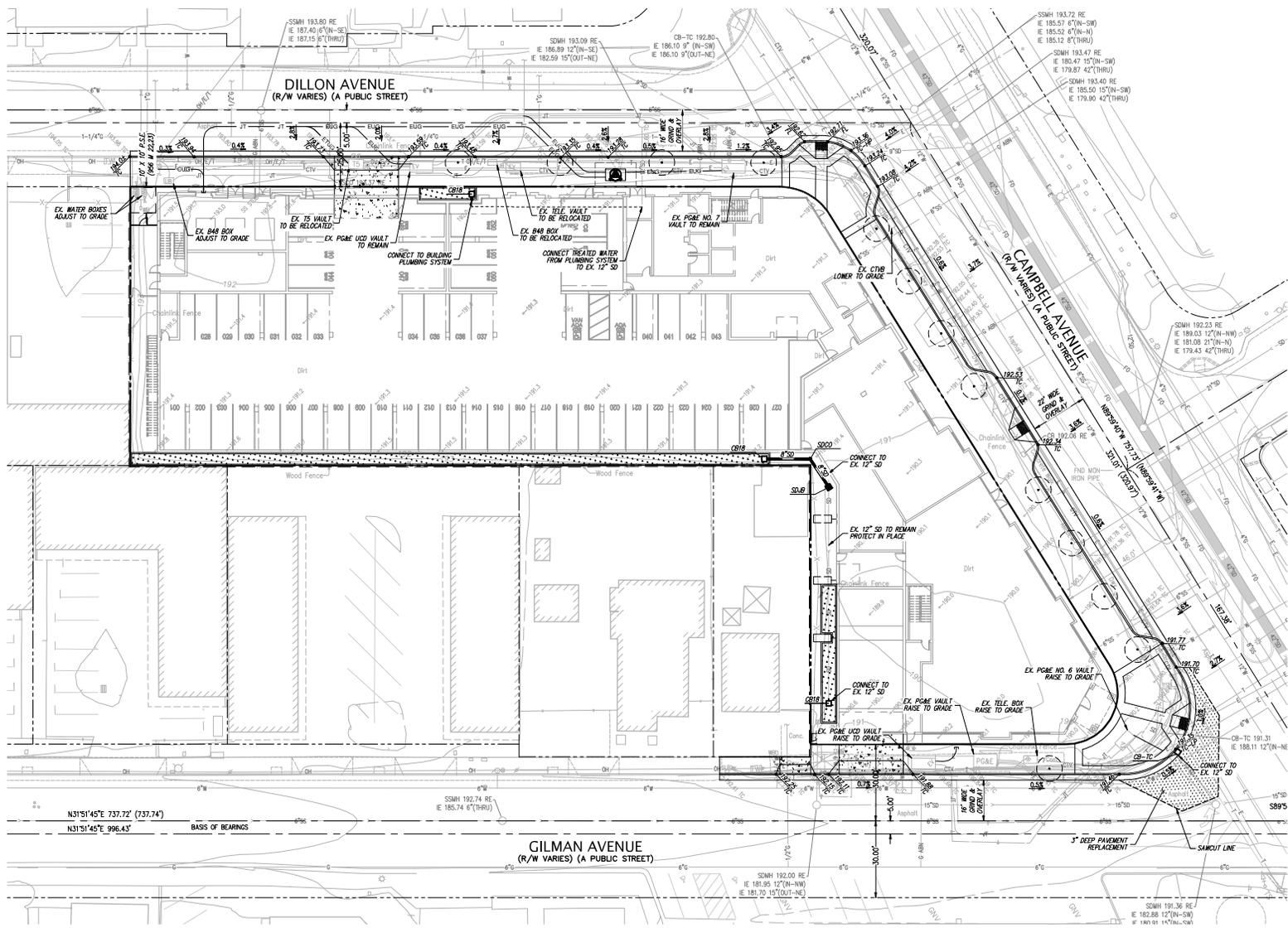
**ABBREVIATIONS**

- CL CENTER LINE
- EX EXISTING
- FOC FACE OF CURB
- PL PROPERTY LINE
- R.S.E. RIGHT-OF-WAY





Scale 1" = 20'



**GRADING AND DRAINAGE LEGEND**

PROPOSED	EXISTING	DESCRIPTION
		CONTOUR LINE
		SPOT ELEVATION
		STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
		AREA DRAIN
		BUILDING
		BACK OF WALK
		CONCRETE
		CATCH BASIN
		DUCTILE IRON PIPE
		FACE OF CURB
		FINISHED FLOOR
		GRADE BREAK
		HIGH POINT
		INVERT ELEVATION
		LOW POINT
		NON EXPANSIVE FILL
		OVERFLOW
		PAVEMENT
		RIDGE
		RIM ELEVATION
		STORM DRAIN JUNCTION BOX
		STORM DRAIN MANHOLE
		TOP OF CURB

