Planning Commission
REGULAR MEETING AGENDA
Tuesday, October 27, 2026 | 7:00 PM
Police Department Emergency Operations Center – 100 N First Street, Campbell, CA

CALL TO ORDER / ROLL CALL

This Planning Commission meeting will be conducted in person at the location identified above 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 meeting location. Members of the public may attend in person or virtually via Zoom at https://campbellca.gov/PCSignup. The meeting will also be live streamed on Channel 24, the City's website, and on YouTube at https://www.youtube.com/@CityofCampbell.

Written correspondence will be accepted via email at 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 October 13, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of October 13, 2026.

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. **1380 & 1400 W. Campbell Avenue – Minor Housing Development Project Permit and Tentative Vesting Subdivision Map** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of Madrone Ventures to permit a 40-unit Housing Development Project, consisting of six separate three-story townhome buildings and associated site improvements, including the removal of existing street trees along the W. Campbell Avenue frontage; 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, for property located at **1380 & 1400 W. Campbell Avenue**.

   The project is subject to a Housing Crisis Act (HCA) preliminary application filed in compliance with Government Code § 65941.1 on May 19, 2025, which limits project review to those ordinances, policies, and standards (including certain fees) that were in effect when the preliminary application was submitted. The applications under consideration include a Minor Housing Development Project and a Tentative Vesting Subdivision Map. File No.: PLN-2025-117. 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: Stephen Rose, Senior Planner.

   Recommended Action: Adopt a Resolution, approving a Minor Housing Development Project Permit and a Tentative Vesting Subdivision Map, finding the proposed project exempt from formal environmental review under Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA), for the property located at 1380 & 1400 W. Campbell Avenue, subject to the recommended Conditions of Approval.

3. **480 E. Hamilton Avenue & 577 Salmar Avenue – Review of Home Depot Operations** (Minute Action/Roll Call Vote)

   Public Hearing to provide a compliance review of the operations of an existing Hardware Store and Garden Center (d.b.a. Home Depot) located at **480 E. Hamilton Avenue & 577 Salmar 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 & 557 Salmar Avenue, documenting substantial compliance with permit conditions of approval.

4. **Zoning Code Text Amendment – Replacement Housing and Demolition Control Ordinance** (Resolution/Roll Call Vote)

   Public Hearing to consider a Replacement Housing and Demolition Control Ordinance (PLN-2026-83) establishing replacement housing unit requirements and related demolition controls implementing Article 2 (Demolition of Housing Units) of the Housing Crisis Act of 2019 (Government Code Sections 66300.5 and 66300.6) and Program H-2L of the 2023–2031 Housing Element; and making conforming amendments to Chapter 20.84 (Land Development—General Provisions), Chapter 21.03 (Land Use Permit

Requirements), Chapter 21.38 (Application Filing, Processing, and Fees), and Chapter 21.40 (Zoning Clearances). Staff recommends that this item be deemed categorically exempt from CEQA. Tentative City Council Date: *December 1, 2026*. Project Planner: Daniel Fama, Senior Planner.

Recommended Action: Adopt a Resolution, recommending that the City Council adopt a Replacement Housing and Demolition Control Ordinance.

STAFF AND COMMITTEE REPORTS

5. **Planning Commission Subcommittee Reports**

- **Housing Permits Streamlining Ad Hoc Subcommittee –** *Commissioners Buchbinder and Kamkar*

  This subcommittee will interview developers and other stakeholders to identify production, bottlenecks and propose policies.

- **Permitting Process for Streamlining to Benefit Economic Development Ad Hoc Subcommittee –** *Commissioners Zisser and Aquilina*

  This Subcommittee is researching permit streamlining actions the City could enact to support economic and business development, focusing on Conditional Use Permits.

6. **Report of the Community Development Director** – *Rob Eastwood, Community Development Director*

   The Community Development Director will provide a verbal update on matters of interest to the Planning Commission.

ADJOURNMENT

Adjourn to the Planning Commission meeting of **November 10, 2026**, at 7:00 PM, in the Police Department Emergency Operations Center, 100 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 or 408-866-2117 in advance of the meeting.

PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, October 13, 2026 I 7:00pm
Police Department Emergency Operations, 100 North First Street, Campbell CA 95008

CALL TO ORDER

The Regular Planning Commission meeting of October 13, 2026, was called to order at 7:00 pm by Chair Fields, and the following proceedings were followed

ROLL CALL

Planning Commissioners Present:	Planning Commissioners Absent
Davis Fields, Chair	
Gary Aquilina, Vice Chair	
Matt Kamkar	
Adam Buchbinder	
Alan Zisser	
Phil Alne	
Teresa Souto	

Staff Present:
Victoria Thompson, City Attorney's Office
Rob Eastwood, Director
Nathan Donato-Weinstein, Economic Development Manager
Daniel Fama, Senior Planner
Roger Storz, Civil Engineer
Matthew Jue, Traffic Engineer

COMMUNICATIONS

None.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None.

ORAL COMMUNICATIONS

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APPROVAL OF MINUTES

1. **Approval of Minutes of September 22, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of September 22, 2026.

   Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Buchbinder, the Planning Commission motioned to approve the regular meeting minutes of September 22, 2026, with corrections outlined, by the following roll call:**

   AYES: **Zisser, Fields, Kamkar, Alne, Buchbinder**
   NOES: **None**
   ABSTAIN: **Aquilina, Souto**
   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. **635, 655, 675, and 695 Campbell Technology Parkway – Planned Development Permit, Vesting Tentative Subdivision Map, and Tree Removal Permit** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of Bay West Development to allow demolition of the existing Campbell Technology Park research and development campus and construction of a housing development project consisting of 290 dwelling units, including 27 two-story detached single-family homes and 263 townhome-style condominium units arranged across 28 three-story townhouse rows and 15 four-story townhouse rows, with associated site, parking, landscaping, open space, stormwater management, and public

and private improvements, on properties located at **635, 655, 675, and 695 Campbell Technology Parkway**.

The applications under consideration include a Planned Development Permit to allow demolition of the existing research and development campus and construction of the proposed housing development, including public improvements along Campbell Technology Parkway and an increase in fence and wall height to eight feet along the Highway 17 boundary; a Vesting Tentative Subdivision Map to allow the creation of 70 private lots, 17 common lots, and 263 residential condominiums, together with dedication of public right-of-way, related public and private easements, and vacation of public easements dedicated by the prior Parcel Map recorded in Book 716 at Pages 25–27 that conflict with the proposed redevelopment; and a Tree Removal Permit to allow the removal of 116 existing trees.

The project is subject to a Housing Crisis Act (HCA) preliminary application filed pursuant to Government Code Section 65941.1 on April 18, 2023, which established the date for determining the ordinances, policies, and standards applicable to the project. Because the City's Housing Element was not in substantial compliance with State law at that time, the project is subject to the provisions of Government Code Section 65589.5 commonly referred to as the "Builder's Remedy." The City, as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Final Environmental Impact Report (Final EIR) for the proposed project [SCH No. 2024121066]. The Final EIR includes the Draft EIR, comments received, responses to comments, and revisions and clarifications to the Draft EIR. The Planning Commission will consider the Final EIR and proposed project and make recommendations to the City Council. The Final EIR is available for review at campbellca.gov/DocumentCenter/View/31316 and at Campbell City Hall and the Campbell Library. File No. PLN-2023-165. Tentative City Council Date: November 2, 2026. Project Planner: Daniel Fama, Senior Planner.

Recommended Action: (1) Adopt a Resolution, recommending that the City Council certify the Final Environmental Impact Report (FEIR) and adopt the CEQA Findings of Fact and Mitigation Monitoring and Reporting Program (MMRP); and (2) adopt a Resolution recommending that the City Council approve the Planned Development Permit, Vesting Tentative Subdivision Map, and Tree Removal Permit, subject to the recommended Conditions of Approval.

Senior Planner Daniel Fama provided a presentation to the Commission highlighting the following:

Project Overview and Regulatory Framework

- The proposal before the Planning Commission is to seek an advisory recommendation to the City Council regarding the Campbell Technology Park project, which includes a plan development permit, a vesting tentative subdivision map, a tree removal permit for 116 trees, and the certification of an environmental impact report.

- The proposed development consists of 290 housing units, including 27 detached single-family homes and 263 townhome-style condominiums, with 20% of the units deed-restricted as affordable housing for 45 years.
- The proposed project involves reconfiguring existing public easements to accommodate a new site layout, including the realignment of storm and sanitary mains, rather than eliminating public access.
- Because the project submitted a preliminary application in April 2023 when the city lacked a compliant housing element, it is being processed as a "builder's remedy" project, meaning it is exempt from certain updated general plan designations, zoning codes, and objective design standards adopted after that date.
- The application is subject to state housing laws, including the Housing Accountability Act and Assembly Bill 1633, which limit the city's discretion to deny or delay the project and restrict review to objective standards.

Development Design and Environmental Impact

- The proposed project features a mix of 15 four-story townhomes, 28 three-story townhomes, and 27 detached single-family homes, with site access provided via Campbell Technology Park and an emergency vehicle easement.
- The proposed residential development consists of two-level condominium units stacked upon each other, rather than four-story townhomes.
- The project includes 12 on-site bicycle racks integrated into the building design, located both outside and securely inside the structures.
- The development is planned as a single phase for mapping purposes, though construction will occur in a phased manner
- The proposed development consists of 290 units, which is significantly lower than the site's potential capacity of over 600 units under current zoning or up to 1,200 units if state and local density bonuses were applied.
- An Environmental Impact Report (EIR) was prepared to identify potential environmental effects, concluding that all identified impacts can be reduced to less-than-significant levels through mitigation measures.
- The project underwent a traffic operations study, which estimated a net increase of approximately 1,300 daily vehicle trips compared to existing conditions, with minimal impact during peak morning and evening hours.

- The Architecture Review Committee, found the project provides a cohesive plan with consistent architectural forms.
- The traffic impact analysis for the proposed project indicates only minor increases in intersection delay, with no adverse operational impacts, and includes plans for two new midblock crosswalks to improve pedestrian safety.

Traffic Infrastructure and Land Use Interface

- Proposed intersection improvements at Camden and White Oaks involve restriping to create a shared through-left lane, which is intended to increase signal efficiency and reduce vehicle queuing.
- Conditions of approval require new property owners to sign an acknowledgement regarding nearby industrial activities, such as noise, dust, and truck traffic, to ensure compatibility.

Legal Requirements

- Staff recommends that the Planning Commission approve the project and certify the environmental impact report, noting that the Housing Crisis Act limits the number of public hearings and restricts the grounds for denial.
- Failure to approve a project may expose the city to Housing Accountability Act enforcement actions, including court-ordered project approval, attorney's fees, and fines of $10,000 per unit.

Traffic Analysis Methodology and Findings

- The city cannot mandate project-specific traffic improvements for queuing issues because it lacks a codified, objective threshold of significance that was knowable to the developer at the time of the application.
- Traffic studies for the project were conducted according to VTA guidelines, which do not require the inclusion of intersections that are not part of the Congestion Management Program.
- Engineering judgment and traffic studies were used to determine that the proposed residential development would not cause adverse impacts to local intersections, as the project's projected traffic increase is considered negligible.
- Traffic consultants utilize the Trip Generation Manual to estimate vehicle trips based on data from comparable residential developments, comparing these estimates against the traffic currently generated by existing site buildings.

- The study focuses on "peak hours"—specifically 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. to model the most congested periods, with consultants noting that traffic effects dissipate as vehicles move away from the project site.

Tree Removal and Site Mitigation

- Regarding tree removal, the project requires a permit for 116 trees, including 72 protected trees that mandate a one-to-one replacement ratio, though the city lacks objective standards to require a specific number of trees beyond this mitigation.
- If site constraints or fire department access requirements prevent the planting of replacement trees, the project's conditions of approval allow for the payment of an in-lieu fee to the city's street tree fund.

Traffic Safety and Pedestrian Infrastructure

- Traffic studies for the project were conducted during peak commute hours at several local intersections, utilizing data from the Statewide Integrated Traffic Record System to confirm that surrounding areas lack a history of major collisions.
- While the residential development is expected to increase traffic volume and pedestrian activity compared to the site's historical use as a technology park, engineers maintain that the project design meets safety standards and includes new crosswalks to support increased pedestrian traffic.

Commission Questions

- Planning Commissioners had questions regarding the traffic impact of the proposed project
- In response to questions on traffic, staff noted:

  While traffic studies analyze operational conditions to understand community traffic flow, these findings are distinct from environmental review requirements, which only mandate mitigation if specific safety hazards are identified.

  - A project to reconfigure the intersection at Campbell and White Oaks and signalize Highway 17 ramps is currently unfunded, though it is eligible for Measure B funding and has a potential 10-year completion timeline.
  - City staff noted that while the current transportation plan for McGlincy Lane includes shared lane bike markings and guide signs, the city intends to eventually install sidewalks along all city streets, typically requiring developers to construct them during property redevelopment.

- City staff indicated that physically widening streets like McGilvray and Union to accommodate dedicated bike lanes would be extremely challenging due to existing property constraints and the resulting loss of parking.

Applicant Presentation

- The applicant stated that the project design focuses on residential arrival streets, a network of open spaces, and a transition in scale that places four-story units near Highway 17 and single-family homes near existing lower-density neighborhoods.
- The applicant for the proposed residential development committed to planting at least 150 trees, including large specimens along the property line shared with neighbors at Paseo de Palomas, and confirmed that CC&Rs will require garages to be used for parking.
- The developer stated they have no legal mechanism to utilize private roads for access and confirmed they did not evaluate including an on-site cafe or limiting the number of occupants per unit, the latter of which they suggested may be legally restricted.

Public Comments

- West Valley Construction Company provided comments from two representatives formally objecting to the project, citing concerns regarding the reliance on an emergency access route that lacks clear legal or physical viability, as well as potential conflicts between increased residential density and existing industrial operations.
- Other public comments including those from local residents and residents of the adjacent Palomas mobile home park, provided comments in support of the project, including comments that the development is necessary to help Campbell meet state housing goals, noting that the proposed 290 units are significantly fewer than the potential capacity of the site. Some public comments raised concerns about increased traffic, safety risks for pedestrians and cyclists, and the potential for neighborhood cut-through traffic.
- Residents of the neighboring cooperative mobile home park provided comments supporting the project but strongly oppose opening their private roads to public access, citing safety concerns, narrow streets, and a lack of sidewalks.

Commission Deliberations and Recommendations

- In response to follow up Commission questions, City staff clarified that existing utility obstructions, such as power poles, are slated for removal in the development plans, and noted that the city would be responsive to future traffic issues by prioritizing necessary improvements within its capital improvement plan.
- Commissioners expressed general support for the housing project as a productive use of land, though some members voiced concerns regarding the accuracy of the traffic study and suggested recommending that the city council pursue additional measures, such as code updates and further quantification of public works needs.
- Commissioners expressed support for the proposed development project, noting that the current plan offers a lower density solution compared to previous proposals for the site.
- While acknowledging concerns regarding traffic and site access, commissioners emphasized the necessity of relying on expert traffic studies and noted that rejecting the project could lead to legal challenges from the state.
- The commission recommended prioritizing the McGlincy and Curtner area in the upcoming multimodal study to address traffic and road improvements.
- Commissioners expressed skepticism regarding the feasibility and necessity of a proposed pedestrian bridge over Highway 17, citing high costs and limited utility.

Final Recommendations and Meeting Adjournment

- The Planning Commission recommended that the city council certify the final environmental impact report and approve the planned development permit and tentative subdivision map, subject to specific conditions.
- The commission identified three additional recommendations for Council consideration, to accompany their formal recommendation on the project: (a) developing objective standards for measuring intersections and queuing, (b) prioritizing lane restriping to mitigate traffic, and (c) prioritizing areas for improvement in the vicinity of the Campbell Tech Park as part of the city's multimodal plan.

Motion: Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to adopt resolution recommending that the City Council certify the Final Environmental Impact Report, Adopt CEQA Findings of Fact, and adopt a Mitigation Monitoring and Reporting Program for the Campbell Tech Pack Project on Properties located 635, 666, 675, and 695 Campbel Technology Parkway. File No. PLN-2023-165. State Clearinghouse No. 2024121066., by the following roll call:

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

Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to adopt resolution recommending that the City Council approve a Planned Development Permit to allow the demolition of the existing Campbell Technology Park Research and Development Campus and the construction of a Housing Development Project consisting of 290 dwelling units, including 27 two-story detached single-family homes and 263 townhome-style condominium units arranged across 28 three-story townhouse rows, with associated site, parking, landscaping, open space, stormwater management, and public and private improvements, including construction of public improvements, including construction along Campbell Technology Parkway and an increase in fence and wall height to eight feet along the highway 17 boundary; a vesting tentative subdivision map to allow the create of 70 private lots, 17 common lots, and 263 residential condominiums, together with dedication of public right-of-way and related public and private easement , and the vacation of all public easements dedicated by the prior parcel map recorded in book 716 at pages 25-27 that conflict with the proposed redevelopment of the property; and a tree removal permit to allow the removal of existing trees, on properties located at 635, 666, 675, and 695 Campbel Technology Parkway. File No. PLN-2023-165. State Clearinghouse No. 2024121066., by the following roll call:**

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

STAFF AND COMMITTEE REPORTS

3. **Planning Commission Subcommittee Reports**

- **Housing Permits Streamlining Ad Hoc Subcommittee –** *Commissioners Buchbinder and Kamkar*

  This subcommittee will interview developers and other stakeholders to identify production, bottlenecks and propose policies.

- **Permitting Process for Streamlining to Benefit Economic Development Ad Hoc Subcommittee –** *Commissioners Zisser and Aquilina*

This Subcommittee is researching permit streamlining actions the City could enact to support economic and business development, focusing on Conditional Use Permits.

4. **Report of the Community Development Director** – *Rob Eastwood, Community Development Director*

The Community Development Director will provide a verbal update on matters of interest to the Planning Commission.

Director Eastwood had no updates to provide.

ADJOURNMENT

Adjourned at 9:48pm to the Planning Commission meeting of **October 27, 2026**, at 7:00 PM, in the Police Department Emergency Operations Center, 100 North First Street, Campbell, California and via telecommunication.

ITEM NO. 2

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · October 27, 2026

PLN-2025-117
Madrone Ventures Inc.

Public Hearing to consider the application of Madrone Ventures Inc. to allow construction of a 40-unit housing development project at **1380 & 1400 W. Campbell Avenue**. The project consists of six (6) three-story townhome buildings and associated site improvements, including the removal and replacement of existing site and landscaping improvements and the removal of existing street trees along the W. Campbell Avenue frontage; and subdivision of the property, including establishment of public and/or private easements and necessary public right-of-way dedications. The application under consideration includes a Minor Housing Development Project Permit utilizing State Density Bonus Law (SDBL), including a concession to eliminate ground-floor commercial requirements and waivers to modify applicable development standards, 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-2025-117.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution**, approving a Minor Housing Development Project Permit, utilizing State Density Bonus Law (SDBL) to grant waivers from applicable development standards and a concession from ground-floor commercial use requirements, to allow construction of a 40-unit housing development project at **1380 & 1400 W. Campbell Avenue**, consisting of six (6) three-story townhome buildings and associated site improvements, including the removal and replacement of existing site and landscaping improvements and the removal of existing street trees along the W. Campbell Avenue frontage; 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.

ENVIRONMENTAL (CEQA) DETERMINATION

Staff recommends that the Planning Commission find the Proposed Project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32 (In-Fill Development Projects). The Proposed Project is consistent with the applicable General Plan designation and zoning regulations, occurs within City limits on a site of less than five acres substantially surrounded by urban uses, has no value as habitat for endangered, rare, or threatened species, can be adequately served by required utilities and public services, and would not result in significant effects relating to traffic, noise, air quality, or water quality.

In making this determination, staff has considered the Proposed Project as proposed and the evidence contained in the administrative record. The Conditions of Approval include independently applicable General Plan, Municipal Code, and other regulatory requirements, including requirements for subsequent technical documentation. These requirements are not relied upon to establish the Class 32

exemption. Based on the Proposed Project and the evidence contained in the administrative record, the requirements of the Class 32 exemption are satisfied.

PROJECT DATA

Zoning Designation:	High Density Mixed-Use (HD-MU)
General Plan Designation:	*High Density Mixed-Use (34-45 du/gr. acre)*
Form-Based Zone:	T4MS-O (T4 Main Street) | Open Sub-Zone | Walkable | Tier 2
Gross Lot Area:	1.096-acres (Two Parcels: Parcel 1: .495 acres; Parcel 2: .601 acres)
Proposed Density:	36.49 units/gr. acre
Units:	40 Units (32 two-bedroom units, 8 three-bedroom units)
Parking:	80 parking spaces (2 spaces per unit)

DISCUSSION

Project Site: The 1.096-acre project site is located southwest of the intersection of W. Campbell Avenue and Kim Louise Drive. Surrounding uses include multi-family homes to the south and east, and commercial uses to the north, west and southwest.