**UTILITY LEGEND**

PROPOSED	EXISTING	DESCRIPTION
		ELECTRIC LINE
		FIRE SERVICE & VALVE
		FIBER OPTIC LINE
		GAS LINE - VALVE & METER
		OVERHEAD POWER LINE
		JOINT TRENCH LINE
		PERFORATED STORM DRAIN PIPE
		SANITARY SEWER - MANHOLE AND CATCH BASIN
		SPOT ELEVATION
		STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
		WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLINER
		WALL-SCOLLARD LIGHT
		FIRE HYDRANT
		POST INDICATOR VALVE
		POWER POLE/STAND POLE
		TRANSFORMER
		TRAFFIC SIGN
		UTILITY BOX
		AREA DRAIN
		AUTOMATIC SPRINKLER RISER
		BACKFLOW PREVENTION DEVICE
		CATCH BASIN
		CLEANOUT TO GRADE
		DOUBLE DETECTOR CHECK VALVE
		DOWN SPOUT
		FINISHED FLOOR
		FIRE HYDRANT
		FLOW LINE
		INVERT ELEVATION
		LIGHT
		POINT OF CONNECTION
		POST INDICATOR VALVE
		RAIN WATER LEADER
		RIM ELEVATION
		SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		STORM DRAIN JUNCTION BOX
		STREET LIGHT
		STREET LIGHT BOX
		WATER METER
		WATER VALVE



PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

EAST CAMPBELL APTS. | CAMPBELL, CA

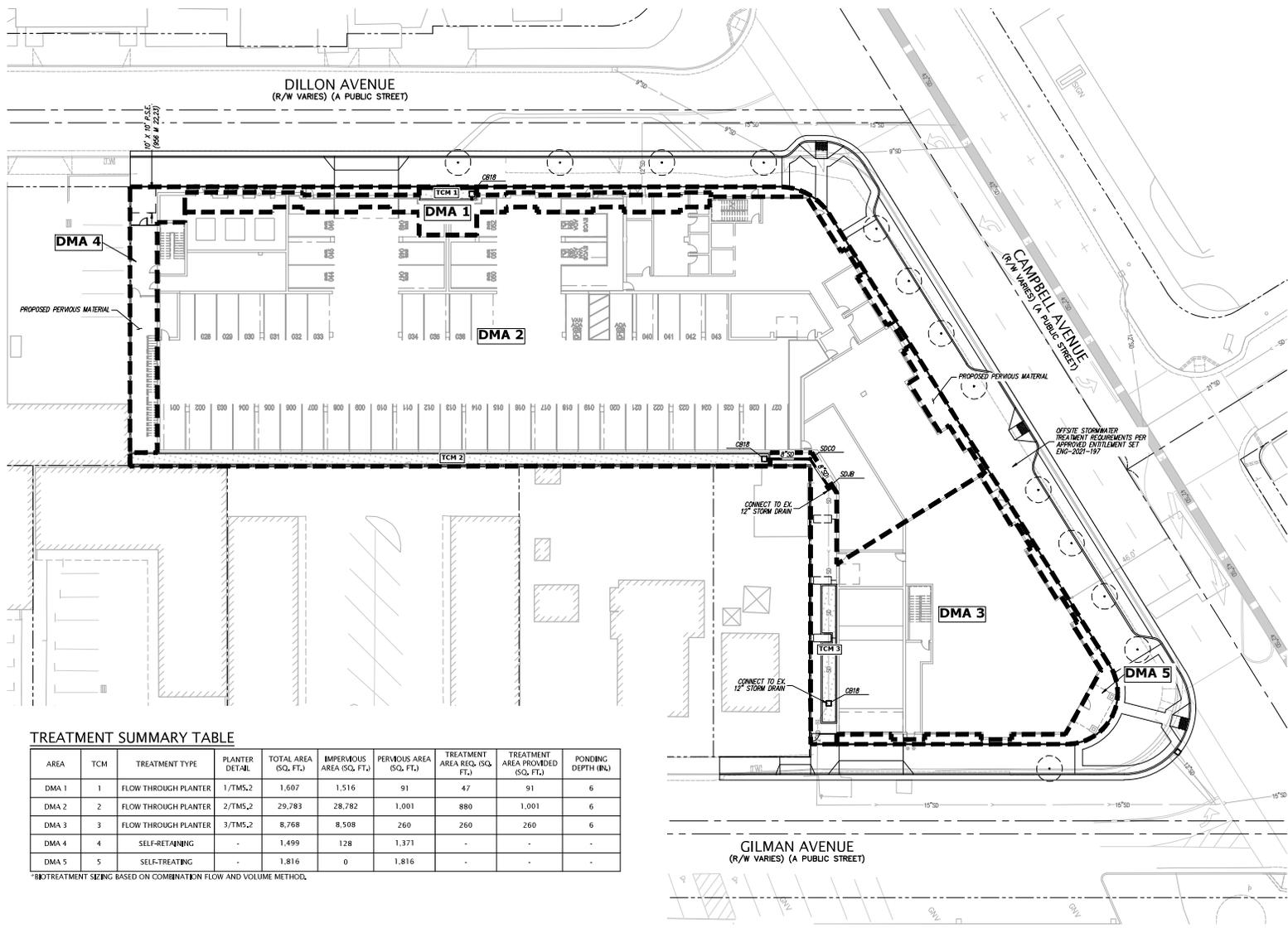
TM4.1

PROJECT NO. A24339

July 2, 2025



0 10 20 40 60  
Scale 1" = 20'



**STORMWATER LEGEND**

- TRIBUTARY AREA LIMITS
- BID-TREATMENT POND
- FLOW-THROUGH PLANTER
- DRAINAGE MANAGEMENT AREA
- TCM 1 TREATMENT CONTROL MEASURE
- ST SELF-TREATING AREA
- SR SELF-RETAINING AREA
- RUNOFF FLOW DIRECTION

- STORMWATER NOTES**
- NON-LOW IMPACT DEVELOPMENT (LID) TREATMENT MEASURES SHALL BE SIZED TO TREAT LID DMAs IF THERE IS NOT DUAL PIPING WITHIN THE BUILDING FOOTPRINT.
  - THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT AS IT IS NOT LOCATED WITHIN A SUBWATERSHED AREA LESS THAN 65% IMPERVIOUSNESS ON THE HYDROMODIFICATION MANAGEMENT (HM) APPLICABILITY MAP.
  - TRASH AND RECYCLING ENCLOSURES ARE LOCATED WITHIN THE BUILDING FOOTPRINT AND ARE NOT ON THE EXTERIOR.
  - THE PROJECT IS REPLACING MORE THAN 50% OF THE SITE IMPERVIOUSNESS. THEREFORE, STORMWATER TREATMENT IS REQUIRED FOR THE ENTIRE SITE.
  - ALL PLANT MATERIALS WITHIN LID STORMWATER TREATMENT SHALL ADHERE TO APPENDIX D OF THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT.

**MAINTENANCE TABLE**

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADAPTIVELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

**TREATMENT SUMMARY TABLE**

AREA	TCM	TREATMENT TYPE	PLANTER DETAIL	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	PONDING DEPTH (IN.)
DMA 1	1	FLOW THROUGH PLANTER	1/TMS,2	1,607	1,516	91	47	91	6
DMA 2	2	FLOW THROUGH PLANTER	2/TMS,2	29,783	28,782	1,001	880	1,001	6
DMA 3	3	FLOW THROUGH PLANTER	3/TMS,2	8,768	8,508	260	260	260	6
DMA 4	4	SELF-RETAINING	-	1,499	128	1,371	-	-	-
DMA 5	5	SELF-TREATING	-	1,816	0	1,816	-	-	-

\*BIOTREATMENT SIZING BASED ON COMBINATION FLOW AND VOLUME METHOD.



KIER+WRIGHT

PRELIMINARY STORMWATER QUALITY CONTROL PLAN

EAST CAMPBELL APTS. | CAMPBELL, CA TM5.1

PROJECT NO. A24339

July 2, 2025





0 10 20 40 60  
Scale 1" = 20'