The site is currently developed with two commercial buildings (Round Table Pizza & L&L Hawaiian Barbeque), along with landscaping and surface parking areas, all of which are proposed to be demolished as part of the project.



Figure 1 – Project Frontage from W. Campbell Avenue





Figures 2 & 3 – Project Vicinity Map & Project Site Aerial (1380 & 1400 W. Campbell Avenue)

Proposed Project: The project consists of an application to construct a 40-unit residential development at 1380 & 1400 W. Campbell Avenue. The development would include six three-story buildings, along with the demolition of existing improvements and the installation of new site and landscaping improvements.

The application includes a Minor Housing Development Project Permit pursuant to State Density Bonus Law (SDBL), including a concession to eliminate ground-floor commercial requirements and waivers from applicable development standards. The request also includes a Vesting Tentative Subdivision Map to subdivide the property, establish public and/or private easements, and provide required public right-of-way dedications. The application was submitted under a Housing Crisis Act (HCA) preliminary application in compliance with Government Code Section 65941.1.

Site Layout

The project consists of six three-story townhome buildings arranged along a central interior looped street with public access from Kim Louise Drive to the east.

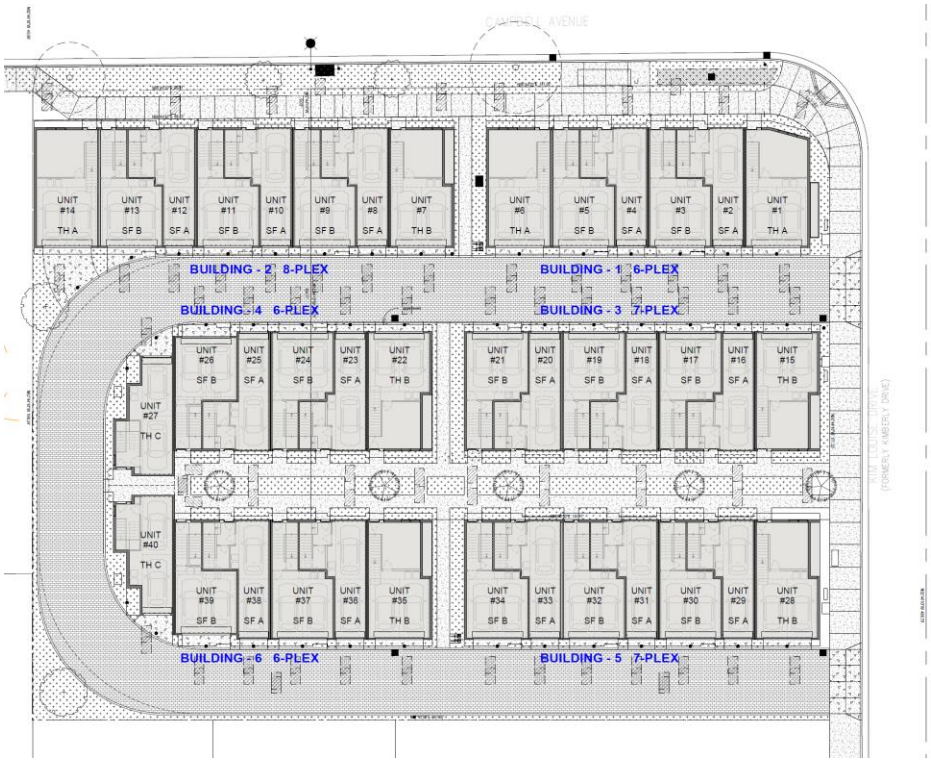


Figure 4 – Proposed Site Plan

Building Design

The proposed buildings consist of a contemporary residential design with simple gabled roof forms, rectilinear massing, and a repetitive building pattern. The three-story townhomes are arranged in narrow vertical modules, incorporating projections and recessed elements that vary the façade plane and reduce the appearance of continuous building mass. Subtle variations in roof heights and alternating hipped and gable roof forms further distinguish individual units and enhance the architectural rhythm along the building frontage.

The material palette includes white, sandy beige, and dark gray finishes that alternate between units, with wood-tone panels located at select entries and façade areas, a gray brick base at the ground level, and upper floors finished with smooth siding in a vertical orientation.



Figures 5 & 6 – Project Streetscape (W. Campbell Ave. & Kim Louise Dr.) & Material/Mood Board

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.

- **State Density Bonus Law (SDBL)**: 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.

  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 a request for waivers from several specific standards (reference Exhibit D of Attachment 1 – Draft Resolution), 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 (HAA)**: 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. In the case of the subject project, waivers have been requested as necessary to facilitate the project as designed.

- **Housing Crisis Act (HCA)**: 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 (also referred to as a "SB 330 Preapplication"), which, in coordination with the Permit Streamlining Act, allows a developer to submit preliminary plans that "lock in" the zoning standards, General Plan policies, fees, and building and fire codes in effect at the time of submittal. Accordingly, review of this project and imposition of fees through conditions of approval (including park impact fees) reflect those policies in effect at the time of the pre-application submittal.

Proposed Project Under State Density Bonus Law (SDBL): Based on the provision of four low-income units, and two moderate-income units, the project qualifies for one concession and an unlimited number of waivers of development standards that would physically preclude construction of the project as designed under State Density Bonus Law (SDBL). The applicant's Housing Incentives Request (reference Exhibit D of Attachment 1 – Draft Resolution) identifies the concessions and the waivers necessary to achieve the proposed density, building configuration, and site layout as designed.

Concessions & Incentives

The project includes a request for one concession intended to reduce actual costs[1] of providing the affordable units or otherwise enable the project to achieve the required level of affordability while maintaining the proposed site density, as described below:

- **Ground Floor Non-Residential Requirements.** The concession is to alleviate the requirements of the City's ground floor non-residential standards as depicted on the City's Form-Based Zone Map and described in Section 3.110 of the City of Campbell's adopted Multifamily Development and Design Standards.

  Materially, this concession alleviates the requirement to provide a non-residential tenant space along W. Campbell Avenue.

Waivers

In addition to the requested concession, the project includes waivers of tree preservation requirements, transformer screening standards, adjacency standards, and various Multi Family Development and Design Standards that would otherwise prevent construction of the project as designed. State Density Bonus Law requires that such standards be waived when they physically preclude a qualifying housing development.

While the applicant has requested the City to grant any waiver necessary to accommodate the project as designed, several project waivers requested by the project are summarized as follows:

- **Tree Preservation Requirements.** The project requests a waiver of the City's tree preservation requirements to allow removal of all existing onsite trees, as depicted on the Tree Removal

[1] *Schreiber v. City of Los Angeles* (2021) 69 Cal.App.5th 549 holds that State Density Bonus Law preempts local ordinances that require information showing that a concession or waiver is necessary to make a project economically feasible.

Notes & Details and Tree Removal Plan (Sheets C3 and C4 of the Project Plans). The replacement landscaping plan includes a mix of ground cover, shrubs, and seven (7) new onsite trees, as shown on the Landscaping Planting Plan (Sheet L-400 of the Project Plans).

- **Transformer Screening (MFDDS § 4.050.3).** The project provides details for screening electrical transformers that support power delivery to buildings and other uses onsite as required by MFDDS § 4.050.3 but requests a waiver to allow such screening to be provided only where sufficient space is available. The final location and design of transformers and associated screening are typically determined during the construction drawing stage through more detailed engineering plans, subject to review and approval by PG&E. Accordingly, the feasibility and extent of screening will be further evaluated during that process.

- **Adjacency Standards (MFDDS § 3.10)[2].** The adjacency standards establish massing, height, and setback requirements for new construction based on the abutting land use to help ensure compatible transitions between adjacent properties. The project requests a waiver from the adjacency standards that would otherwise limit structures within 30 feet of a property zoned T4N.S, along the project's southerly boundary, to a maximum height of 25 feet to the eave or parapet. The project proposes a height of approximately 29 feet in this area, which is four feet taller than would otherwise be allowed (Sheet A2.3 of the Project Plans).

- **Building Type & Architectural Standards (MFDDS Chapters 5 & 7).** The project requests a waiver of the building type standards and architectural standards to the extent necessary to accommodate the project as designed.

Collectively, the requested waivers address development standards that cannot be met without removing residential units, altering required access, or changing design elements that support the project's density and affordability obligations. Staff has reviewed the applicant's submittal and finds that the requested waivers and concessions are consistent with State Density Bonus Law and with applicable case law that limits a jurisdiction's ability to deny or modify such requests (see related discussion under "Scope of Review").

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 housing structures)
- **Vesting Tentative Subdivision Map** (related to the creation of new parcels)

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

[2] The applicant's waiver request technically references the adjacency standard applicable to single-family residential land use designations, which does not apply to this project.

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. Other than the deviations included as part of the applicant's Density Bonus Housing Incentive Request, the project is compliant with all applicable objective standards of the General Plan, Zoning Code, and MFDDS.

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

Yes. The General Plan land use designation for the project site is *High Density Mixed-Use (34-45 du/gr. ac)*. The proposed project achieves a residential density of 36.49 units per gross acre, which falls within the allowable range and is consistent with the intended development intensity. The General Plan further indicates that this designation is intended for apartment buildings, condominiums, and comparable residential forms. The introduction of townhomes at this density aligns with that purpose and is compatible with the established residential neighborhood.

Lastly, the proposed project may also be found consistent with the following General Plan policies and actions:

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.

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

Not Applicable. There is no conflict between the General Plan and applicable Zoning standards.

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. The project has also been reviewed by applicable City departments and agencies, and no specific adverse impact to public health or safety has been identified.

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 Subdivision Map.

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 General Plan does not provide any specific guidance regarding the design and/or improvements of a new subdivision. Additionally, the City has not adopted a specific plan that applies to the project site.

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 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 propose 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.

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 design of the subdivision and the proposed improvements do not conflict with existing public easements, and any alternative easements provided will be substantially equivalent to those previously acquired by the public.

Public Comment: When the permit application was first submitted, the City sent a courtesy notice to all property owners within 300 feet of the project site. Prior to the public meeting, a legal notice was mailed to all property owners within 300 feet of the site and published in the *Metro*. As of the preparation of this staff report, no public comments have been received.

ALTERNATIVES

The Planning Commission's discretion in reviewing the Proposed Project is extremely limited under controlling State housing laws, including the Density Bonus Law (DBL), the Housing Accountability Act (HAA), and the Housing Crisis Act (SB 330/SB 8), as well as relevant case law such as Bankers Hill 150 v. City of San Diego (2022). These laws prohibit the City from denying or reducing the density of a qualifying housing project unless the City can identify a specific, objective, and quantifiable health or safety standard or a clear conflict with State or federal law. No such standard or conflict has been identified for the Proposed Project.

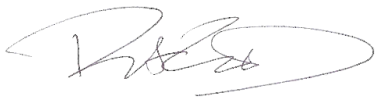
As a result, the City **generally does not have discretion** to deny or modify the proposal and must grant qualifying incentives and concessions unless the findings required by State Density Bonus Law for denial can be made. The City must also waive or reduce development standards that would physically preclude construction of the project as designed.

Notwithstanding these limitations, the Planning Commission may request that the developer consider or voluntarily incorporate design refinements or other project modifications. However, such requests should not be framed or understood as requirements for project approval, and the developer is not obligated to accept or implement them unless otherwise required by applicable law.

PREPARED BY: Stephen Rose, Senior Planner

Report Approval Details

Document Title:	1380 & 1400 W. Campbell Avenue (PLN-2025-117)
Attachments:	Attachment 1 – Draft Resolution Attachment 2 – Project Plans

Approved by: 

Rob Eastwood, Community Development Director

RESOLUTION NO.

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A MINOR HOUSING DEVELOPMENT PROJECT PERMIT, UTILIZING STATE DENSITY BONUS LAW (SDBL) TO GRANT WAIVERS FROM APPLICABLE DEVELOPMENT STANDARDS AND A CONCESSION FROM GROUND-FLOOR COMMERCIAL USE REQUIREMENTS, TO PERMIT A 40-UNIT HOUSING DEVELOPMENT PROJECT, CONSISTING OF SIX SEPARATE THREE-STORY TOWNHOME BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS, INCLUDING THE REMOVAL OF EXISTING STREET TREES ALONG THE W. CAMPBELL AVENUE FRONTAGE; AND A TENTATIVE VESTING SUBDIVISION MAP TO SUBDIVIDE THE PROPERTY, ESTABLISH PUBLIC AND/OR PRIVATE EASEMENTS, AND PROVIDE FOR DEDICATION OF PUBLIC RIGHT-OF-WAY ON PROPERTY LOCATED AT **1380 & 1400 W. CAMPBELL AVENUE.** FILE NO.: PLN-2025-117

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, utilizing State Density Bonus Law (SDBL) to grant waivers from applicable development standards and a concession from ground-floor commercial use requirements, to permit a 40-unit Housing Development Project, consisting of six separate three-story townhome buildings and associated site improvements including the removal of existing city street trees along the W. Campbell Avenue frontage, 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 at 1380 & 1400 W. Campbell Avenue ("Proposed Project"):

Environmental Findings:

1. The Proposed Project may be found exempt under Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines, which applies to In-Fill Development Projects. This exemption is appropriate for projects characterized as consistent with the applicable general plan designation and all applicable general plan policies, as well as with the applicable zoning designation and regulations; located within city limits on a site of no more than five acres substantially surrounded by urban uses; having no value as habitat for endangered, rare, or threatened species; that would not result in any significant effects relating to traffic, noise, air quality, or water quality; and that can be adequately served by all required utilities and public services.

Evidentiary Findings:

1. The Proposed Project is an application for a Minor Housing Development Project Permit utilizing State Density Bonus Law (SDBL) to grant waivers from applicable

development standards and a concession from ground-floor commercial use requirements to permit a 40-unit Housing Development Project, consisting of six separate three-story townhome buildings and associated site improvements including the removal of existing city street trees along the W. Campbell Avenue frontage, 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 at 1380 & 1400 W. Campbell Avenue ("Proposed Project").

2. The Project Site consists of two parcels: the first parcel is approximately 0.495 gross acres and the second parcel is approximately 0.601 gross acres, resulting in a total gross project site area of 1.096 gross acres prior to a 0.033-acre right-of-way dedication.

3. The Project Site borders W. Campbell Avenue to the north, Kim-Louise Drive to the east, multi-family residential uses to the south, commercial uses to the west and southwest.

4. The Project Site is designated *High Density Mixed-Use (34-45 Units/Gr. Acre)* on the City of Campbell General Plan Land Use Map.

5. The Project Site is designated High Density Mixed-Use (HD-MU) on the City of Campbell Zoning Map.

6. The Project Site is designated T4 Main Street (T4MS), in an Open Sub-Zone, with a Walkable Overlay, and subject to a Tier 2 Ground Floor Non-Residential Requirement along W. Campbell Avenue, on the City of Campbell Form-Based Zone Map.

7. The Project Site is currently developed with two commercial buildings, parking lots, and other related landscaping, trees, and site improvements, all of which would be demolished and/or removed as part of the Proposed Project.

8. The Project Site is identified as an "opportunity site" in the City of Campbell 2023-2031 Housing Element.

9. Although the Proposed Project would provide fewer residential units than anticipated in the City's 2023–2031 Housing Element in the moderate-income category, the City Council finds, pursuant to Government Code Section 65863 and consistent with the California Department of Housing and Community Development's (HCD) published guidance regarding the No Net Loss Law, Housing Element site capacity, and the accounting of housing production toward the Regional Housing Needs Allocation (RHNA), that sufficient residential capacity remains to accommodate the City's unmet RHNA at each income level. Based on the City's analysis of the remaining capacity of sites identified in its Housing Element, on file with the Community Development Department, following approval of the Proposed Project, the City would retain capacity exceeding its remaining RHNA obligation by 340 very low-income units, 385 low-income units, and 122 moderate-income units. For above moderate-income housing, following approval of the Proposed Project, the City will have produced 156 more units than originally anticipated on developed Housing Element sites, while retaining the planned capacity of its remaining identified sites to accommodate its original RHNA

allocation of 1,292 units. Accordingly, approval of the Proposed Project would not require identification of additional housing opportunity sites pursuant to Government Code Section 65863.

10. The Proposed Project would achieve a density of 36.49 units/gr. acre (40 units ÷ 1.096 gr. acres), consistent with the density required by the High Density Mixed-Use land use designation (34-45 units/gr. acre) and Housing Element Policy H-1.4, which requires that housing opportunity sites achieve at least 75 percent of the maximum General Plan Land Use density (75% × 45 units/gr. acre = 33.75 units / gr. acre minimum density).

11. The Proposed Project is subject to the Housing Development Regulations and related design standards and permitting procedures as specified by Chapter 21.07 (Housing Development Regulations) of the Campbell Municipal Code.

12. The Proposed Project was submitted pursuant to a Housing Crisis Act ("SB-330") preliminary application (PLN-2025-72) filed in compliance with Government Code § 65941.1 on May 19, 2025, which limits project review to those ordinances, policies, and standards (including certain fees) that were in effect when the preliminary application was submitted.

13. Pursuant to Campbell Municipal Code (CMC) Chapter 21.24 (Inclusionary Housing Ordinance), 15% of the for-sale units within the Proposed Project must be restricted to Low-Income and Moderate-Income households (40 x 15% = 6 units). Specifically, CMC Sec. 21.24.040 requires that forty percent of the required fifteen percent (6 x .40 = 2.4; rounded up to 3 units) shall be restricted to Low-Income households with the remainder (6-3 = 3 units) being restricted to Moderate-Income households.

14. Pursuant to Campbell Municipal Code (CMC) Chapter 21.24 (Inclusionary Housing Ordinance), units provided at even lower income levels than those specified shall be deemed to satisfy the requirement.

15. The Proposed Project, exceeds the minimum affordability requirements of the City's Inclusionary Ordinance in that it will provide 6 for-sale affordable units, of which 4 would be restricted to Low-Income households, with the remaining 2 units being restricted to Moderate-Income households (where 3 Low-Income units, and 3 Moderate-Income units are required by the City's Inclusionary Housing Ordinance) as demonstrated in the Affordable Housing Plan, included herein as **Exhibit C**.

16. The income-restricted units within the Proposed Project satisfy the requirement for "Target Units" under State Density Bonus Law (SDBL), by designating at least ten percent (10%) of the project's base units as affordable to Lower-Income households, consistent with the definition provided in Health and Safety Code § 50079.5 and as required by Government Code § 65915(b)(1)(A).

17. Pursuant to CMC Chapter 21.20 (Density Bonuses and Other Housing Incentives) and California Government Code Sections 65915-65918, the income-restricted units (specifically, the 4 Low-Income units) within the Proposed Project make the project eligible for: 1) unlimited waivers from, or reductions to, development standards; 2) one

(1) concession/incentive; and 3) a 20% Density Bonus. The requested waivers and concessions are itemized in the Housing Incentives Request, included herein as **Exhibit D**. An increase in density ("Density Bonus") is not requested as part of the Proposed Project.

18. The Proposed Project includes a request for one concession. The concession is to waive the requirements of the City's ground floor non-residential standards as depicted on the City's Form-Based Zone Map and described in Section 3.110 of the City of Campbell's adopted Multifamily Development and Design Standards.

19. The Proposed Project will comply with the timing requirements of CMC 21.24.050 (Time performance.).

20. The Proposed Project has requested waiver(s) from any development standard that would physically preclude the project as designed (proposed) pursuant to Government Code § 65915(e).

21. The City's review of the requested waivers and concessions under State Density Bonus Law (SDBL) 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).

22. The Proposed Project's requested waivers from the requirements of CMC Chapter 21.32 (Tree Protection Regulations) exempt it from a requirement to obtain a separate Tree Removal Permit. Further, as a result of waiving the City's Tree Protection Regulations, there is no obligation to demonstrate that the alternative site configurations and adjustments allowed by MFDDS § 9.020 have been exhausted in order to preserve on-site "protected" trees.

23. The Proposed Project will provide a total of 80 parking spaces, exceeding the 60 spaces that may be required for a Density Bonus Project pursuant to Section 65915(p) of the Government Code (40 two- to three-bedroom units × 1.5 spaces per unit = 60 spaces). Moreover, although not technically applicable to the Proposed Project, the 80 parking spaces also satisfy the parking requirement that otherwise would apply to residential development in an area depicted as a "Walkable Area" on the Form-Based Zoning Map pursuant to Campbell Municipal Code Section 21.28.040 (40 units with two or more bedrooms × 2 spaces per unit = 80 spaces).