### SITE FIRE NOTES

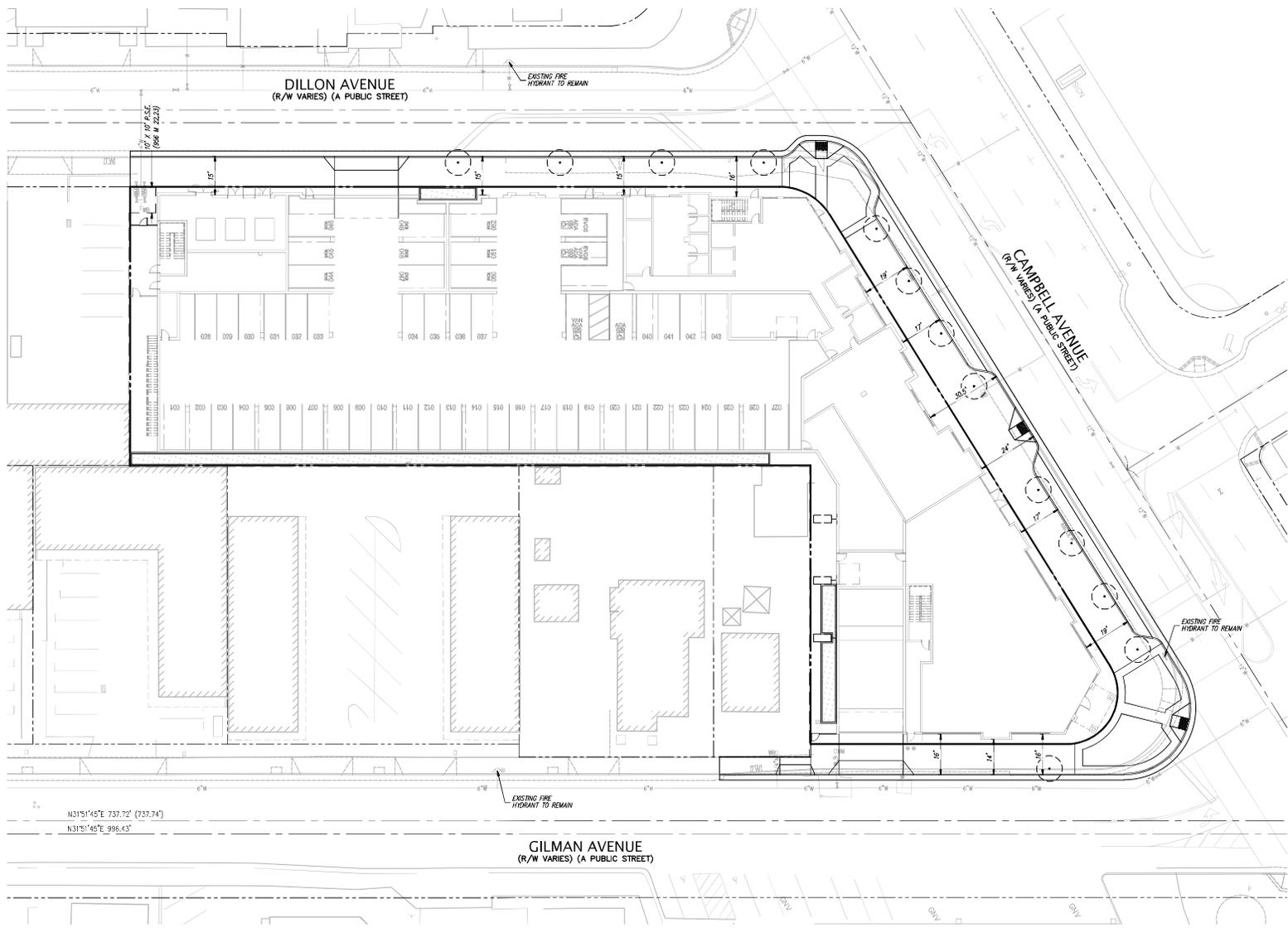
- EMERGENCY VEHICLE ACCESS EASEMENTS SHALL BE PAVED WITH ASPHALT OR REINFORCED CONCRETE, BOTH OF WHICH WILL SUPPORT THE MINIMUM REQUIRED LOAD OF 75,000 LBS.
- CURB SPANS DESIGNATED WITH RED MARKINGS INDICATE FIRE LANE IDENTIFICATION AND PARKING RESTRICTIONS FOR FIRE APPARATUS ACCESS ROADS. THESE ROADWAYS SHALL BE MARKED WITH PERMANENT SIGNAGE INDICATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH FIGURE 7 OF THE S.C.F.D. EMERGENCY APPARATUS ACCESS REQUIREMENTS DOCUMENT.
- TREES DO NOT INTERFERE WITH AERIAL LADDER TRUCKS.
- ALL BUILDINGS ARE 150' OR LESS FROM AN EMERGENCY VEHICLE ACCESS LANE.
- FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. AERIAL APPARATUS ACCESS ROADS MAY REQUIRE ADDITIONAL VERTICAL CLEARANCE.
- DEAD-END FIRE ACCESS ROADS MORE THAN 150 FEET IN LENGTH (MEASURED FROM THE CURB PERPENDICULAR TO THE ROADWAY) SHALL BE PROVIDED WITH AN APPROVED TURNAROUND THAT ADHERES TO APPENDIX D FIGURE D103.1 OF THE CALIFORNIA FIRE CODE.

Room No.	Area (sq. ft.)	Volume (cu. ft.)	Weight (lb.)	Weight (kg.)
101	1,200	12,000	1,200	544
102	1,200	12,000	1,200	544
103	1,200	12,000	1,200	544
104	1,200	12,000	1,200	544
105	1,200	12,000	1,200	544
106	1,200	12,000	1,200	544
107	1,200	12,000	1,200	544
108	1,200	12,000	1,200	544
109	1,200	12,000	1,200	544
110	1,200	12,000	1,200	544
111	1,200	12,000	1,200	544
112	1,200	12,000	1,200	544
113	1,200	12,000	1,200	544
114	1,200	12,000	1,200	544
115	1,200	12,000	1,200	544
116	1,200	12,000	1,200	544
117	1,200	12,000	1,200	544
118	1,200	12,000	1,200	544
119	1,200	12,000	1,200	544
120	1,200	12,000	1,200	544
121	1,200	12,000	1,200	544
122	1,200	12,000	1,200	544
123	1,200	12,000	1,200	544
124	1,200	12,000	1,200	544
125	1,200	12,000	1,200	544
126	1,200	12,000	1,200	544
127	1,200	12,000	1,200	544
128	1,200	12,000	1,200	544
129	1,200	12,000	1,200	544
130	1,200	12,000	1,200	544
131	1,200	12,000	1,200	544
132	1,200	12,000	1,200	544
133	1,200	12,000	1,200	544
134	1,200	12,000	1,200	544
135	1,200	12,000	1,200	544
136	1,200	12,000	1,200	544
137	1,200	12,000	1,200	544
138	1,200	12,000	1,200	544
139	1,200	12,000	1,200	544
140	1,200	12,000	1,200	544
141	1,200	12,000	1,200	544
142	1,200	12,000	1,200	544
143	1,200	12,000	1,200	544
144	1,200	12,000	1,200	544
145	1,200	12,000	1,200	544
146	1,200	12,000	1,200	544
147	1,200	12,000	1,200	544
148	1,200	12,000	1,200	544
149	1,200	12,000	1,200	544
150	1,200	12,000	1,200	544
151	1,200	12,000	1,200	544
152	1,200	12,000	1,200	544
153	1,200	12,000	1,200	544
154	1,200	12,000	1,200	544
155	1,200	12,000	1,200	544
156	1,200	12,000	1,200	544
157	1,200	12,000	1,200	544
158	1,200	12,000	1,200	544
159	1,200	12,000	1,200	544
160	1,200	12,000	1,200	544
161	1,200	12,000	1,200	544
162	1,200	12,000	1,200	544
163	1,200	12,000	1,200	544
164	1,200	12,000	1,200	544
165	1,200	12,000	1,200	544
166	1,200	12,000	1,200	544
167	1,200	12,000	1,200	544
168	1,200	12,000	1,200	544
169	1,200	12,000	1,200	544
170	1,200	12,000	1,200	544
171	1,200	12,000	1,200	544
172	1,200	12,000	1,200	544
173	1,200	12,000	1,200	544
174	1,200	12,000	1,200	544
175	1,200	12,000	1,200	544
176	1,200	12,000	1,200	544
177	1,200	12,000	1,200	544
178	1,200	12,000	1,200	544
179	1,200	12,000	1,200	544
180	1,200	12,000	1,200	544
181	1,200	12,000	1,200	544
182	1,200	12,000	1,200	544
183	1,200	12,000	1,200	544
184	1,200	12,000	1,200	544
185	1,200	12,000	1,200	544
186	1,200	12,000	1,200	544
187	1,200	12,000	1,200	544
188	1,200	12,000	1,200	544
189	1,200	12,000	1,200	544
190	1,200	12,000	1,200	544
191	1,200	12,000	1,200	544
192	1,200	12,000	1,200	544
193	1,200	12,000	1,200	544
194	1,200	12,000	1,200	544
195	1,200	12,000	1,200	544
196	1,200	12,000	1,200	544
197	1,200	12,000	1,200	544
198	1,200	12,000	1,200	544
199	1,200	12,000	1,200	544
200	1,200	12,000	1,200	544

Fire 101 1 gallon drum = 12.6029 gal. 1 gallon per minute = 3.7854 Lit. 1 pound per square foot = 4.8824 kPa.  
a. Types of construction are based on the California Building Code.