24. 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.

25. The Proposed Project also satisfies the development of a “housing development project” as defined by Chapter 21.72 (Definitions) of the Campbell Municipal Code.

26. The Proposed Project is consistent with the "no net loss" and "protected units" replacement provisions of the Housing Crisis Act (HCA) (Government Code Section 66300.5 and 66300.6.), 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 and on the basis it does not propose to demolish or otherwise remove any existing housing units.

27. The Proposed Project complies with all 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.

28. *Schreiber v. City of Los Angeles* (2021) 69 Cal.App.5th 549 holds that State Density Bonus Law preempts local ordinances that require information showing that a concession or waiver is necessary to make a project economically feasible.

29. The Proposed Project, with the requested waivers and concessions, would not be contrary to state or federal law.

30. The Proposed Project is exempt from analysis under the City's Vehicle Miles Traveled (VMT) Policy, which presumes a development will have a less-than-significant transportation impact when the (1) proposed project land use is consistent with the General Plan; (2) the proposed project land use is within the increment of land use change evaluated in the General Plan EIR by TAZ; and (3) the proposed project is consistent with General Plan VMT policies.

31. 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*.

32. The Proposed Project, as conditioned, would be consistent with the following General Plan Goal, Policies, and Action:

Goal LU-2:	Ensure that new development is compatible with existing development in order to maintain a high quality of life for Campbell residents.
Policy LU-2.1:	Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.
Policy LU-2.4	Require new development and renovation that is located within or immediately adjacent to existing residential neighborhoods to be compatible and well-integrated with the existing residential neighborhoods.
Policy LU-2.5	Promote new development and additions that are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics.

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 H-1.4: Planned for Densities: All housing opportunity sites shall achieve 75 percent of the maximum General Plan Land Use density.

33. Pursuant to CMC Sec. 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.

34. As a condition of approval, the applicant shall record Covenants, Conditions and Restrictions (CC&Rs) for the Proposed Project, forming a Homeowner's Association (HOA) and formalizing the operational responsibilities of the HOA.

35. 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.

36. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the Proposed Project.

37. There is a reasonable relationship between the use of the fees imposed upon the Proposed Project and the type of development project.

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 (Gov. 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 CEQA Guidelines Section 15332, Class 32 (In-Fill Development Projects), because the project is consistent with the 2040 Campbell General Plan and applicable zoning regulations, except where modified or preempted by State law; is located within City limits on a site of less than five acres substantially surrounded by urban uses; has no value as habitat for endangered, rare, or threatened species; can be adequately served by all required utilities and public services; and would not result in significant effects relating to traffic, noise, air quality, or water quality;

13. In making this determination, the Planning Commission has considered the Proposed Project as proposed and the evidence contained in the administrative record. The Conditions of Approval include independently applicable General Plan, Municipal Code, and other regulatory requirements, including requirements for subsequent technical documentation. The Class 32 exemption does not depend upon those requirements to establish the absence of significant environmental effects; and

14. 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, utilizing State Density Bonus Law (SDBL) to grant waivers from applicable development standards and a concession from ground-floor commercial use requirements, to permit a 40-unit Housing Development Project, consisting of six separate three-story townhome buildings and associated site improvements including the removal of existing city street trees along the W. Campbell

Avenue frontage, 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 finding the Proposed Project exempt from formal environmental review under Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA), for property located at **1380 & 1400 W. Campbell Avenue**, subject to the attached Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 27th day of October 2026, by the following roll call vote:

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

APPROVED: _____
[First Name Last Name], Chair

ATTEST: _____
Rob Eastwood, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
PLN-2025-117

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 they are required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

1. Approved Project: Approval is granted for a Minor Housing Development Project Permit, utilizing State Density Bonus Law (SDBL) to grant waivers from applicable development standards and a concession from ground-floor commercial use requirements, to permit a 40-unit Housing Development Project, consisting of six separate three-story townhome buildings and associated site improvements including the removal of existing city street trees along the W. Campbell Avenue frontage; 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, for property located at **1380 & 1400 W. Campbell Avenue**.

   The project shall substantially conform to the Project Plans included as Attachment 2 of the October 27, 2026, Planning Commission Staff Report (hereinafter “Project Plans”), and Affordable Housing Plan included as Exhibit C (hereinafter “Affordable Housing Plan”) except as may be modified by Conditions of Approval contained herein. Prior to issuance of any building permit, the Community Development Director shall verify that final construction plans are consistent with the Approved Project.

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 action approving the project. Within this two-year period, the Final Map shall 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). Rights conferred by the Vesting Tentative Subdivision Map shall remain vested as provided under Government Code § 66498.1 et seq.

3. Street Names: The street names included on the Final Map shall match the street name(s) indicated on the Vesting Tentative Subdivision Map as set forth in the Project Plans unless otherwise approved by the City.

4. Minor Revisions: Minor revisions to the Approved Project Plans, not otherwise subject to an Administrative Housing Development Project Permit as specified by CMC Sec. 21.07.040(a)2, may be ministerially approved by the Community Development Director pursuant to CMC Sec. 21.56.060 (Amendments to an approved project).

5. Timing of Tree Removal: On-site tree(s) shall be removed only in conjunction with demolition of existing on-site structures upon issuance of a Demolition Permit.

6. Affordable Housing Agreement: Prior to, or concurrently with, the recordation of any Final Map, the Developer shall execute and record an Affordable Housing Agreement in a form approved by the City Attorney and Community Development Director. The Affordable Housing Agreement shall be recorded with the Santa Clara County Clerk-Recorder and shall, at a minimum, stipulate the following:

    a. Location. Demonstrate that the location and designation of below-market-rate ("BMR") units (also referred to as the "affordable units") is consistent with the Affordable Housing Plan (**Exhibit C**).

    b. Term and Agreement Type.

        1) Inclusionary Units: Deed restrict all required below-market-rate units (BMR) for a minimum of 45-years from the date the affordable units are initially sold and shall be renewed at the change of each title for a period of 45-years for any units solely serving to satisfy the obligations of the City's Inclusionary Housing Ordinance. These units shall be subject to a Resale Restriction Agreement, between the City and the purchaser of the below market rate unit.

        2) Density Bonus Units: Deed restrict all required below-market-rate units (BMR) for a minimum of 55-years from the date the affordable units are initially sold and shall be renewed at the change of each title for a period of 55-years for any units serving to satisfy State Density Bonus Law, or State Density Bonus Law and the obligations of the City's Inclusionary Housing Ordinance. These units shall be subject to an Equity Sharing Agreement between the City and the purchaser of the below market rate unit.

    c. Demonstrate compliance with all applicable construction timing and phasing requirements, including CMC §§ 21.24.050 (Time performance.).

    d. Provide for the required number and income category of for-sale BMR units to be deed restricted as follows:

        1) Require the provision and deed restriction of a total of six (6) for-sale BMR units, consisting of four (4) Low-Income units and two (2) Moderate-Income units.

        2) Designate the four (4) Low-Income units as Density Bonus/Inclusionary Housing Units subject to an Equity Sharing Agreement.

        3) Designate the two (2) Moderate-Income units as Inclusionary Units subject to a Resale Restriction Agreement.

    e. Establish the methodology for determining initial and subsequent sales prices of BMR units, consistent with the City's Methodology for Determining Maximum Affordable Homeownership Unit Sales Price. A copy of this document is available online at: https://www.campbellca.gov/1079/Assembly-Bill-AB-1483

f. Require the purchasers of the below market rate units ongoing participation in an annual certification process administered by the City's BMR Housing Administrator.

g. Restrict the sale of BMR units to households meeting the designated income levels, as verified by the City's BMR Housing Administrator.

h. Establish that 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.

i. Establish that all BMR units, irrespective of income level, shall be indistinguishable, in terms of building materials, architectural features, lighting fixtures, type and number of appliances, and landscaping areas from other residential units in the residential project. Further, affordable units, irrespective of income level, shall have the same access to parking facilities, project amenities, and recreational areas as other residential units in the residential project. In this context, "appliances" means refrigerators, stovetops, ranges, microwaves, air conditioners, furnaces, heat pumps, electric vehicle chargers, whole house fans, and battery storage systems.

j. Require selection of buyers from the City-maintained Eligible Households list, consistent with CMC §§ 21.24.040.F and 21.20.110, with the BMR Housing Administrator finalizing eligibility determinations and referring households to the property owner for sale.

k. Require payment of all applicable fees for property owner, buyers, and program applicants, in accordance with the City's BMR Housing Administrator Fee Schedule. A copy of the fee schedule is available online at: https://www.campbellca.gov/1079/Assembly-Bill-AB-1483.

The Affordable Housing Agreement shall be executed and recorded prior to recordation of any Final Map or issuance of any building permit, whichever occurs first. Failure to comply with this condition shall constitute a violation of this approval and grounds for withholding further permits or occupancy.

Minor modifications consistent with the Affordable Housing Plan, requirements of Chapter 21.24 (Inclusionary Housing Ordinance), and State Density Bonus Law may be approved by the Community Development Director. Significant deviations shall require approval of a new land use entitlement.

7. 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 the building permit final of the last unit recorded under the same Final Map).

8. 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.

9. Property Maintenance: All exterior areas of the property, including paved and sidewalk areas, shall be kept free of graffiti, trash, and debris, in compliance with CMC Section 21.16.110 (Site Maintenance).

10. On-Site Lighting: Construction plans submitted for a building permit shall include lighting fixture specifications demonstrating compliance with MFDDS § 4.030.3 (Required Lighting).

11. Fences/Walls: All newly proposed fencing and/or walls shall comply with MFDDS § 4.020 (Screening).

12. Covenants, Conditions, and Restrictions (CC&Rs): Prior to recordation of any 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. 8 (Landscaping Maintenance).

i. Provision that all exterior areas of the property shall be maintained in compliance with Condition of Approval No. 9 (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, as further confirmed in the project's Affordable Housing Agreement(s) and each applicable property's title documents.

13. Air Quality Report: Pursuant to General Plan Action COS-10.b, prior to issuance of a building permit, the Applicant shall submit an air quality analysis prepared in accordance with applicable Bay Area Air Quality Management District guidance demonstrating that:

    a. Project construction and operational emissions do not exceed applicable BAAQMD thresholds;

    b. The project does not expose nearby sensitive receptors to toxic air contaminant levels in excess of BAAQMD health risk thresholds; and

    c. The project incorporates all applicable BAAQMD-recommended best management practices (BMPs) for construction emissions.

    If screening-level analysis indicates that a project-specific Health Risk Assessment (HRA) is warranted under applicable BAAQMD guidance, an HRA shall be prepared. The HRA shall demonstrate consistency with applicable BAAQMD health-risk thresholds.

14. Acoustic Study: As required by the General Plan Noise Element and CMC Sec. 21.16.070, prior to issuance of a building permit, the Applicant shall provide an acoustical study prepared by a qualified acoustical consultant demonstrating compliance with the City's applicable residential noise standards, including the land use compatibility standards in General Plan Table N-1, the stationary noise source standards in General Plan Table N-2, and the interior residential noise standard of 45 dBA Ldn. The acoustical study shall demonstrate that the construction plans comply with the City's applicable noise standards.

15. Private Street Name: The private street name shall be revised to one of the following, subject to review and approval by the Campbell Police Department: (A) Molly Dean Loop, (B) Heron Loop, or (C) Blue Heron Loop. Any alternative street name shall be subject to the review and approval of the Community Development Director. The approved street name shall be incorporated into the applicable project plans and documents, including the map, CC&Rs, and building permit plans, as appropriate, prior to submittal of the respective applications.

Building Division

16. 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.

17. Construction Hours (CMC Sec. 18.04.052): Construction activity shall be limited to the hours of 8:00 AM to 5:00 PM daily, Monday through Friday. Saturday hours of construction shall be 9:00 AM to 4:00 PM. There shall be no construction activity on Sundays or National Holidays.

18. Construction Noise (CMC Sec. 18.04.052): No loud, environmentally disruptive noise over fifty (50) decibels, such as air compressors without mufflers, continuously running motors or generators, loudly played musical instruments or radios will be allowed during the authorized hours of construction, Monday through Saturday, where such noise may be a nuisance to adjacent residential neighbors. Such nuisances shall be discontinued.

19. Property Maintenance: The property is to be maintained free of combustible trash, debris, and weeds until the time that actual construction commences. Any vacant existing structures shall be secured, by having windows boarded up and doors sealed shut, or be demolished or removed from the property.

20. Conditions of Approval: The Conditions of Approval shall be stated in full on the building permit plan set submitted for the building permit.

21. Construction Fencing: The property shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction. The construction site shall be secured to prevent vandalism and/or theft during hours when no work is being done.

22. Construction Hours/Fines/Stop Work Notice(s): Failure to comply with permitted working hours that result in verified complaints may result in the issuance of a Stop Work Notice

issued to the project with cessation of work for a minimum of seven (7) days from the date of issuance and an Administrative fine of up to $1,000.00

23. 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, in accordance with state law, 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).

24. 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.

25. 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 the conditions of approval provided herein to reduce construction noise, and shall include proposed truck routes for review and approval by the City Engineer.

26. 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.

PUBLIC WORKS DEPARTMENT
Land Development Engineering Division

27. Construction Drawings: The applicant shall submit the following permit applications prior to, or concurrent with, the main Building permit application:

    a. Encroachment Permit for Street Improvement Plans: The frontage improvements for the project shall be shown on a separate street improvement plan as detailed here: https://www.campbellca.gov/187/Street-Improvements

    b. Building Permit for On-Site / Grading & Drainage Plans: The on-site grading, drainage, stormwater, landscaping, ADA and site improvements for the project shall be shown on a separate building permit plan as detailed here: https://www.campbellca.gov/DocumentCenter/View/16594

    c. 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

28. 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.

29. Right-of-Way for Public Street Purposes: Upon recordation of the Tract Map, the applicant shall fully complete the process to cause additional right-of-way to be granted in fee for public street purposes along the West Campbell Avenue frontage to accommodate the required Image Street improvements, and along the Kim Louise Drive frontage to accommodate the required 10-foot sidewalk improvements. The applicant shall submit the necessary documents for approval by the City Engineer, process the submittal with City staff's comments and fully complete the right-of-way process. The applicant shall cause all documents to be prepared by a registered civil engineer/land surveyor, as necessary, for the City's review and recordation.

30. Private Easements: Upon recordation of the Tract Map, the applicant shall cause private easements to be recorded for private utilities, private storm drains, reciprocal ingress and egress, emergency vehicles, etc.

31. Monumentation for Tract Map: Prior to recordation of the Tract Map, the applicant shall provide a cash deposit for setting all monuments shown on the map. Monuments shall be set per section 20.76.010 of the Campbell Municipal Code including but not limited to setting permanent pipe monuments (three-fourths inch galvanized steel pipe two feet long approximately six inches below finished grade) at each boundary of all lot corners within a subdivision, along the exterior boundary lines at intervals of approximately five hundred feet and at all beginning of curves and ending of curves on property lines, and monument boxes at intersections of all street monument line tangents.

32. 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 in-lieu fee shall be equal to the fee for 40 new dwelling

units based on the Multi-family rate of $22,247 per unit - the fee in effect at the time the project filed its SB-330 pre-application. The fees shall be due prior to recordation of the Tract Map.

33. Demolition: Prior to recordation of the Tract Map the applicant shall obtain a demolition permit and remove any nonconforming structures.

34. Soils Report: Upon submittal of the Tract Map, applicant shall provide a soils report prepared by a registered geotechnical or civil engineer.

35. 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.

36. 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.

37. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollutant 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:

    a. 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.
    b. 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.

38. Maintenance of Stormwater Facilities: Owner(s), current and future, are required to maintain the landscaped bio-treatment areas in the public right of way. Execution of a Maintenance Agreement will be required prior to issuance of Building permits.

39. 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.

40. 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.

41. 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. The applicant will be required to perform enhanced pavement 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.

42. Transformers: In the event that project transformers are placed on-site adjacent to the right-of-way, under no circumstance shall any associated bollards be allowed in the public right-of-way. Prior to issuance of any building permits, the applicant shall provide documentation from PG&E that the electrical design will not result in the placement of bollards within the public right-of-way. After relocation of the existing transformer along the West Campbell frontage, the associated PG&E easement shall be quitclaimed.

43. Street Improvement Agreements / Plans / Encroachment Permit / Fees / Deposits: Prior to recordation of the Tract Map, the applicant shall execute a street improvement agreement, cause plans for public street improvements to be prepared by a registered civil engineer, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public

street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:

a. Show location of all existing utilities within the new and existing public right-of-way.

b. Relocation of all existing utilities including utility boxes, covers, poles, etc. outside of sidewalk area. No utility boxes, covers, etc. will be allowed in the sidewalk area.

c. Construction of Type A ADA compliant curb ramp at the southwest corner of West Campbell Avenue and Kim-Louise Drive.

d. West Campbell Avenue Frontage

   i. Relocation of existing PG&E transformer out of the public right-of-way.
   ii. Secure permit from VTA for modifications to their existing bus stop, including modifying the concrete landing area around the bus stop and relocating the existing bus stop sign. The existing street tree between the bus stop and the proposed bio-treatment basin may complicate these modifications. Applicant shall apply for VTA permit prior to submitting street improvement plans to the City for review.
   iii. Construction of image street sidewalk improvements along the West Campbell Avenue frontage consistent with the adopted City Streetscape standards.
   iv. Reconstruction of any damaged curb, gutter and sidewalk.
   v. Installation of stormwater treatment facilities needed to comply with MRP 3.0
   vi. Installation of 24-inch box street trees in park strip – tree species to be determined by City Arborist during improvement plan review stage.
   vii. Installation of drought tolerant landscaping in park strips.

e. Kim Louise Drive Frontage

   i. Construction of commercial 10-foot attached sidewalk and driveway improvements along the Kim Louise Drive frontage.
   ii. Street trees will not be required along this frontage due to conflict with the existing San Jose Water main under the sidewalk.
   iii. Construction of a 2-inch grind and overlay to the street centerline along the project frontage. Any pavement areas where the existing pavement thickness is less than 4 inches along the frontage shall be reconstructed.
   iv. Reconstruction of any damaged curb and gutter.
   v. Relocation of existing AT&T Lightspeed cabinet in conflict with proposed southern driveway

f. Installation of streetlights, conduits, conductors and related facilities in accordance with the City of Campbell's Street Lighting Policies. Applicant to

provide photometrics / streetlighting plan with first submittal of Street Improvement Plans per the following requirements:

i. Replace existing overhead fed streetlight pole along the West Campbell frontage.
ii. Anticipate at least one new light along the Kim Louise frontage bordering the intersection of West Campbell Avenue.
iii. Determine streetlight pole height based on radial clearance from existing high voltage overhead lines per state General Order 95. Determine the line voltage and height of high voltage and submit. (Common radial clearance for maintenance is often 10 feet depending on the voltage.)
iv. For streetlights in proposed landscaping strip, provide PCC cap for streetlights extending to surround nearby streetlight pull boxes.
v. Provide lighting analysis of both street frontages (the intersection lighting is not in scope based on the submitted improvements):
    1) West Campbell: 1.2fc, 3:1 avg/min uniformity
    2) Kim Louise: 0.4fc, 6:1 avg/min uniformity
    3) Analysis may extend between streetlights and to the streetlights near neighboring property lines.
vi. Update streetlight design plans in accordance with the analysis.
vii. Contact Public Works staff for detailed requirements in preparing photometric plans prior to first submittal.

g. Installation of traffic control, stripes and signs.

h. Construction of conforms improvements to existing public and private improvements, as necessary.

i. Submit final plans in a digital format acceptable to the City.

44. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required street improvements and pavement restoration installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

45. 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.

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

SANTA CLARA COUNTY FIRE DEPARTMENT

47. Fire Sprinklers Required: NFPA 13R proposed and noted on sheet A0.1.

48. Fire Department Connections Required: 13R systems require FDC's as shown on sheet C14.

49. Ground Ladder Access Requirements: Landscaping, equipment, and fences shall not be allowed to interfere with the required access (CFC Sec. 503, 504, and 1029 NFPA 1932 Sec. 5.1.8 through 5.1.9.2). Shown on sheets A4.1, and A4.3, A4.4, and L-100.

50. Required Fire Flow: The fire flow for this project is 4,250 GPM at 20 psi residual pressure. Since an automatic fire 13R sprinkler system will be installed, the fire flow will be reduced by 50%, establishing a required adjusted fire flow of 2,125 GPM at 20 psi residual pressure. Fire flow letter received. Hydrants are capable of meeting fire flow.