THIS DOCUMENT PREPARED BY KIER+WRIGHT, INC. DATE: 2024-06-09

46

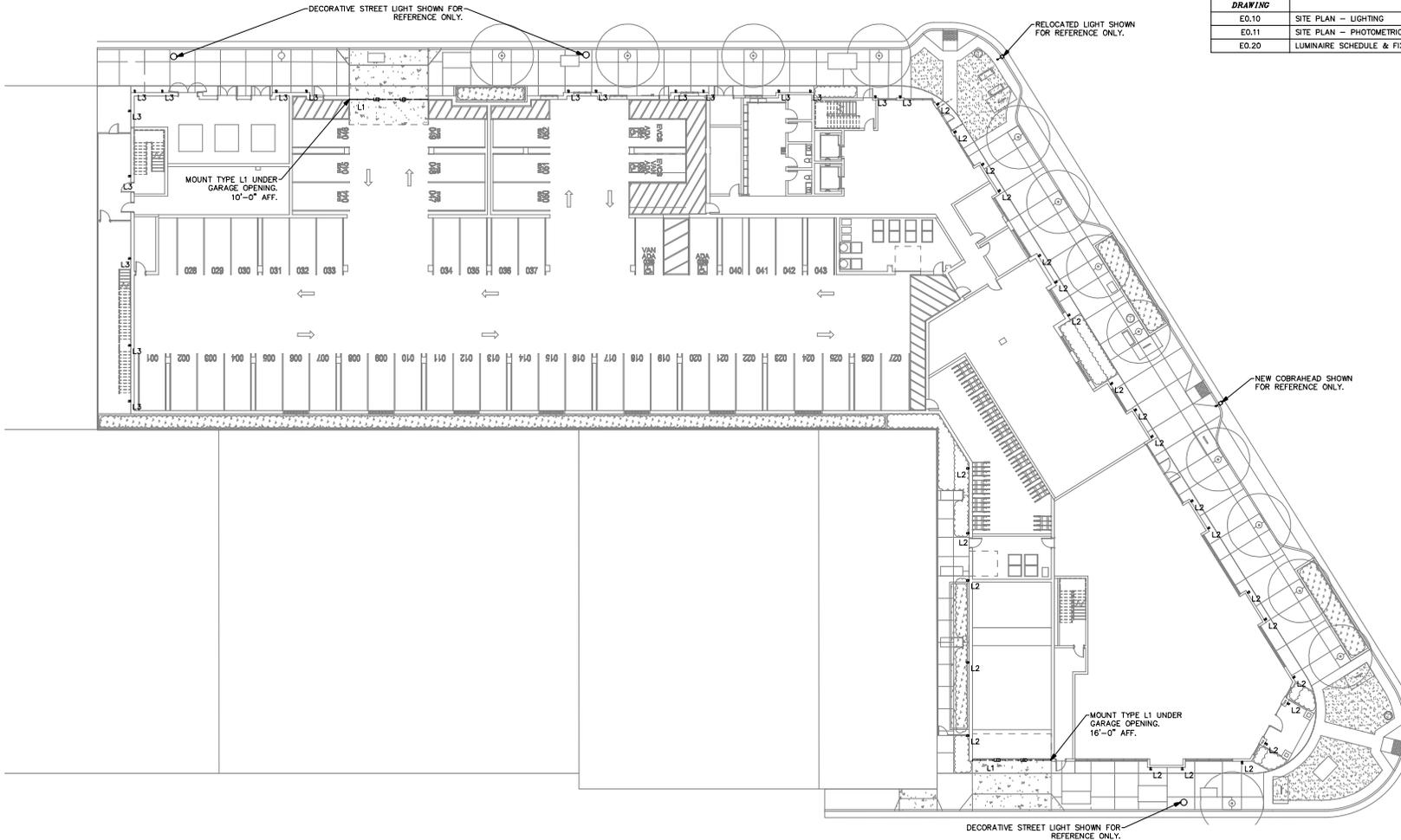


GENERAL NOTES

1. LIGHTING CONTROLS SHALL BE INSTALLED WHICH MEET ALL REQUIREMENTS OF LOCAL ENERGY CODES.
2. ALL EXTERIOR MOUNTED LIGHTING SHALL BE CONTROLLED BY PHOTOCONTROL OR ASTRONOMIC TIME-CLOCK SCHEDULING PER CALIFORNIA ENERGY CODE (CEC) REQUIREMENTS 160.5(c)(2). PROVIDE MOTION SENSING CONTROLS FOR LUMINAIRES OVER 40 WATTS MOUNTED LESS THAN 24' ABOVE GRADE AND WALL MOUNTED LUMINAIRES MORE THAN 24' ABOVE GRADE.
3. ALL EXTERIOR MOUNTED LUMINAIRES SHALL FOLLOW MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS FOUND IN CALIFORNIA GREEN BUILDING STANDARDS CODE TABLE 5.106.8.
4. MOUNTING HEIGHT (MH) LISTED IN LUMINAIRE SCHEDULE SHALL BE FROM ABOVE GRADE TO BOTTOM OF COMPLETE EXPOSED FIXTURE.

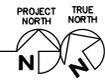
SHEET INDEX

DRAWING	DESCRIPTION
EO.10	SITE PLAN - LIGHTING
EO.11	SITE PLAN - PHOTOMETRIC
EO.20	LUMINAIRE SCHEDULE & FIXTURE DETAILS



SITE PLAN - LIGHTING

SCALE: 1/16" = 1'-0" 0' 4' 8' 16'



FOR REFERENCE ONLY

NO.	DATE	DESCRIPTION	REVISIONS



DRAWN:	MNR
DESIGNED:	MNR
CHECKED:	AUS
APPROVED:	AUS

PROJECT: EAST CAMPBELL APTS.  
600 EAST CAMPBELL AVE, CAMPBELL, CA

19401 40TH AVE W, SUITE 302  
LYNDHURST, CA 94503  
PHONE: 925-946-8434

DATE: 12/19/2024

SHEET TITLE:  
SITE PLAN - LIGHTING

SHEET NO.  
EO.10

PHOTOMETRIC NOTES

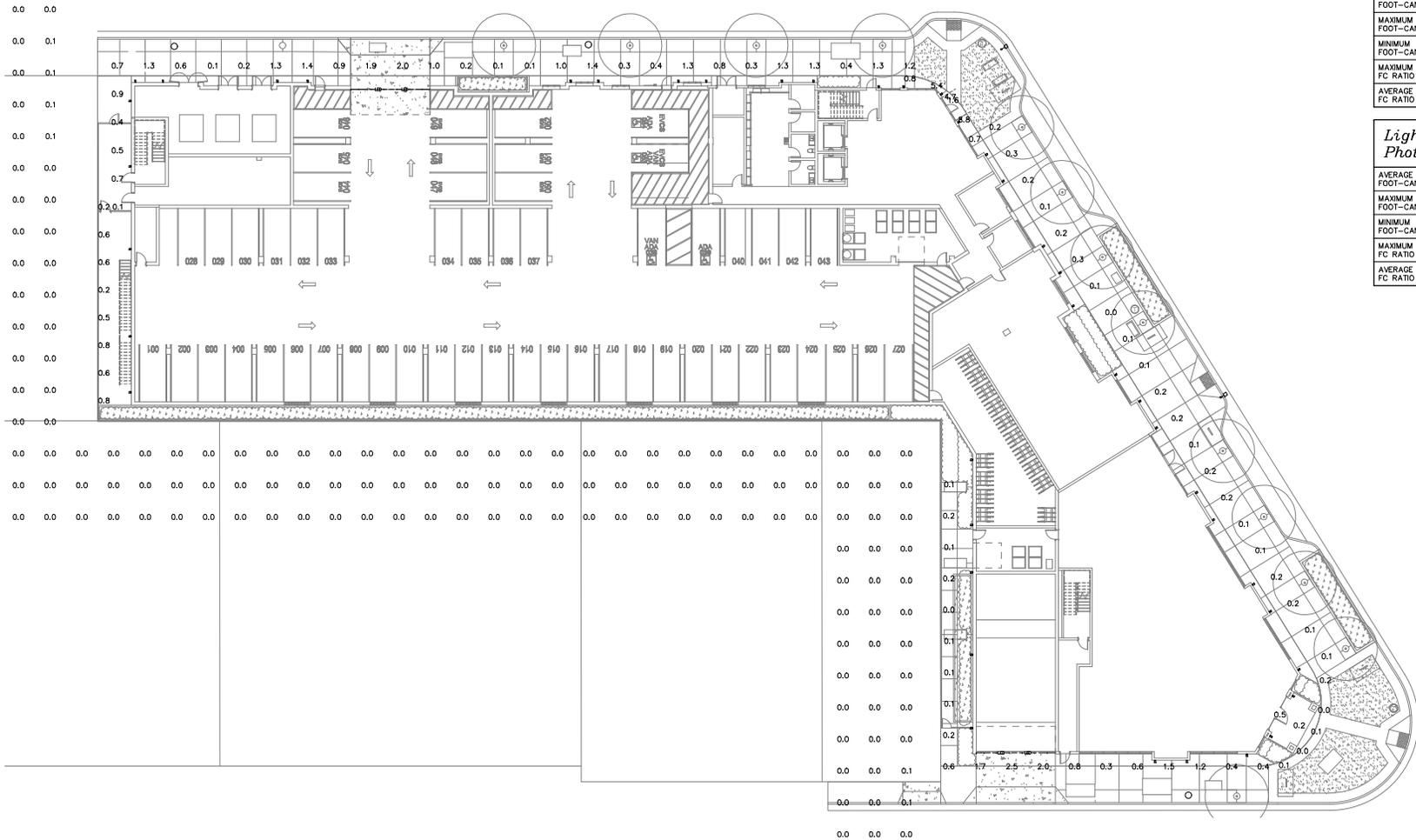
1. PHOTOMETRIC CALCULATIONS BASED ON AVAILABLE IES FILE FROM FIXTURE MANUFACTURER (OR EQUIVALENT). FIXTURE SUBSTITUTIONS MAY COMPROMISE FOOT CANDLE LEVELS.
2. PHOTOMETRIC CALCULATIONS MEASURED AT GRADE LEVEL FROM CEILING HEIGHT OR MOUNTING HEIGHT (MH) NOTED IN LUMINAIRE SCHEDULE.
3. SITE PHOTOMETRIC CALCULATIONS: BASED ON PROPOSED SITE LIGHTING FOR PROJECT ONLY.
4. LIGHT TRESPASS: LIGHT SPILL PAST PROJECT SITE PROPERTY LINE.
5. NEW, EXISTING, AND DECORATIVE STREET LIGHTS NOT INCLUDED IN PHOTOMETRIC CALCULATIONS. SHOWN FOR REFERENCE ONLY.

Walkway Photometric Schedule

AVERAGE FOOT-CANDLES	0.74
MAXIMUM FOOT-CANDLES	8.8
MINIMUM FOOT-CANDLES	0.0
MAXIMUM TO MINIMUM FC RATIO	397.85
AVERAGE TO MINIMUM FC RATIO	33.57

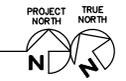
Light Trespass Photometric Schedule

AVERAGE FOOT-CANDLES	0.01
MAXIMUM FOOT-CANDLES	0.1
MINIMUM FOOT-CANDLES	0.0
MAXIMUM TO MINIMUM FC RATIO	0.12 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.01 / 0.00



SITE PLAN - PHOTOMETRIC

SCALE: 1/16" = 1'-0" 0' 4' 8' 16"