51. Fire lane identification: Fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code.
    a. Shown on sheet C14.

52. Fire Apparatus Access Roadway Required: Installations shall conform to the Santa Clara County Fire Department Standard Details and Specifications sheet A-1. (CFC Sec. 503).
    a. Shown on Sheet C14

53. Construction Sites: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

54. Potable Water Supply: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

55. Address Identification: New and existing buildings shall have approved address numbers, building numbers, or other approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. Address numbers and other building identification shall contrast with their background and shall be maintained in a legible condition. CFC Sec. 505.1.

56. Hydrant Installation: Hydrant installation process should be started as soon as possible to avoid delays at building permit. Submit hydrant spotting plans to SCCFD. Hydrant authorization shall be approved by SCCFD and San Jose Water prior to Building permit approval.

57. No Violation: 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, 105.3.6]

BINDING EFFECT OF CONDITIONS OF APPROVAL

The Conditions of Approval set forth herein shall run with the land and shall be binding upon all successors in interest, assigns, and transferees of the property owner. Compliance with these conditions shall be required for the duration of the approved project. Violation of any condition may result in permit revocation or other enforcement action by the City of Campbell, as authorized by the Campbell Municipal Code.

EXHIBIT C

Affordable Housing Plan



EXHIBIT D

STATE DENSITY BONUS CONCESSION/WAIVERS
1400 E. Campbell Avenue

Concession - Our concession sought is the elimination of the Commercial requirement on this
site.

Waivers:
1. We are seeking a waiver to the City's tree preservation requirements, thereby negating the need for an Alternative Site Configuration Exhibit.

2. We have provided a detail for transformer screening as required by MFDDS 4.050.3, but we are seeking a waiver to install such screening only where we have the space to do so.

3. We are seeking a waiver relative to Adjacency Standards (MFDDS 3.10). This requirement would limit the height of structures within 30' of shared single family property boundary to 2.5 stories and 25'. We have a 0' setback along our western property boundary and an 25' setback along our southern boundary. Our total height height to our eave is 30' (an increase of 20% of the standard required).

4. We seek a general waiver of Chapter 7 Architectural Standards to the extent necessary to accommodate the project as designed.

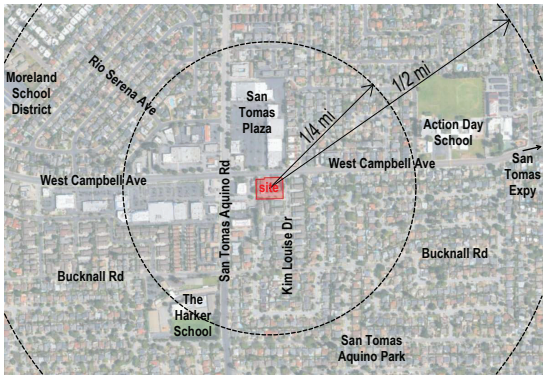
5. We seek a general waiver of the Chapter 5 Standards to the extent necessary to accommodate the project as designed.

6. This list of waivers is not exhaustive and the applicant requests the City to grant any additional waivers as necessary to accommodate the project as designed.

Staff Note: Reference to 1400 E. Campbell in error; project site is 1380 & 1400 W. Campbell Avenue.

TOWNHOME PROPOSAL

1400 & 1380 W. CAMPBELL AVE,
CAMPBELL, CA 95008



VICINITY MAP



PROPOSAL - VIEW FROM WEST CAMPBELL AVE

PROJECT TEAM INFO

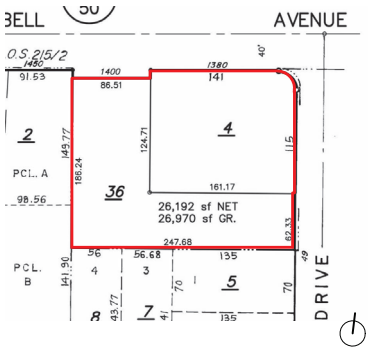
DEVELOPER / OWNER:
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CONTACT: JARED GAMELIN
EMAIL: jared@madroneventures.com

ARCHITECT:
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CONTACT: GRAHAM GOODWIN
EMAIL: ggoodwin@ceainc.net

LANDSCAPE ARCHITECT:
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SAN FRANCISCO, CA 94107
PHONE: (415) 545 8577
CONTACT: MEGUMI AIHARA
EMAIL: megumi@s-a-works.com

APN MAP



CODE

2025 CALIFORNIA RESIDENTIAL CODE(CRC)
2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA FIRE CODE (CFC)
2025 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC)
2025 CALIFORNIA ENERGY CODE (CENRC)

DEFINITIONS (PER CRC R202)
TOWNHOUSE : A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OF PUBLIC WAY ON NOT LESS THAN 2 SIDES

OCCUPANCY GROUP: TOWNHOUSE
(CRC R 1.1.3.1) : U (PRIVATE GARAGES)

CONSTRUCTION TYPE: TYPE V-B

FIRE SPRINKLERS (CRC R1.1.3.1) : NFPA 13-R

ALLOWABLE HEIGHT: 40FT

ALLOWABLE STORIES (CRC 1.13) : 3 STORIES

ALLOWABLE FLOOR AREA: THE CRC DOES NOT PUT AREA LIMITATIONS ON TOWNHOMES

TOWNHOME UNIT SEPARATION
PER CRC R302.2 EACH TOWNHOME SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS THAN 1 HOUR FIRE RATED

EXTERIOR WALL RATING:
PER CRC TABLE 302.1 (2) FIRE SEPARATION > 3 SHALL BE ZERO NON RATED
FIRE SEPARATION < 3 SHALL BE ONE HOUR RATED

MAXIMUM AREA OF EXTERIOR WALL OPENINGS:
PER CRC TABLE 302.1 (2) FIRE SEPARATION > 3 SHALL BE UNLIMITED (UN-RATED)
FIRE SEPARATION < 3 SHALL NOT BE ALLOWED

UTILITY / THROUGH PENETRATIONS (CRC R302.4.1):
ELECTRIC METERS LOCATED IN COMMON HOA MAINTAINED CLOSET AT THE END OF EACH BUILDING ARE RUN THROUGH THE BUILDING LATERALLY IN A NON RATED SOFFIT RACEWAY LOCATED IN THE GARAGES. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1 HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL AND PLUMBING LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R 302.4.1 & CRC R 302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM

ACCESSIBILITY:
PER CRC R320.1 DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE UNITS SHALL MEET THE REQUIREMENTS (10% OF UNITS) OF CALIFORNIA BUILDING CODE CHAPTER 11A- MULTISTORY DWELLINGS
REFER TO SITE PLAN FOR MORE INFORMATION

PROJECT DATA

PROJECT DESCRIPTION
THE PROJECT INCLUDES A VESTING TENTATIVE TRACT MAP (VTTM) FOR DEVELOPMENT AND A SITE AND ARCHITECTURAL REVIEW PERMIT TO ACCOMMODATE THE PROPOSED PROJECT. THE PROPOSED PROJECT CONSISTS OF THE DEVELOPMENT OF 40 RESIDENTIAL UNITS UTILIZING SB330 DENSITY BONUS. THE PROPOSED DEVELOPMENT WILL CONSIST OF 3-STORY TOWNHOMES AND STACKED FLATS. EACH UNIT WILL HAVE A PRIVATE TWO-CAR GARAGE. THE PROJECT WILL PROVIDE 6 BMR UNITS.

APN NUMBER: 404-01-004 / 404-01-036

DU PER ACRE: 34 DU

FAR: 1.225
56,721 SQFT / 46,304 SQFT

LOT AREA:
CURRENT: 1.119 ACRES / 48,787 SQFT
PROPOSED: 1.063 ACRES / 46,304 SQFT

CURRENT DESIGNATION
ZONING: HD-MU (34-45) HIGH DENSITY MIXED-USE
FORM BASED ZONE: T4MS-O: T4 MAIN STREET

ZONING:
SETBACK
FRONT: VARIES 2' - 4'
SIDE, EXTERIOR : VARIES 1' - 4'
REAR: 22' - 9'
SEE SHEET A1.16

SPRINKLERED: YES (NFPA 13-R)

NUMBER OF STORIES: 3

HEIGHT
3- STORY TOWNHOME
MAXIMUM: 45'
PROPOSED: 37'-7"

PARKING

34 TANDEM GARAGE PARKING SPACES
46 SIDE BY SIDE GARAGE PARKING SPACES

TOTAL: 80 PARKING SPOTS = 1.03 RATIO

TH = TOWNHOME SF = STACKED FLAT

TOWNHOME TYPE SUMMARY

UNIT TYPE	COUNT	GARAGE TYPE	GROSS SF	NET SF
THA - 3 BED	3	2 CAR GARAGE	2,424	2,084
THB - 3 BED	5	2 CAR GARAGE	2,264	1,851
THC - 2 BED	2	2 CAR TANDEM GARAGE	1,818	1,400
SFB - 2 BED	15	2 CAR TANDEM GARAGE	1,626	1,432
SFB - 2 BED	15	2 CAR GARAGE	1,936	1,713
	40			

SEE SHEET A5.1 & A5.2

BUILDING NUMBER	# UNITS	NET AREA	GROSS AREA
BUILDING 1	6	10,938 SF	11,972 SF
BUILDING 2	8	14,091 SF	15,600 SF
BUILDING 3	7	11,897 SF	13,176 SF
BUILDING 4	6	10,204 SF	11,614 SF
BUILDING 5	7	11,897 SF	13,176 SF
BUILDING 6	6	10,204 SF	11,614 SF
	40	69,231 SF	77,152 SF

NET AREA
MEASURED TO THE INTERIOR STUD OF THE WALL EXCLUDING COVERED GARAGES, COVERED DECKS AND PORCHES

GROSS AREA
AS PER CAMPBELL MUNICIPAL CODE, FLOOR AREA, GROSS MEANS THE TOTAL HORIZONTAL FLOOR AREA IN SQUARE FEET OF ALL STORIES OF ALL BUILDINGS MEASURED TO THE OUTSIDE SURFACE OF EXTERIOR WALLS. STAIRWAYS AND ELEVATOR SHAFTS SHALL BE INCLUDED ON ALL FLOORS. GSF INCLUDES STAIRWAY ON ALL FLOORS, COVERED GARAGES, COVERED DECKS, EXCLUDE PORCHES

APPROVAL STAMPS

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LICENSED ARCHITECT JEFFREY R CURRENT C 19444 REN. 1-31-2026 STATE OF CALIFORNIA

Sheet Information

Issue Date	07/27/2026
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Approved	Designer
Scale	

Sheet Title
COVER SHEET

A0.1

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SHEET NUMBER	SHEET NAME
A4.4	FIRE LADDER PAD PLAN
Y1	Gross Building Area
A0.1	COVER SHEET
A0.2	SHEET INDEX
A1.1	EXISTING SITE CONDITIONS
A1.2	PROPOSED SITE PLAN
A1.3	PLAN LEVEL 2
A1.4	PLAN LEVEL 3
A1.5	ROOF PLAN
A1.6	ISOMETRIC VIEW
A1.7	3D VIEWS
A1.8	BELOW MARKET RATE HOUSING PLAN
A1.9	BUILDING COVERAGE
A1.10	FAR BUILDING B1
A1.11	FAR BUILDING B2
A1.12	FAR BUILDING 3 AND BUILDING 5
A1.13	FAR BUILDING 4 AND BUILDING 6
A1.14	PRIVACY PLAN
A1.15	STREETSCAPE DRAWING
A1.16	BUILDING FRONTAGE PROFILE SECTIONS
A2.1	ELEVATIONS NORTH
A2.2	ELEVATIONS EAST
A2.3	ELEVATIONS SOUTH
A2.4	ELEVATIONS WEST
A3.1	PLANS BUILDING 1
A3.2	PLANS BUILDING 2
A3.3	PLANS BUILDING 3 AND BUILDING 5
A3.4	PLANS BUILDING 4 AND BUILDING 6
A4.1	SECTION BUILDING 3
A4.2	SECTION BUILDING 4
A4.3	SECTION BUILDING 6
A4.5	LIGHTING PLAN
A5.1	TYPICAL UNIT
A6.1	ARCHITECTURAL DETAILS, MATERIAL BOARD
A7.1	DOORS AND WINDOWS SCHEDULE
A8.1	EXTERIOR COLOR CALCULATION - NORTH
A8.2	EXTERIOR COLOR CALCULATION - EAST
A8.3	EXTERIOR COLOR CALCULATION - SOUTH
A8.4	EXTERIOR COLOR CALCULATION - WEST
C1	ABBREVIATIONS & LEGEND
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	TREE REMOVAL NOTES & DETAILS
C4	TREE REMOVAL PLAN
C5	SITE PLAN
C6	SITE DESIGN REQUIREMENT PLAN-LEVEL 1
C7	SITE DESIGN REQUIREMENT PLAN-LEVEL 2
C8	SITE DESIGN REQUIREMENT PLAN-LEVEL 3
C9	SITE SECTIONS AND DETAILS
C10	GRADING & DRAINAGE PLAN
C11	UTILITY PLAN
C12	STORMWATER MANAGEMENT PLAN
C13	STORMWATER MANAGEMENT NOTES & DETAILS
C14	EMERGENCY ACCESS PLAN
TM1	EXISTING PROPERTY BOUNDARY
TM2	PROPOSED PROPERTY BOUNDARY
L-100	LANDSCAPE MATERIAL PLAN
L-110	LANDSCAPE DATA SHEETS
L-400	LANDSCAPE PLANTING PLAN
L-410	LANDSCAPE PLANTING IMAGERY
L-411	LANDSCAPE PLANTING IMAGERY
L-420	LANDSCAPE WELO PLAN
L-500	LANDSCAPE IRRIGATION PLAN
Pg 1 to 5	C3 Data Forms

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SHEET INDEX

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1



4



2



5



3



6

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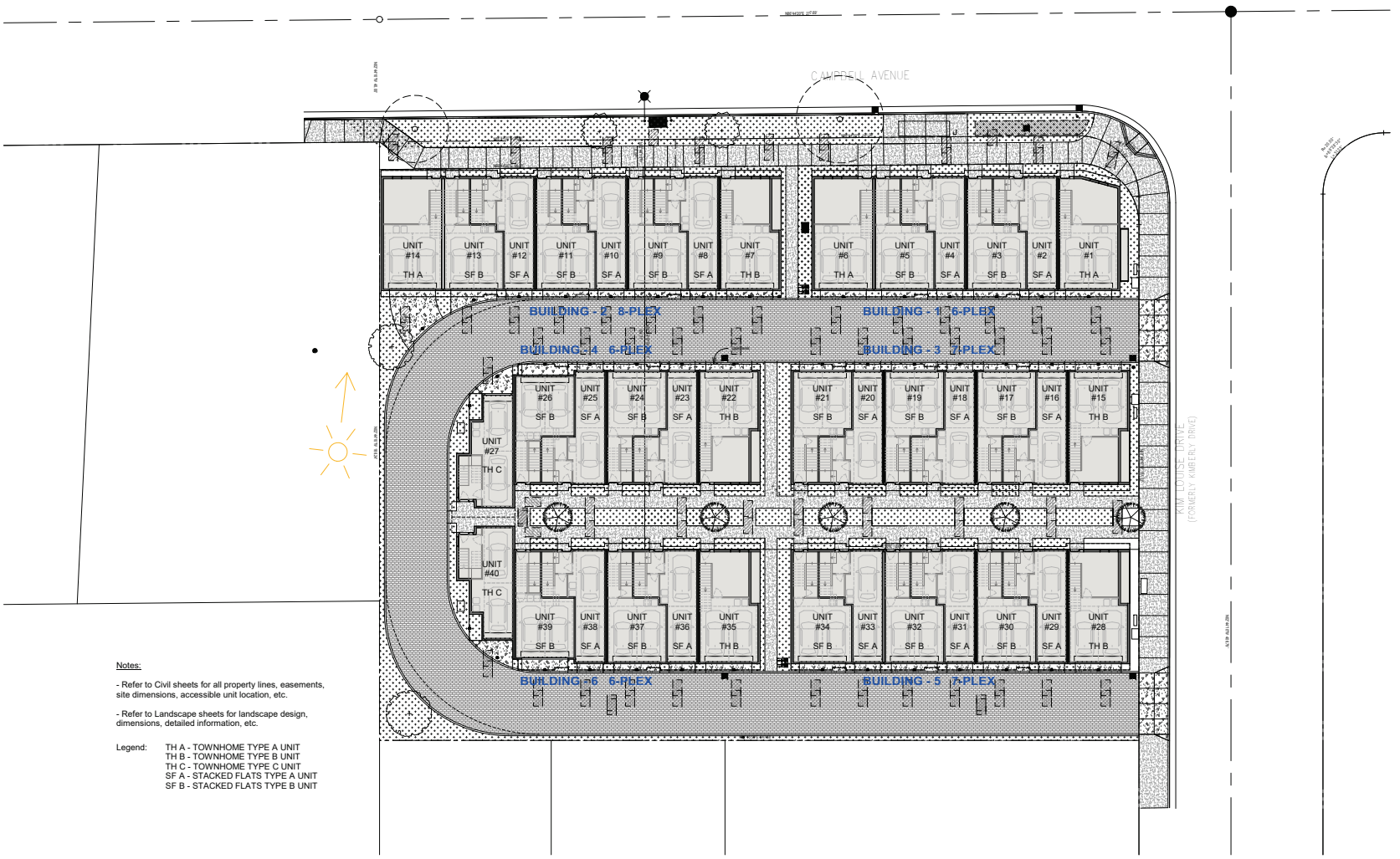
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EXISTING SITE CONDITIONS

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Notes:

- Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit location, etc.

- Refer to Landscape sheets for landscape design, dimensions, detailed information, etc.

Legend:
TH A - TOWNHOME TYPE A UNIT
TH B - TOWNHOME TYPE B UNIT
TH C - TOWNHOME TYPE C UNIT
SF A - STACKED FLATS TYPE A UNIT
SF B - STACKED FLATS TYPE B UNIT

1 GROUND FLOOR PLAN
Scale: 1/16" = 1'-0"

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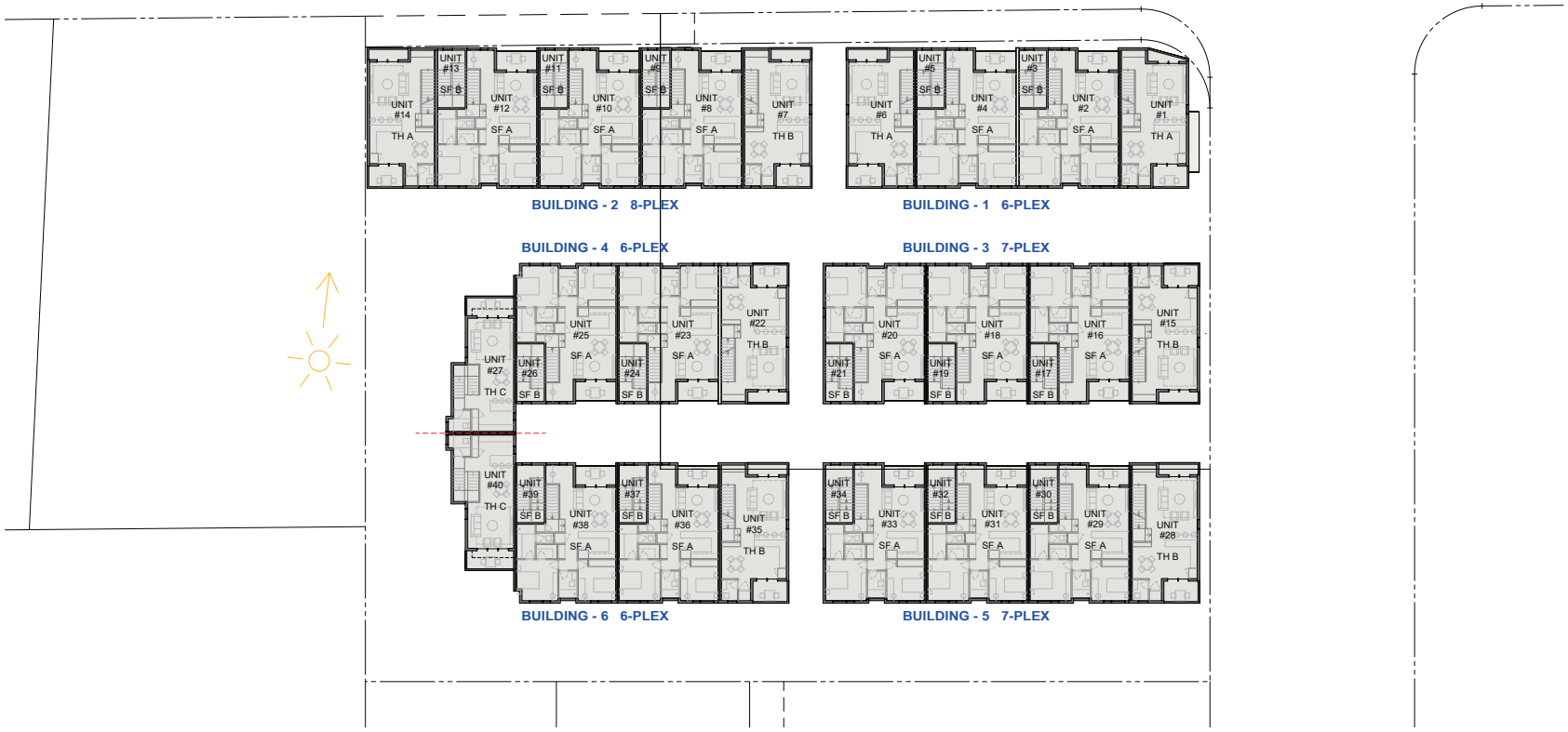
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PROPOSED SITE PLAN

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2 LEVEL 2
Scale: 1/16" = 1'-0"

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PLAN LEVEL 2

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3 LEVEL 3
Scale: 1/16" = 1'-0"

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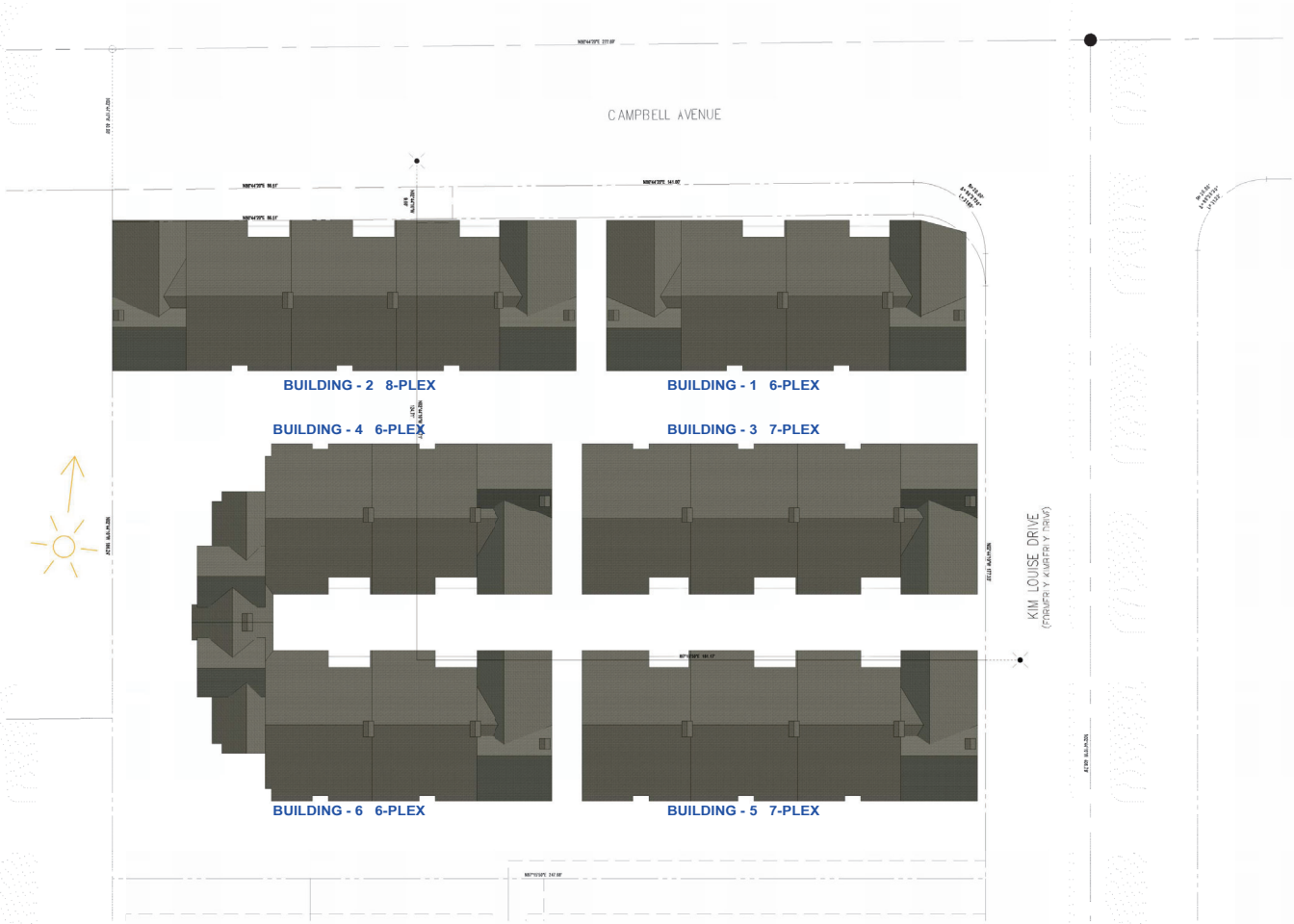
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PLAN LEVEL 3

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

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ROOF PLAN

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ISOMETRIC VIEW
Scale:

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Sheet Title

ISOMETRIC VIEW

A1.6

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A View A
Scale:



B View B
Scale:



C View C
Scale:



D View D
Scale:



E View E
Scale:

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Sheet Title

3D VIEWS

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Legend:

BELOW MARKET RATE (BMR) - LOW INCOME

BELOW MARKET RATE (BMR) - MODERATE INCOME

BMR UNITS PER TYPOLOGY

UNIT TYPE	DESCRIPTION	GARAGE	TOTAL	BMR UNITS low	BMR UNITS moderate
TH **A**	3bed / 2.5ba	side by side	3	0	1
TH **B**	3bed / 2.5ba	side by side	5	0	1
TH **C**	2bed / 2.5ba	tandem	2	0	0
SF **A**	2bed / 2ba	tandem	15	2	0
SF **B**	2bed / 2ba	side by side	15	2	0
TOTAL			40	4	2

BMR UNITS PER BUILDING

BUILDING	TOTAL	BMR UNITS low	BMR UNITS moderate
BUILDING - **1**	6	1	-
BUILDING - **2**	8	-	1
BUILDING - **3**	7	1	-
BUILDING - **4**	6	1	-
BUILDING - **5**	7	1	-
BUILDING - **6**	6	-	1
TOTAL	40	4	2

Note: Below Martet Rate Units identified are for lower income households as defined in the Health and Safety Code, section 50079.5

Legend: TH A - TOWNHOME TYPE A UNIT
TH B - TOWNHOME TYPE B UNIT
TH C - TOWNHOME TYPE C UNIT
SF A - STACKED FLATS TYPE A UNIT
SF B - STACKED FLATS TYPE B UNIT

1 BMR UNITS
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BELOW MARKET RATE HOUSING PLAN

A1.8

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Legend:

BUILDING COVERAJE
23,941 sf

BUILDING COVERAJE:
shaded area / net site area

site net area 1.063 acres (46,304 sf)

covered area: 23,941 sf / 46,304 sf

COVERAGE: +/- 51.7%

Per City of Campbell Code-amendments Title 6-7-20 and 6-7-21.

Lot coverage: the ration of covered area to net lot area.

Covered area: the total horizontal area within a lot that is covered or partially covered by structures, buildings, beams, slats or projections when viewed from above. It does not include cornices, eaves, sills, canopies, bay windows, and chimneys cumulatively measuring less than 30-inches un depth as measured to the outside surface of exterior walls, or any basements, ground level paving, pools, spas and decks, landscape features, or lights walls.

Notes:

- Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit location, etc.

- Refer to Landscape sheets for landscape design, dimensions, detailed information, etc.



1 ■ BUILDING COVERAGE
Scale: 1/16" = 1'-0"

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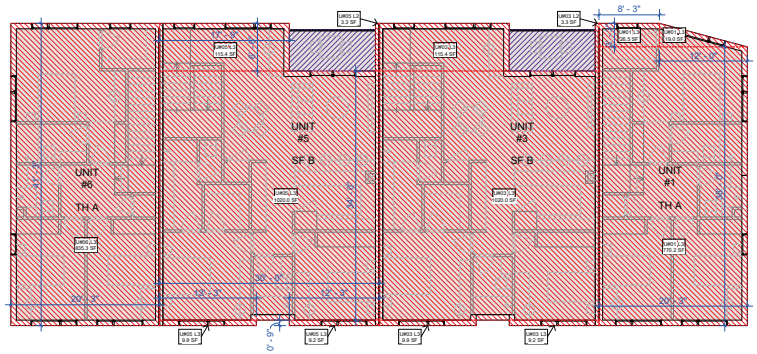
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BUILDING COVERAGE

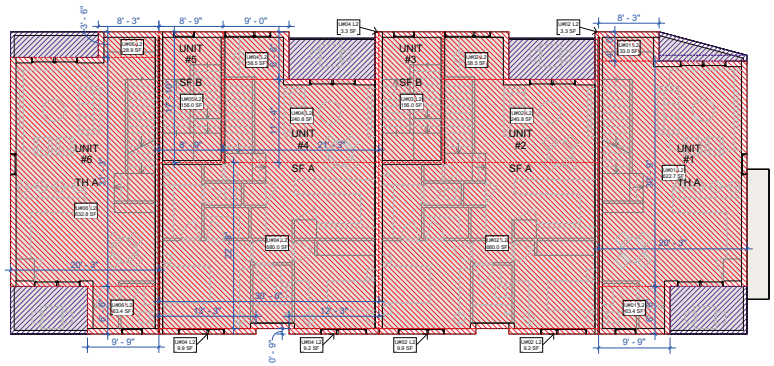
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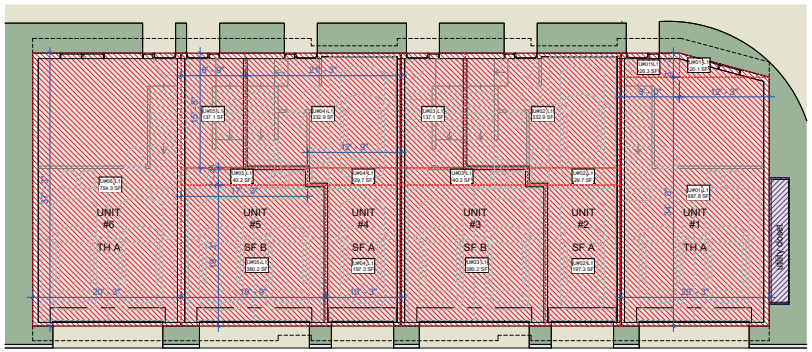
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3 FAR B1 - LEVEL 3
Scale: 1/8" = 1'-0"



2 FAR B1 - LEVEL 2
Scale: 1/8" = 1'-0"



1 FAR B1 - GROUND FLOOR
Scale: 1/8" = 1'-0"

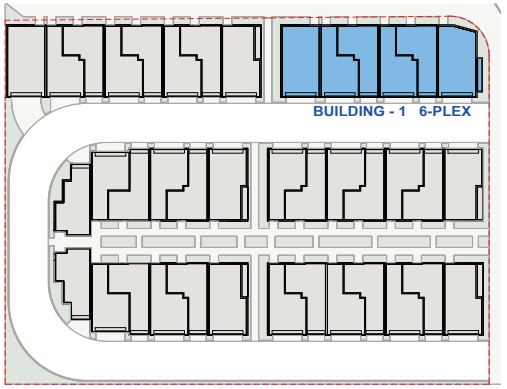
Building	UNIT	LEVEL	AREA
LEVEL 1			
BUILDING 1	UNIT 1	LEVEL 1	734 SF
BUILDING 1	UNIT 2	LEVEL 1	560 SF
BUILDING 1	UNIT 3	LEVEL 1	558 SF
BUILDING 1	UNIT 4	LEVEL 1	560 SF
BUILDING 1	UNIT 5	LEVEL 1	558 SF
BUILDING 1	UNIT 6	LEVEL 1	754 SF
			3724 SF
LEVEL 2			
BUILDING 1	UNIT 1	LEVEL 2	719 SF
BUILDING 1	UNIT 2	LEVEL 2	1002 SF
BUILDING 1	UNIT 3	LEVEL 2	156 SF
BUILDING 1	UNIT 4	LEVEL 2	1002 SF
BUILDING 1	UNIT 5	LEVEL 2	156 SF
BUILDING 1	UNIT 6	LEVEL 2	725 SF
			3760 SF
LEVEL 3			
BUILDING 1	UNIT 1	LEVEL 3	816 SF
BUILDING 1	UNIT 3	LEVEL 3	1158 SF
BUILDING 1	UNIT 5	LEVEL 3	1158 SF
BUILDING 1	UNIT 6	LEVEL 3	835 SF
			3967 SF
			11450 SF

Legend:

Areas included in Gross Floor Area

Areas excluded from FAR calculations per Campbell Municipal Code, definitions F. from Code Amendments Title 6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and acessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parking (i.e. parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures (e. g., trellis), bay windows and covered porches.

Note: Gross floor area means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.



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LICENSED ARCHITECT JEFFREY R CURROTT C 19444 REN. 1-31-2026 STATE OF CALIFORNIA

Sheet Information

Issue Date	07/27/2026
Job Number	Project Number
Drawn	Author
Checked	Checker
Approved	Designer
Scale	As indicated

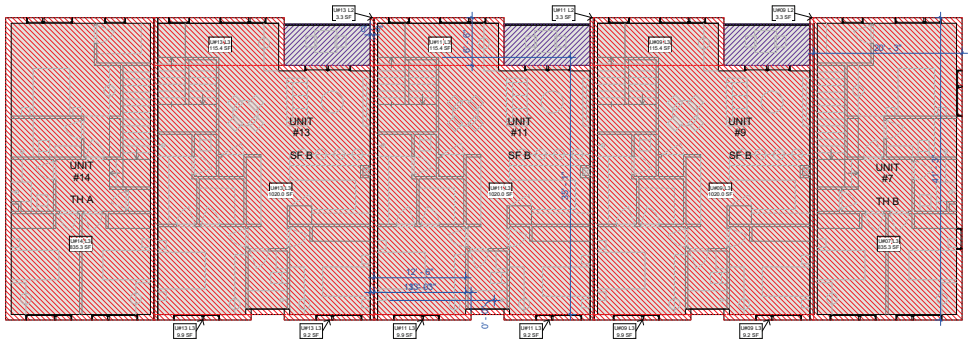
Sheet Title

FAR BUILDING B1

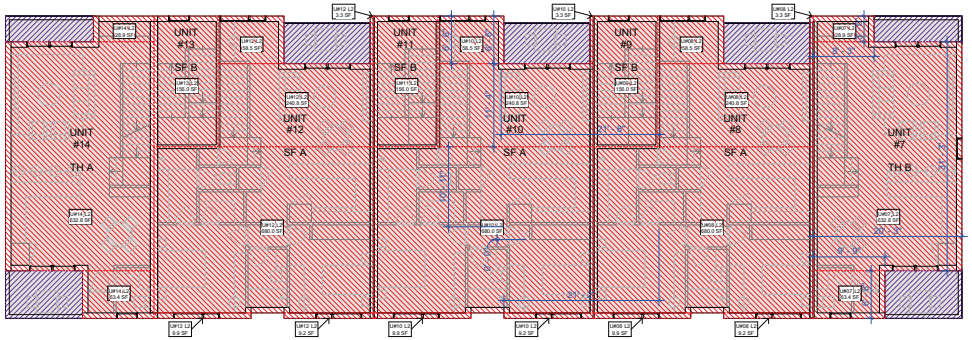
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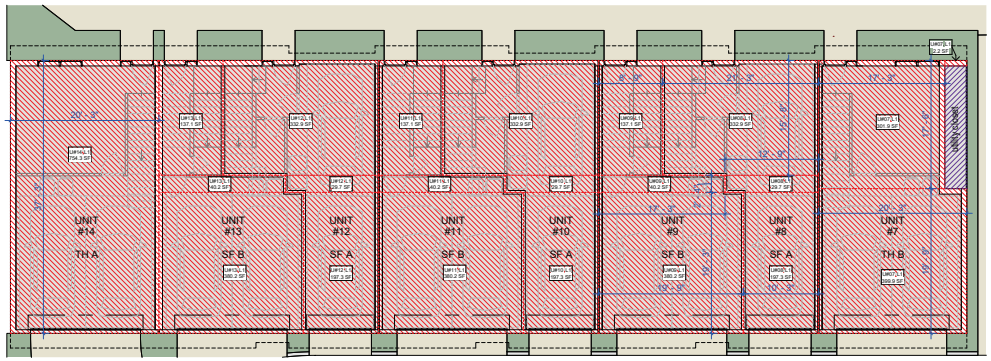
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3 FAR B2 - LEVEL 3
Scale: 1/8" = 1'-0"



2 FAR B2 - LEVEL 2
Scale: 1/8" = 1'-0"



1 FAR B2 - GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

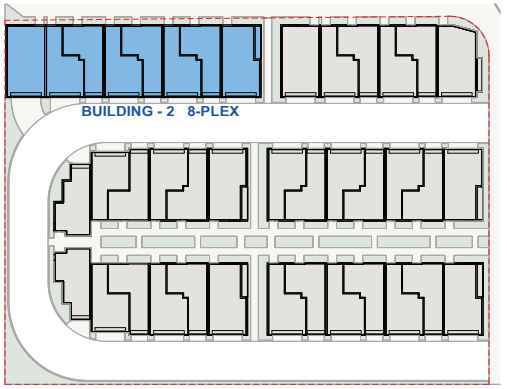
Building	UNIT	LEVEL	AREA
LEVEL 1			
BUILDING 2	UNIT 7	LEVEL 1	704 SF
BUILDING 2	UNIT 8	LEVEL 1	560 SF
BUILDING 2	UNIT 9	LEVEL 1	558 SF
BUILDING 2	UNIT 10	LEVEL 1	560 SF
BUILDING 2	UNIT 11	LEVEL 1	558 SF
BUILDING 2	UNIT 12	LEVEL 1	560 SF
BUILDING 2	UNIT 13	LEVEL 1	558 SF
BUILDING 2	UNIT 14	LEVEL 1	754 SF
			4811 SF
LEVEL 2			
BUILDING 2	UNIT 7	LEVEL 2	725 SF
BUILDING 2	UNIT 8	LEVEL 2	1002 SF
BUILDING 2	UNIT 9	LEVEL 2	156 SF
BUILDING 2	UNIT 10	LEVEL 2	1002 SF
BUILDING 2	UNIT 11	LEVEL 2	156 SF
BUILDING 2	UNIT 12	LEVEL 2	1002 SF
BUILDING 2	UNIT 13	LEVEL 2	156 SF
BUILDING 2	UNIT 14	LEVEL 2	725 SF
			4923 SF
LEVEL 3			
BUILDING 2	UNIT 7	LEVEL 3	835 SF
BUILDING 2	UNIT 9	LEVEL 3	1158 SF
BUILDING 2	UNIT 11	LEVEL 3	1158 SF
BUILDING 2	UNIT 13	LEVEL 3	1158 SF
BUILDING 2	UNIT 14	LEVEL 3	835 SF
			5144 SF
			14878 SF

Legend:

Areas included in Gross Floor Area

Areas excluded from FAR calculations per Campbell Municipal Code, definitions F. from Code Amendments Title 6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and acessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, beow-grade parking, non residential or multi-family building area devouted to structured or covered parking (i.e. parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures (e. g., trellis), bay windows and covered porches.

Note: Gross floor area means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.