NO.	DATE	DESCRIPTION	REVISIONS



DRAWN: MNR	DESIGNED: MNR	CHECKED: AUS	APPROVED: AUS
------------	---------------	--------------	---------------

PROJECT: EAST CAMPBELL APTS.  
 600 EAST CAMPBELL AVE, CAMPBELL, CA

DATE: 12/19/2024

SHEET TITLE:  
 SITE PLAN - PHOTOMETRIC

SHEET NO.  
**E0.11**

FOR REFERENCE ONLY



## Housing Incentives Request

#	Standard	MFDDS Section	City's Standard	Requested Standard
<b>Zone Standards (MFDDS Chapter 3 and 21)</b>				
<b>Waiver # 1</b>	Building Form	§ 3.070.4	4 Stories (Max)	6 Stories
	Building Form	§ 3.070.4	Height top plate 47 ft (Max)	70 ft.
	Building Form	§ 3.070.4	Height overall 57 ft (Max)	75 ft.
<b>Rationale:</b> Increasing the project's density allows us to provide more affordable units, making the project financially feasible and contributing to alleviating California's housing shortage.				
<b>Waiver # 2</b>	Building placement	§ 3.070.5	Depth of ground-floor habitable space 85% of façade length	61%
<b>Rationale:</b> In order to maximize the number of parking spaces within the building and minimize the impact of off-site parking, some parking spaces have been incorporated on the ground floor.				
<b>Waiver # 3</b>	Parking required	§ 21.28.040	Retail: 1 per 200 SF	0 parking
<b>Rationale:</b> Prioritizing residential parking over retail parking meets resident needs, making the project more financially feasible. In transit-oriented development, residential parking aligns better with sustainability and urban living goals, supporting a quieter, more walkable community.				
<b>Waiver # 4</b>	Parking Set back	§ 3.070.7	Front 30 ft. min. Side Stret 30 ft. min.	2ft
<b>Rationale:</b> The parking is located within the building, and its exterior wall adheres to the building's minimum setback requirements.				
<b>Waiver # 5</b>	Downtown Development Area:	§ 3.110	<ul style="list-style-type: none"> <li>Leasing offices and amenities available only for residents are not allowed.</li> <li>Lobby shall be no wider than 16.5 ft</li> </ul>	Leasing and amenities located in ground floor
				Lobby is wider than 16.5 ft.
<b>Rationale:</b> The shallow geometry of the site on East Campbell Avenue makes it impossible to meet this requirement, as the spaces cannot be deeper. To create functional spaces, we are compelled to use more linear frontage along the street facade.				
<b>Zone Standards (MFDDS Chapter 7)</b>				
<b>Waiver # 6</b>	Buildings wider than 120 feet in all zones except T5N and T5MS:	§ 7.030.3	Modules shall be at least 40 feet wide.	Module B - 22'-6"
				Module D - 22'-6"
<b>Rationale:</b> Modules B and D are under 40 feet, yet the design maintains the intent of the code by reducing the scale of different building sections. This is achieved by interrupting the massing with strategically placed setbacks on the upper levels.				
<b>Waiver # 7</b>	Frontage Types	§ 7.040.1	Each module shall include at least one frontage type, as allowed by the zone	Not include building access.
<b>Rationale:</b> The modules with building access have frontage permitted by the zoning, whereas Modules B and D do not include building access.				
<b>Waiver # 8</b>	Ground Floor Tenant Spaces:	§ 7.040.4	Ground floor tenant spaces shall not exceed 50 feet in width.	88'-11"
<b>Rationale:</b> The retail space is 88'-11" wide, but it could be divided into two spaces, each smaller than 50 feet.				

#	Standard	MFDDS Section	City's Standard	Requested Standard
Waiver # 9	Windows:	§ 7.040.6	B. All windows or window groupings shall include a sill:	
			1. The sill shall extend beyond the wall surface by at least 1.5 inches min.	
			2. The sill shall extend past the sides of the opening by at least 1/2 of the sill height.	
			3. The sill shall be sloped toward the exterior.	
<b>Rationale:</b> We have used other elements in the composition, such as recessed windows, Juliet balconies, window trims, and canopies.				
Waiver # 10	Windows:	§ 7.040.6	E. Windows surrounded with masonry shall comply with Section 7.060.2	
<b>Rationale:</b> Two windows on Dillon Ave are surrounded by brick and don't have lintels.				
Waiver # 11	Masonry Openings:	§ 7.060.2	(b) Lintel shall extend beyond the opening by at least half its height on both sides of the opening	
<b>Rationale:</b> Masonry is used only at the corner of East Campbell and Gilman Ave. The design does not accommodate the extension of the lintels.				
Waiver #12	EV Parking	CMC Section § 21.28.045.A CGBC Section 4.106.4.2.2	Projects located within one-half mile of public transit. As provided for by Government Code Section 65585, no vehicle parking spaces shall be required for any development project or use that is located within one-half mile of a major transit stop as defined in Section 21155 of the Public Resources Code. CGBC Section 4.106.4.2.2.1 requires all assigned parking to have one charging receptacle per space	Provide charging access for 55 parking spaces with level 2 outlet receptacles that will be monitored by a third party.
<b>Rationale:</b> Per CMC section 21.28.045.A, no parking is required at the project location, however, the project is providing 111 spaces for the convenience of the residents. CGBC Section 4.106.4.2.2.1 requires all assigned parking to have one charging receptacle per space. The proposed receptacles will allow a third party vendor to manage billing for the building owner.				

**Additional Waiver Request:** Pursuant to Government Code Section 65915(e) and the holding in *Bankers Hill 150 v. City of San Diego (2022) 74 Cal.App.5th 755*, the applicant further requests waiver of any development standard—whether contained in the Campbell Municipal Code, Multi-Family Development Design Standards (MFDDS), General Plan, or other applicable regulation—that would physically preclude construction of the project as designed, even if not specifically identified herein.