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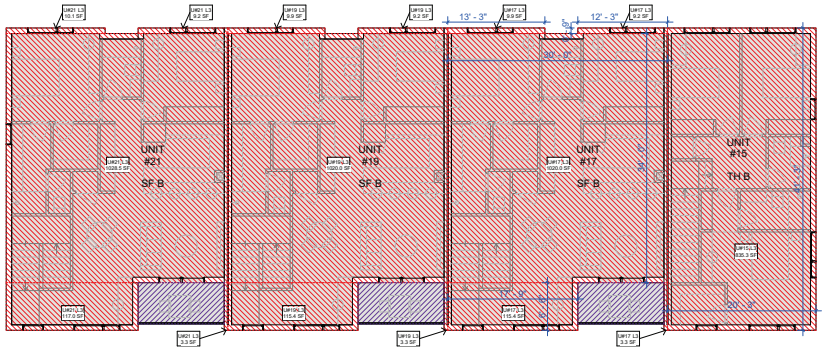
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FAR BUILDING B2

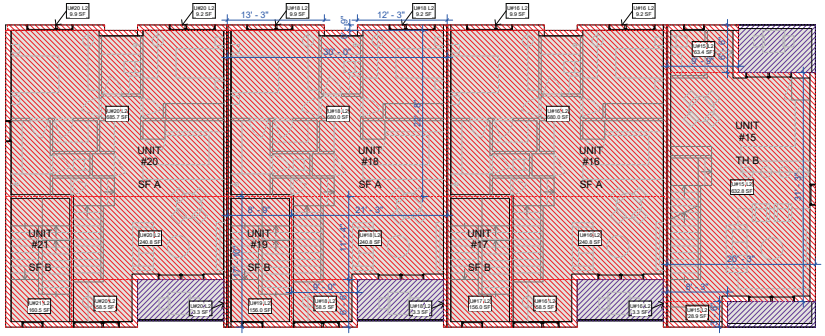
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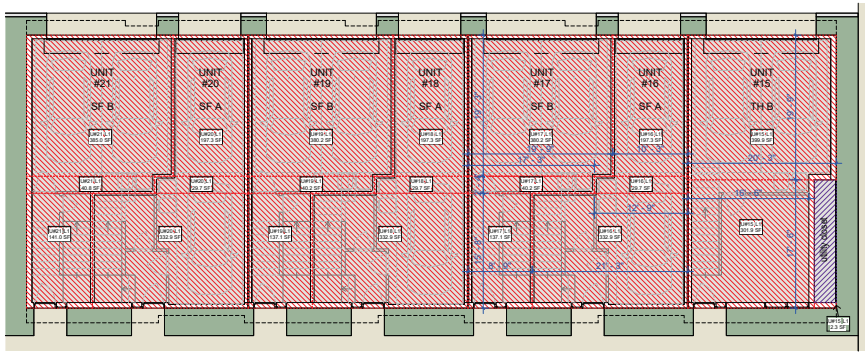
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3 FAR B3 - LEVEL 3 **B5 is similar, but mirrored**
Scale: 1/8" = 1'-0"



2 FAR B3 - LEVEL 2 **B5 is similar, but mirrored**
Scale: 1/8" = 1'-0"



1 FAR B3 - GROUND FLOOR PLAN **B5 is similar, but mirrored**
Scale: 1/8" = 1'-0"

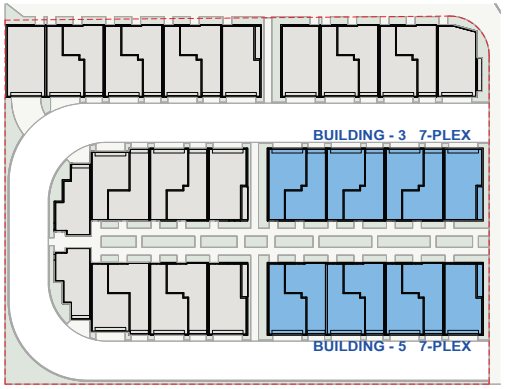
Building	UNIT	LEVEL	AREA
LEVEL 1			
BUILDING 3	UNIT 15	LEVEL 1	704 SF
BUILDING 3	UNIT 16	LEVEL 1	560 SF
BUILDING 3	UNIT 17	LEVEL 1	558 SF
BUILDING 3	UNIT 18	LEVEL 1	560 SF
BUILDING 3	UNIT 19	LEVEL 1	558 SF
BUILDING 3	UNIT 20	LEVEL 1	560 SF
BUILDING 3	UNIT 21	LEVEL 1	567 SF
			4066 SF
LEVEL 2			
BUILDING 3	UNIT 15	LEVEL 2	725 SF
BUILDING 3	UNIT 16	LEVEL 2	1002 SF
BUILDING 3	UNIT 17	LEVEL 2	156 SF
BUILDING 3	UNIT 18	LEVEL 2	1002 SF
BUILDING 3	UNIT 19	LEVEL 2	156 SF
BUILDING 3	UNIT 20	LEVEL 2	1008 SF
BUILDING 3	UNIT 21	LEVEL 2	161 SF
			4209 SF
LEVEL 3			
BUILDING 3	UNIT 15	LEVEL 3	835 SF
BUILDING 3	UNIT 17	LEVEL 3	1158 SF
BUILDING 3	UNIT 19	LEVEL 3	1158 SF
BUILDING 3	UNIT 21	LEVEL 3	1168 SF
			4319 SF
			12593 SF

Legend:

Areas included in Gross Floor Area

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Note: Gross floor area means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.



Note: BUILDINGS 3 AND 5 ARE IDENTICAL IN SIZE AND ORGANIZATION. BUT THEY ARE MIRRORED ELEVATIONS MATERIALS DIFFER.

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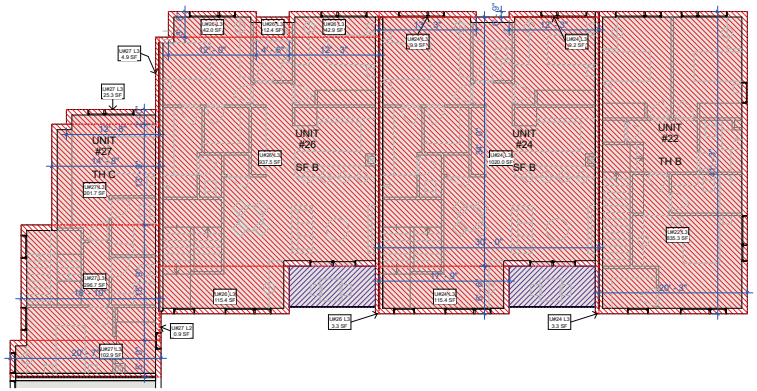
Sheet Title

FAR BUILDING 3 AND BUILDING 5

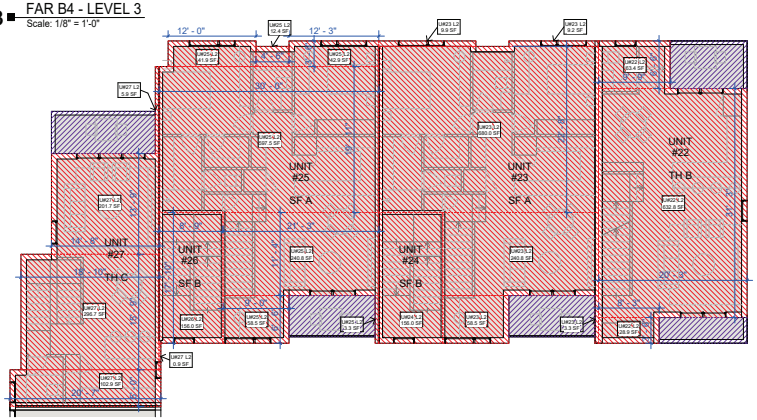
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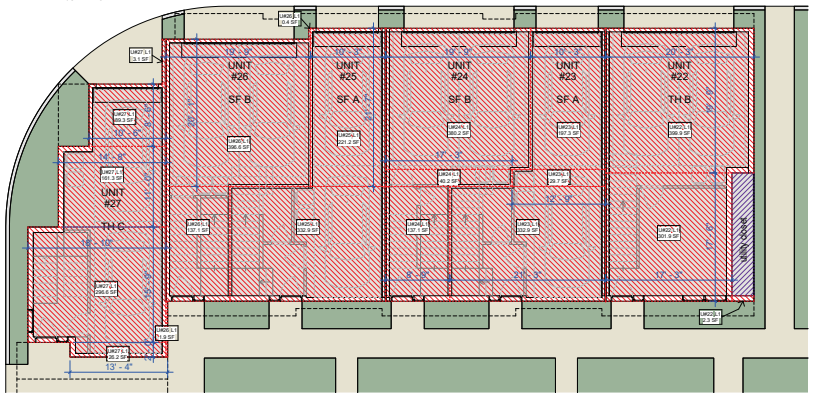
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3 FAR B4 - LEVEL 3
Scale: 1/8" = 1'-0"



2 FAR B4 - LEVEL 2
Scale: 1/8" = 1'-0"



1 FAR B4 + B6 - GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

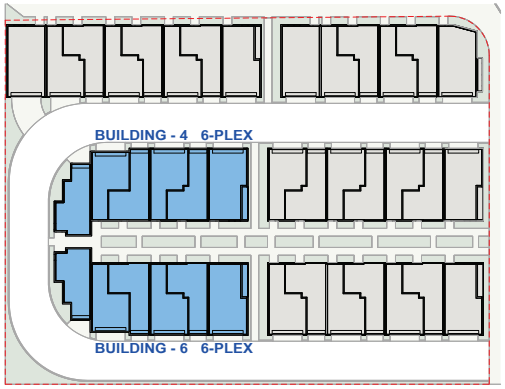
Building	UNIT	LEVEL	AREA
LEVEL 1			
BUILDING 4	UNIT 22	LEVEL 1	704 SF
BUILDING 4	UNIT 23	LEVEL 1	560 SF
BUILDING 4	UNIT 24	LEVEL 1	558 SF
BUILDING 4	UNIT 25	LEVEL 1	554 SF
BUILDING 4	UNIT 26	LEVEL 1	534 SF
BUILDING 4	UNIT 27	LEVEL 1	578 SF
			3488 SF
LEVEL 2			
BUILDING 4	UNIT 22	LEVEL 2	725 SF
BUILDING 4	UNIT 23	LEVEL 2	1002 SF
BUILDING 4	UNIT 24	LEVEL 2	156 SF
BUILDING 4	UNIT 25	LEVEL 2	997 SF
BUILDING 4	UNIT 26	LEVEL 2	156 SF
BUILDING 4	UNIT 27	LEVEL 2	608 SF
			3644 SF
LEVEL 3			
BUILDING 4	UNIT 22	LEVEL 3	835 SF
BUILDING 4	UNIT 24	LEVEL 3	1158 SF
BUILDING 4	UNIT 26	LEVEL 3	1153 SF
BUILDING 4	UNIT 27	LEVEL 3	632 SF
			3779 SF
			10911 SF

Legend:

Areas included in Gross Floor Area

Areas excluded from FAR calculations per Campbell Municipal Code, definitions F. from Code Amendments Title 6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and acessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, beow-grade parking, non residential or multi-family building area devouted to structured or covered parking (i.e. parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures (e. g., trellis), bay windows and covered porches.

Note: Gross floor area means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.



Note: BUILDINGS 4 AND 6 ARE IDENTICAL IN SIZE AND ORGANIZATION. BUT THEY ARE MIRRORED ELEVATIONS MATERIALS DIFFER.

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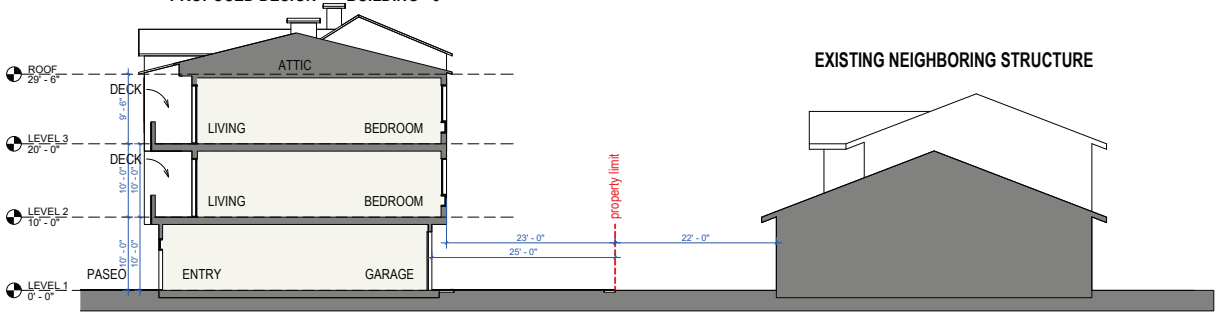
FAR BUILDING 4 AND BUILDING 6

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PROPOSED DESIGN - BUILDING - 5



EXISTING NEIGHBORING STRUCTURE

N ■ PRIVACY PLAN - SECTION
Scale: 1/8" = 1'-0"

Legend:

- DECK
  Living - Balcony door (type **D2***, 6'-3" x 8' and **D3***, 9'-4" x 8')
- PRIMARY WINDOW LOCATIONS
  Bedroom (type **W1***, 6'-3" x 7'-6")
- PRIMARY WINDOW LOCATIONS
  Bedroom / Living (type **W2***, 6'-3" x 6'-6")
- SECONDARY WINDOW LOCATIONS
  (type **W4***, 3'-2" x 6'-6")
- SECONDARY WINDOW LOCATIONS
  (type **W5***, 2'-10" x 6'-0" and **W6***, 2'-10" x 5'-0")
- SECONDARY WINDOW LOCATIONS
  Bathroom (type **W7***, 2'-10" x 2'-0")

* please see **DOORS AND WINDOWS SCHEDULE** sheet



2 ■ PRIVACY PLAN - LEVEL 2
Scale: 1" = 30'-0"



3 ■ PRIVACY PLAN - LEVEL 3
Scale: 1" = 30'-0"

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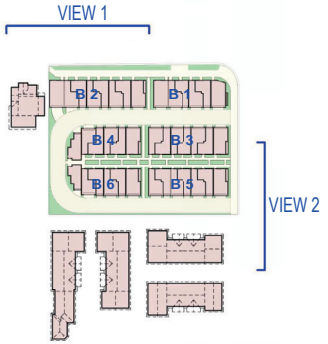
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PRIVACY PLAN

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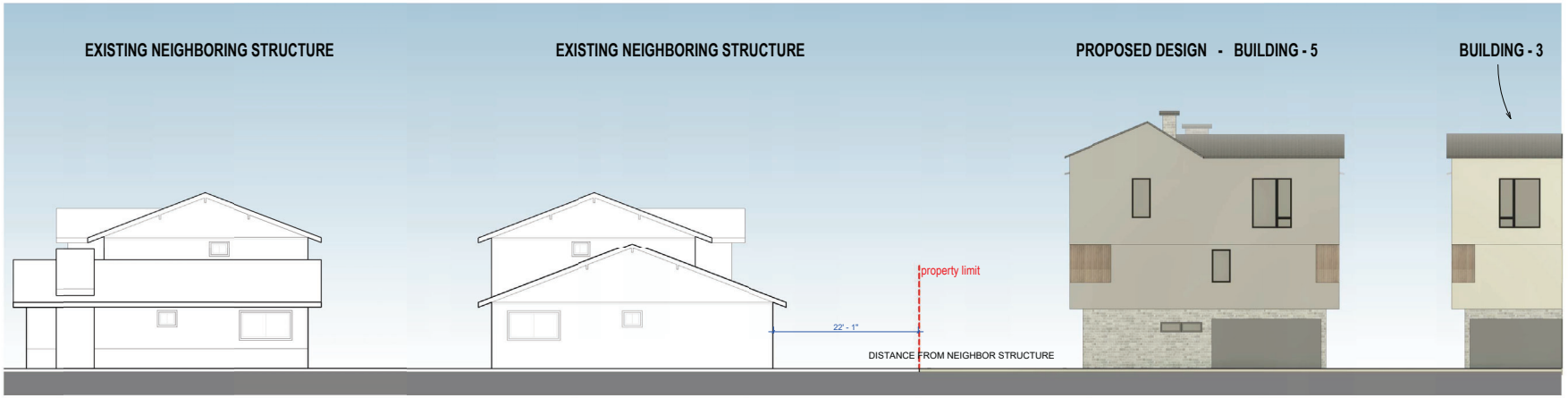
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1 STREETSCAPE VIEW 1 (W. Campbell Ave)
Scale: 1/8" = 1'-0"



2 STREETSCAPE VIEW 2 (Kim Louise Dr)
Scale: 1/8" = 1'-0"

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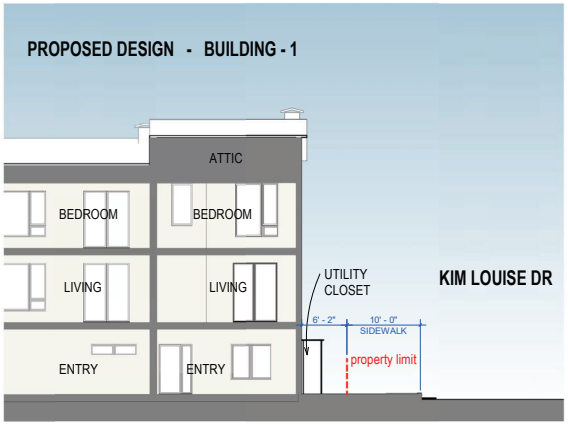
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STREETSCAPE DRAWING

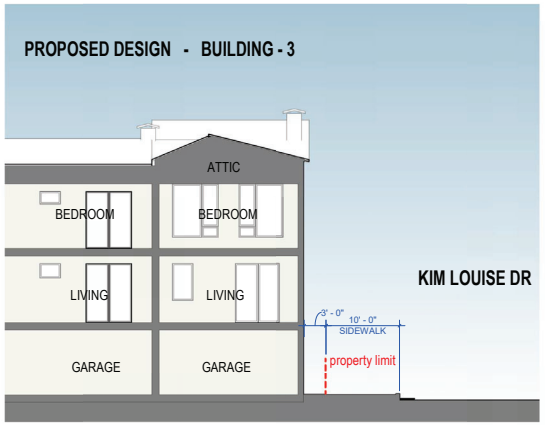
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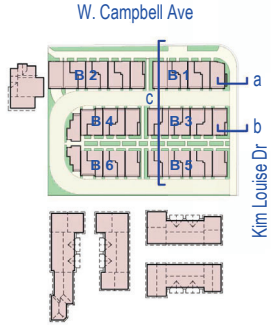
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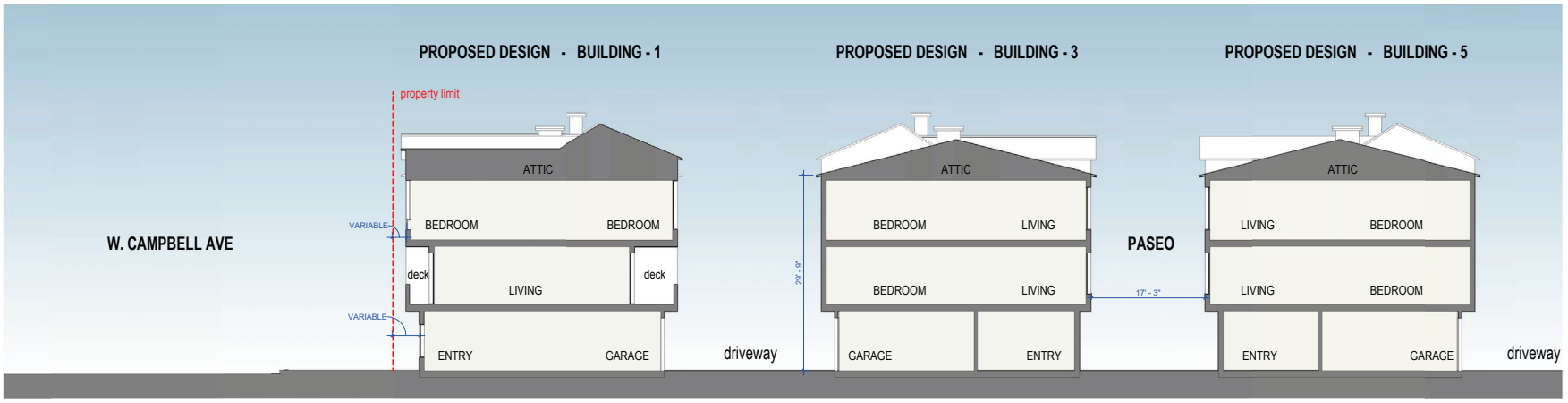


a FRONTAGE PROFILE - SECTION a
Scale: 1/8" = 1'-0"



b FRONTAGE PROFILE - SECTION b
Scale: 1/8" = 1'-0"





c FRONTAGE PROFILE - SECTION c
Scale: 1/8" = 1'-0"

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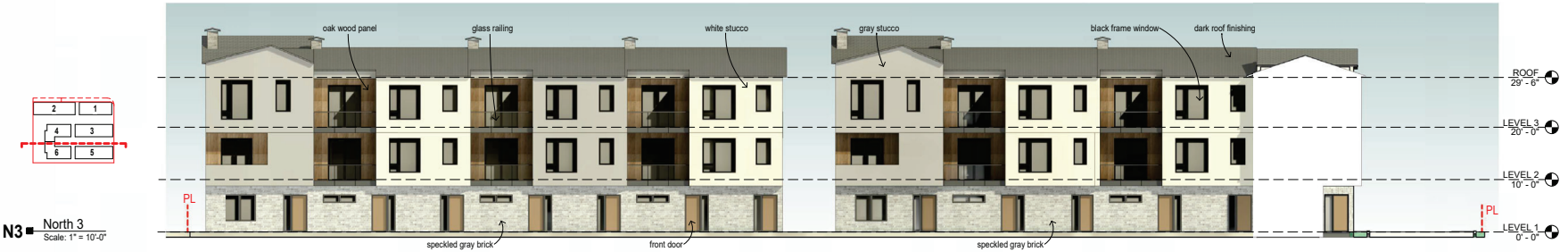
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BUILDING FRONTAGE PROFILE SECTIONS

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N3 North 3
Scale: 1" = 10'-0"



N2 North 2
Scale: 1" = 10'-0"



N1 North 1 (Campbell)
Scale: 1" = 10'-0"

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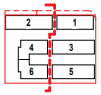
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ELEVATIONS NORTH

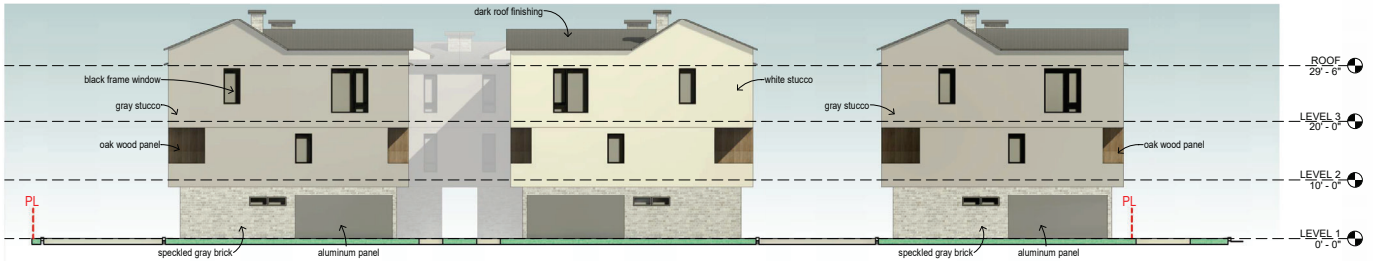
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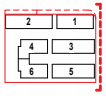
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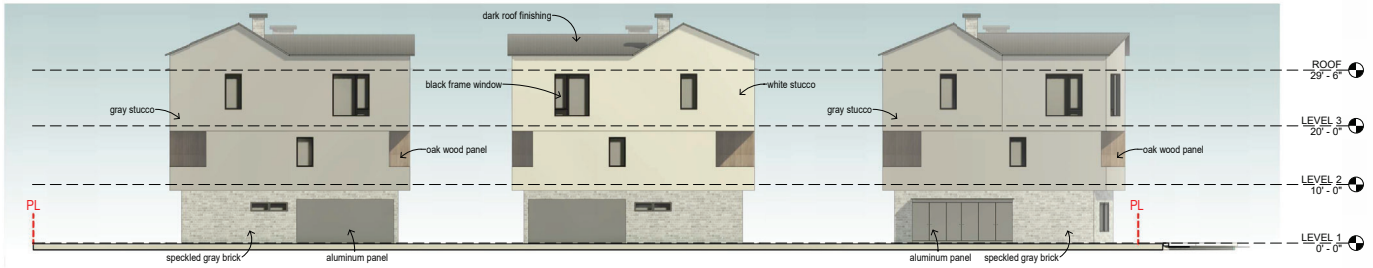


E2 East 2
Scale: 1" = 10'-0"





E1 East 1 (Kim Louise)
Scale: 1" = 10'-0"





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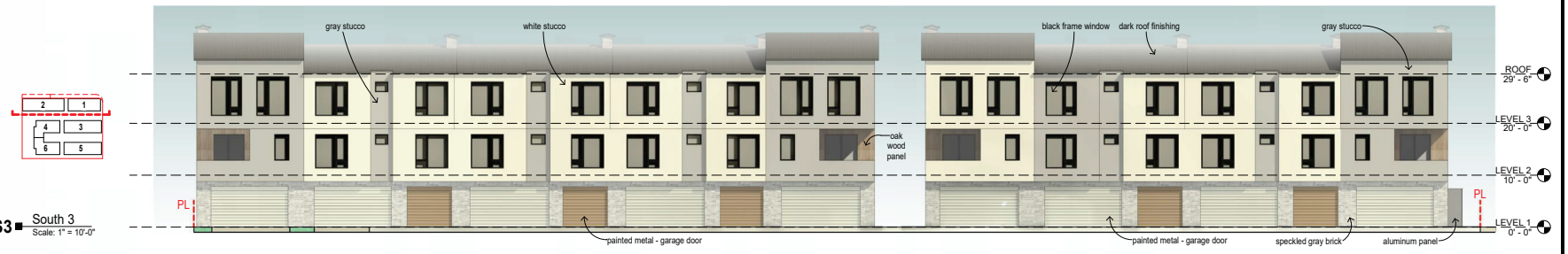
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Sheet Title
ELEVATIONS EAST

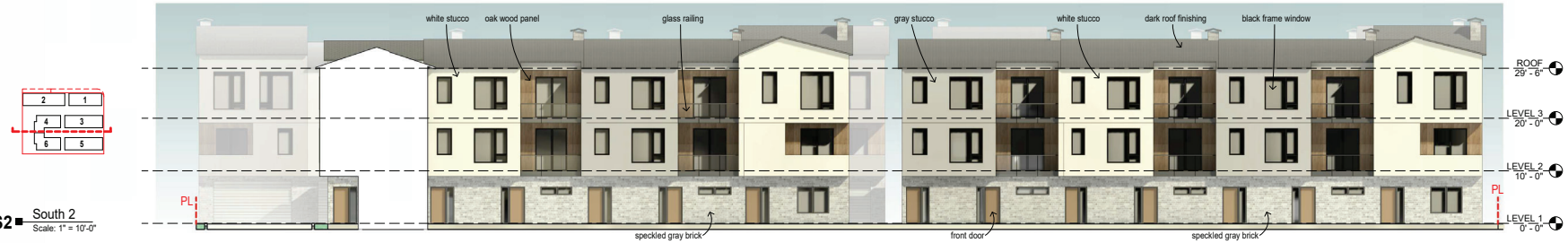
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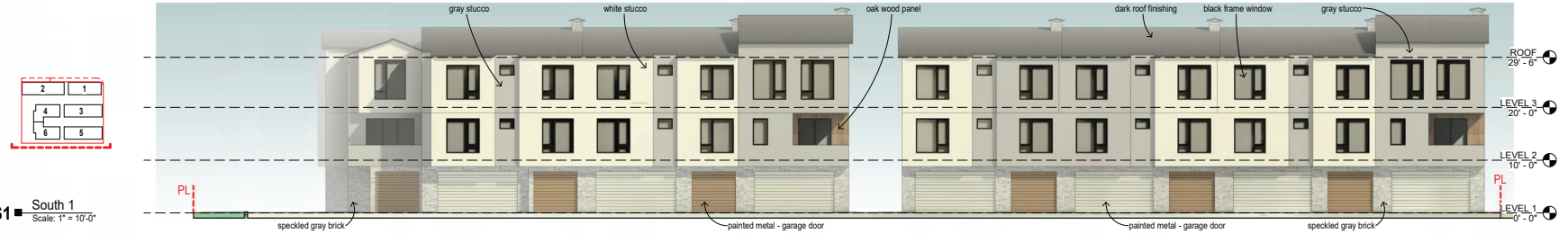


S3 South 3
Scale: 1" = 10'-0"



S2 South 2
Scale: 1" = 10'-0"





S1 South 1
Scale: 1" = 10'-0"

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Revision 4	07/30/2026

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LICENSED ARCHITECT JEFFREY R. CURRENT C 19444 REN. 1-31-2026 STATE OF CALIFORNIA

Sheet Information

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Drawn	Author
Checked	Checker
Approved	Designer
Scale	As indicated

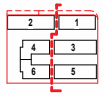
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ELEVATIONS SOUTH

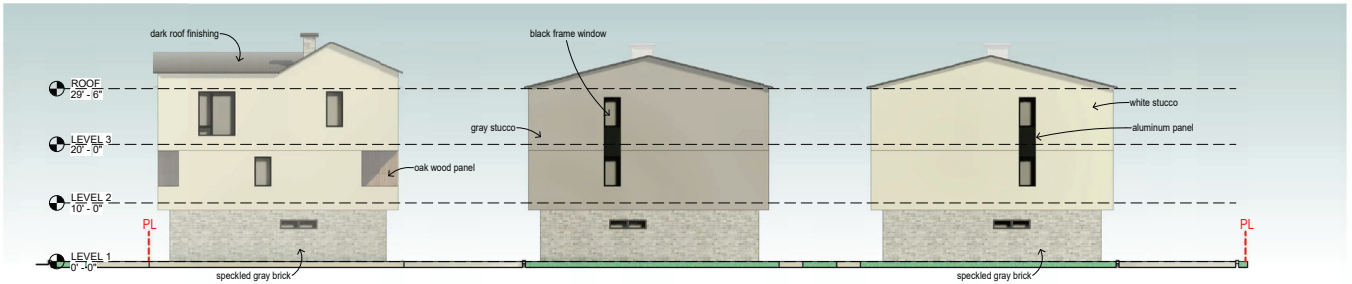
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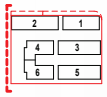
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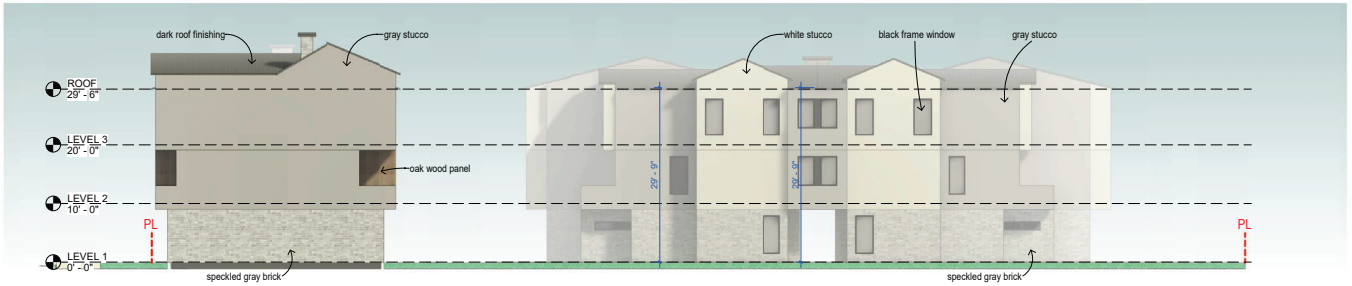


W2 West 2
Scale: 1" = 10'-0"





W1 West 1
Scale: 1" = 10'-0"





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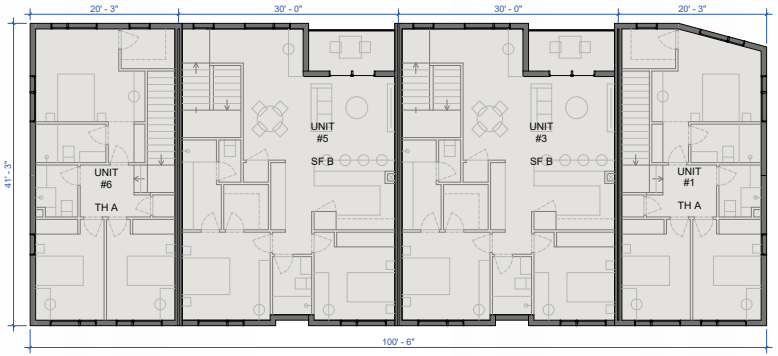
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ELEVATIONS WEST

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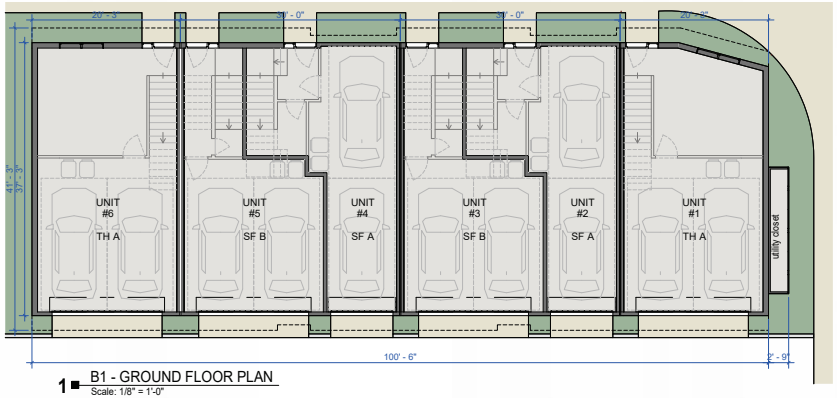
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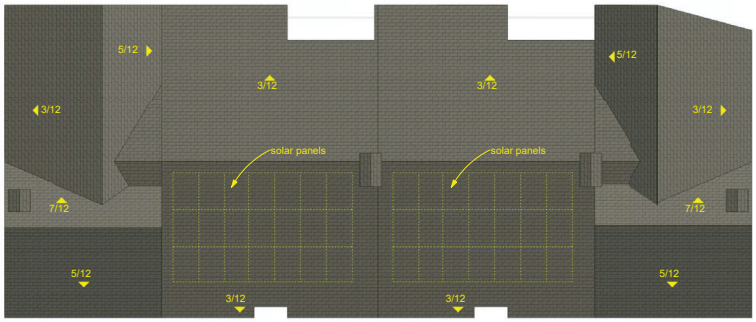
3 B1 - LEVEL 3
Scale: 1/8" = 1'-0"



2 B1 - LEVEL 2
Scale: 1/8" = 1'-0"



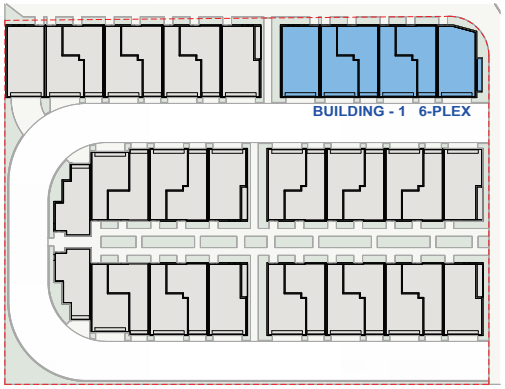
1 B1 - GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"



4 B1 - ROOF
Scale: 1/8" = 1'-0"



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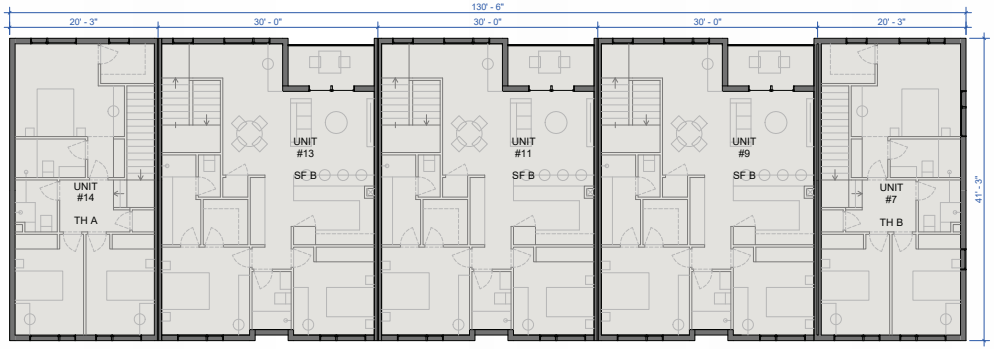
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Sheet Title
PLANS BUILDING 1

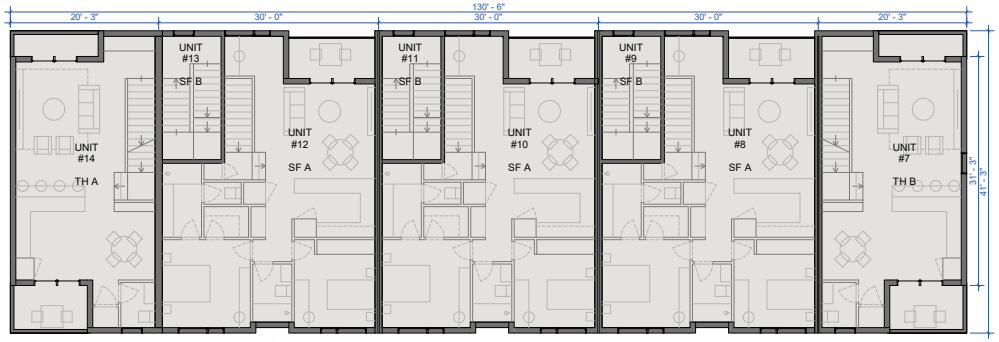
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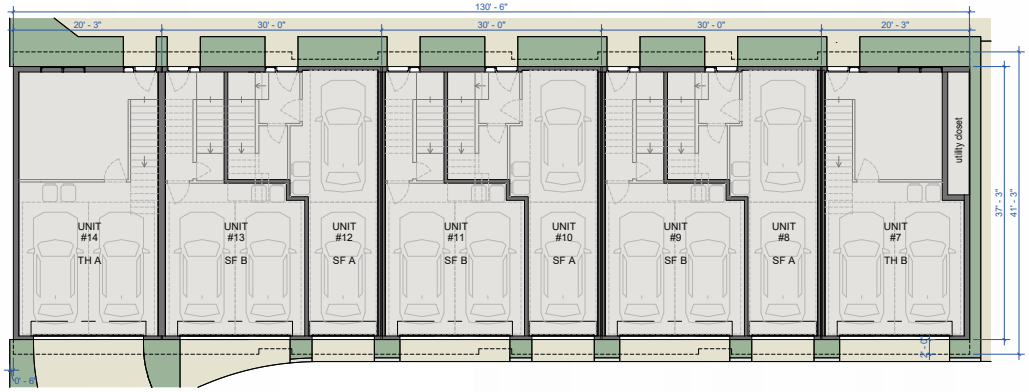
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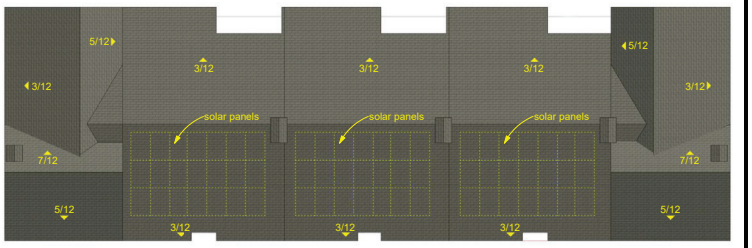
3 B2 - LEVEL 3
Scale: 1/8" = 1'-0"



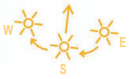
2 B2 - LEVEL 2
Scale: 1/8" = 1'-0"



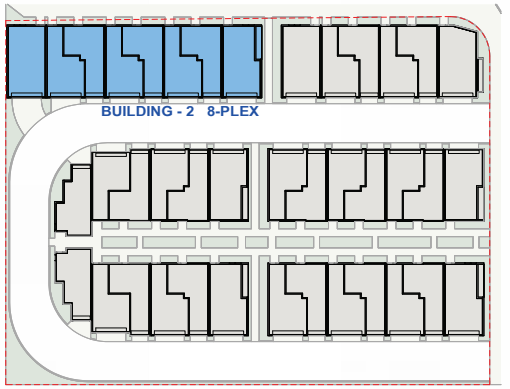
1 B2 - GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"



4 B2 - ROOF
Scale: 3/32" = 1'-0"



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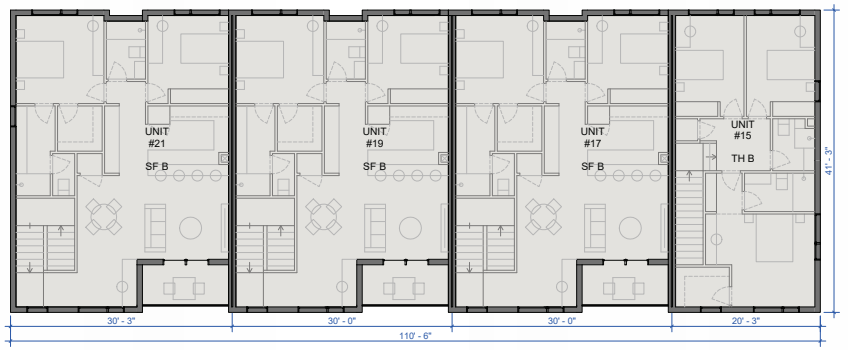
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PLANS BUILDING 2

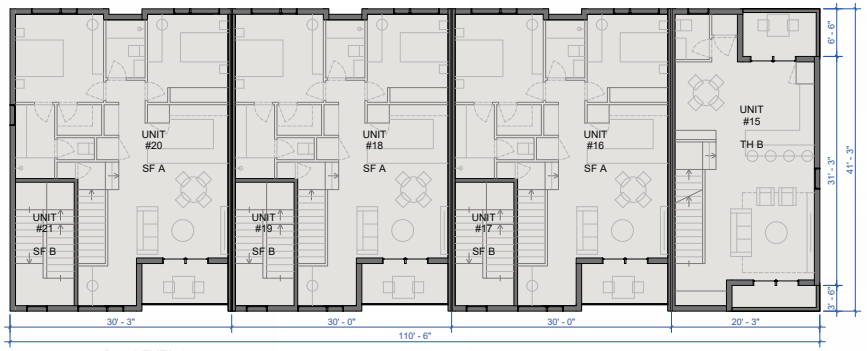
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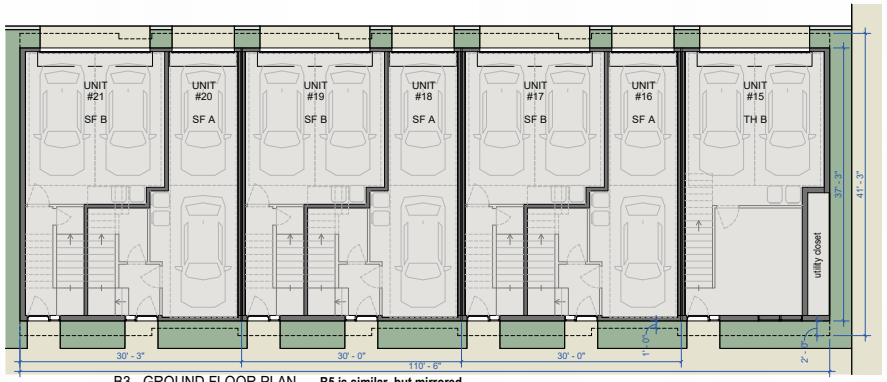
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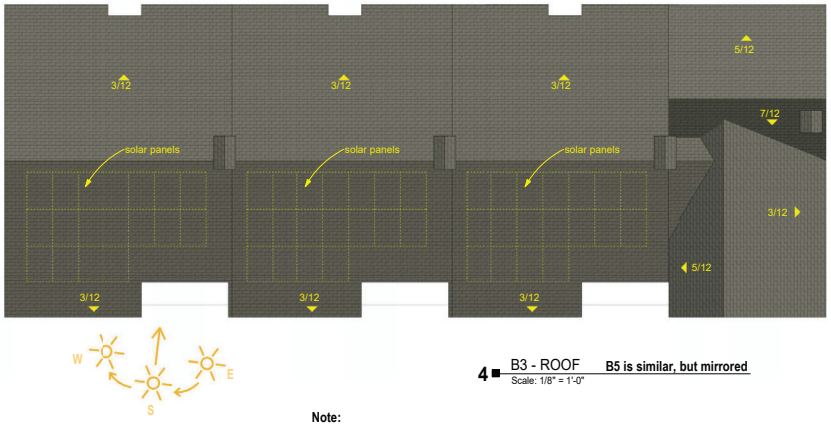
3 B3 - LEVEL 3 **B5 is similar, but mirrored**
Scale: 1/8" = 1'-0"



2 B3 - LEVEL 2 **B5 is similar, but mirrored**
Scale: 1/8" = 1'-0"

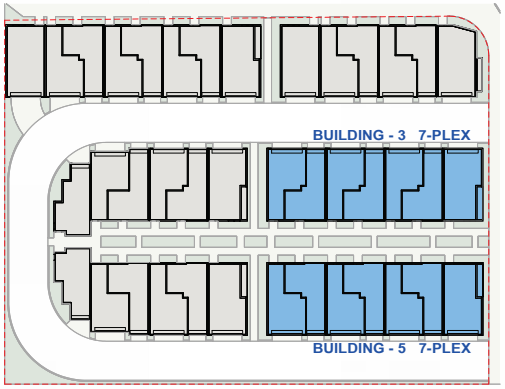


1 B3 - GROUND FLOOR PLAN **B5 is similar, but mirrored**
Scale: 1/8" = 1'-0"



4 B3 - ROOF **B5 is similar, but mirrored**
Scale: 1/8" = 1'-0"

Note:
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Note: BUILDINGS 3 AND 5 ARE IDENTICAL IN SIZE AND ORGANIZATION.
BUT THEY ARE MIRRORED
ELEVATIONS MATERIALS DIFFER.

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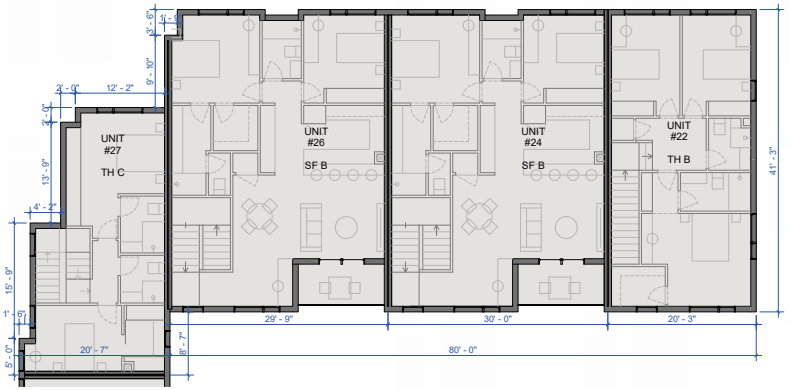
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PLANS BUILDING 3
AND BUILDING 5

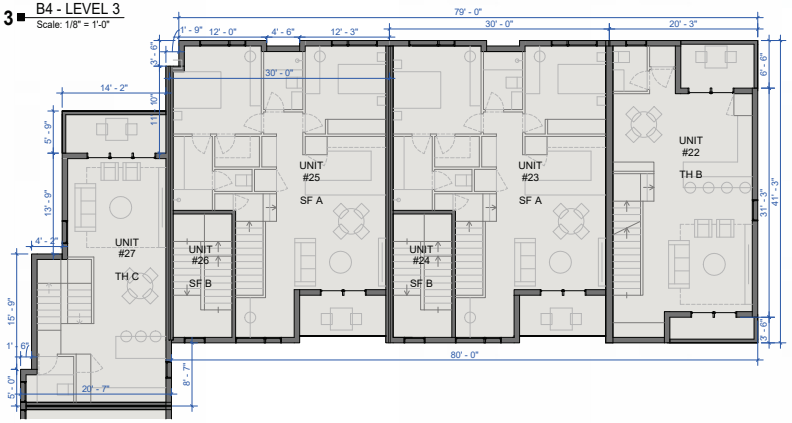
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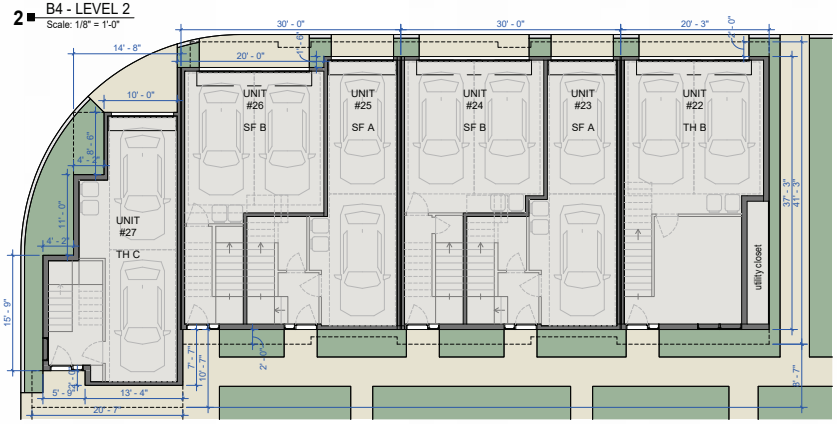
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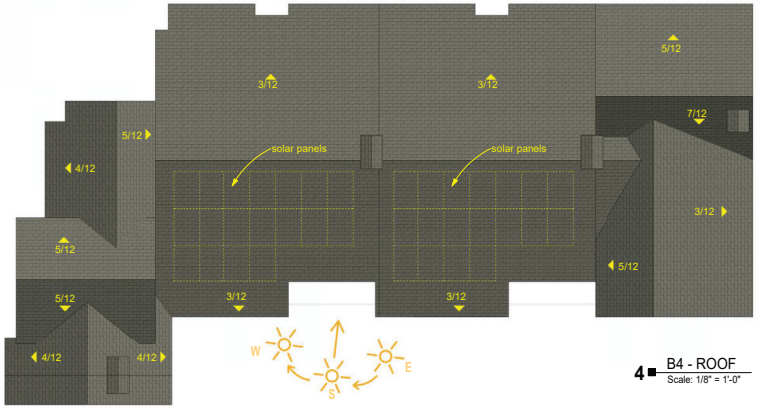
3 B4 - LEVEL 3
Scale: 1/8" = 1'-0"



2 B4 - LEVEL 2
Scale: 1/8" = 1'-0"

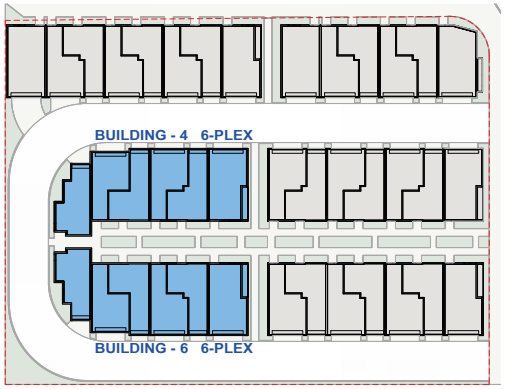


1 B4 - GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"



4 B4 - ROOF
Scale: 1/8" = 1'-0"

Note:
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Note: BUILDINGS 4 AND 6 ARE IDENTICAL IN SIZE AND ORGANIZATION. BUT THEY ARE MIRRORED ELEVATIONS MATERIALS DIFFER.

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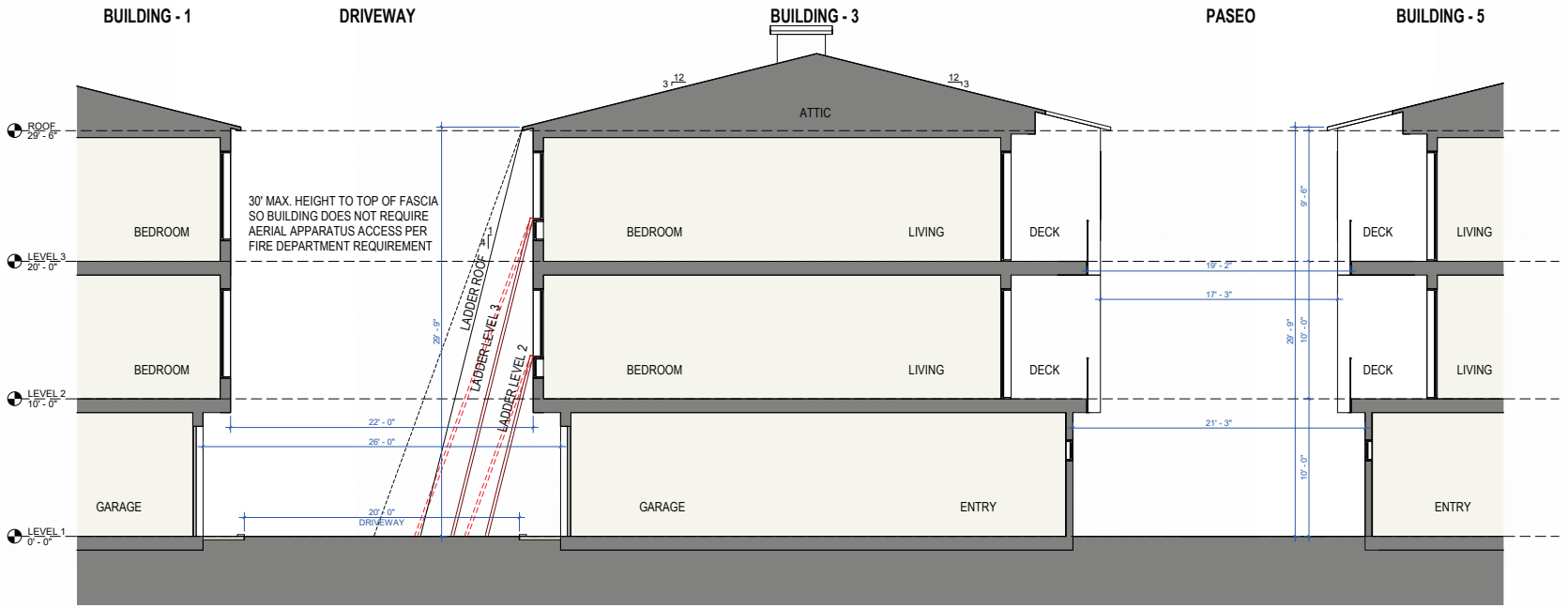
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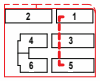
PLANS BUILDING 4 AND BUILDING 6

A3.4

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S Section BUILDING 3
Scale: 1/4" = 1'-0"



Legend: ---- zones where fascia has its lower point, 29'-9" height

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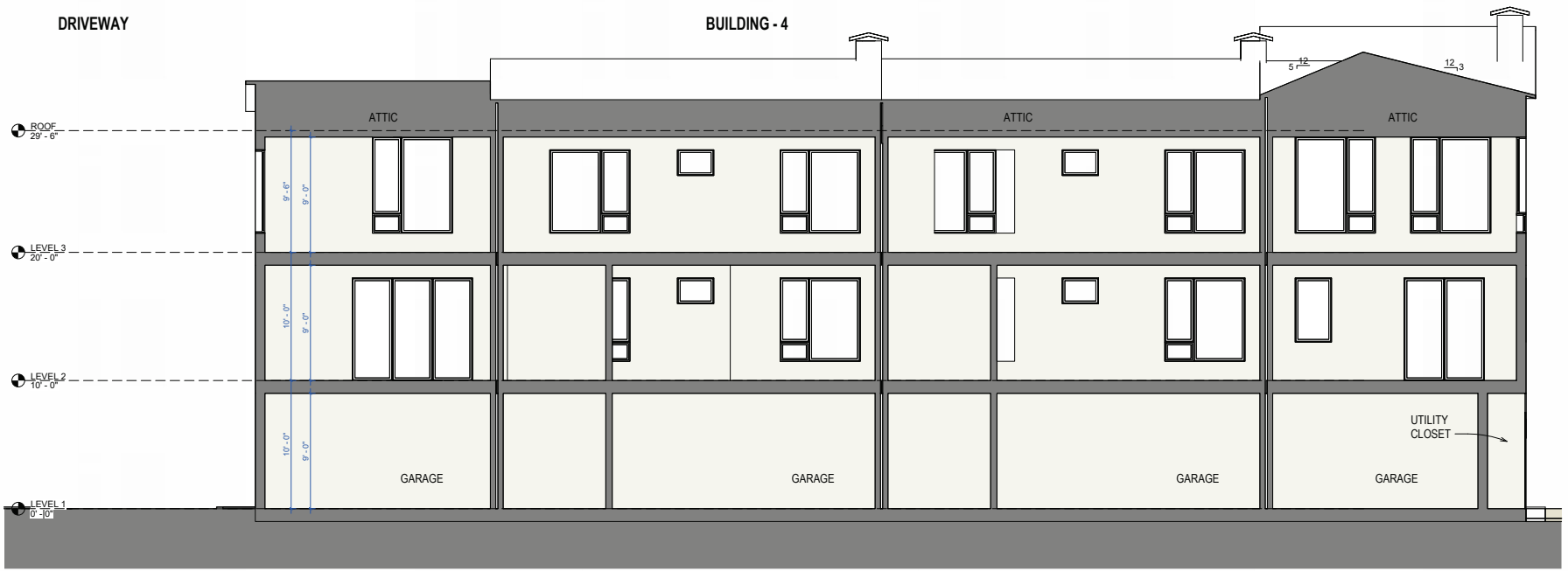
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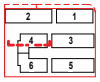
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SECTION BUILDING 3

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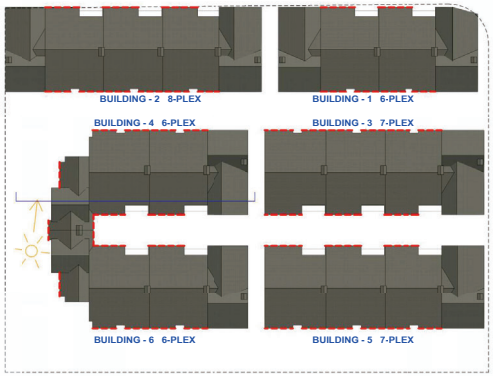
A4.1

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S Section BUILDING 4
Scale: 1/4" = 1'-0"



Legend: ---- zones where fascia has its lower point, 29'-9" height

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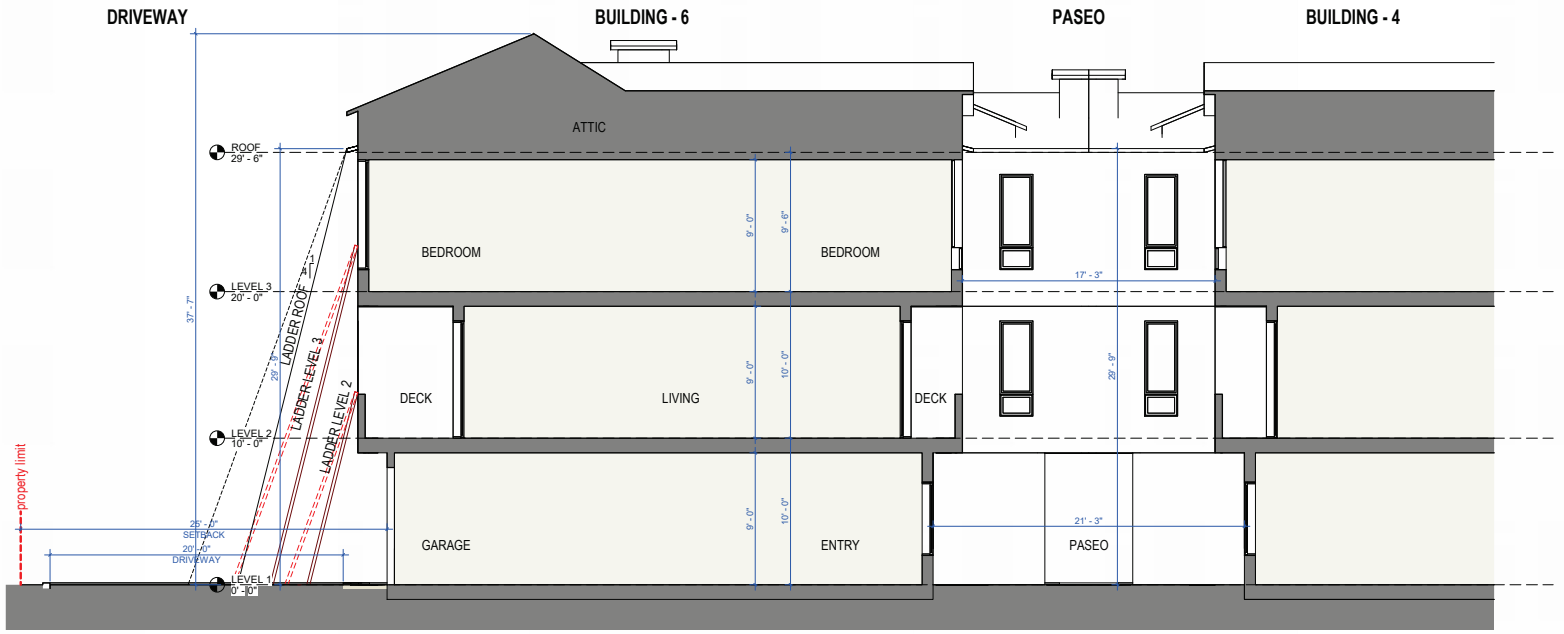
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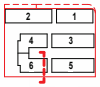
SECTION BUILDING 4

A4.2

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S Section BUILDING 6
Scale: 1/4" = 1'-0"



Legend: ---- zones where fascia has its lower point, 29'-9" height

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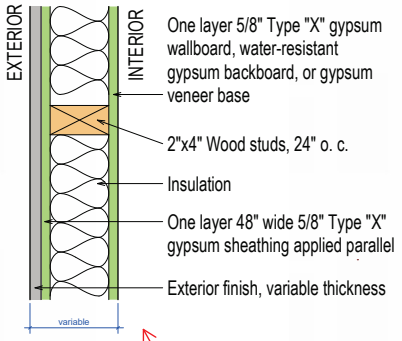
SECTION BUILDING 6

A4.3

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EXTERIOR WALL 1 HOUR FIRE ASSEMBLY



One layer 5/8" Type "X" gypsum wallboard, water-resistant gypsum backboard, or gypsum veneer base

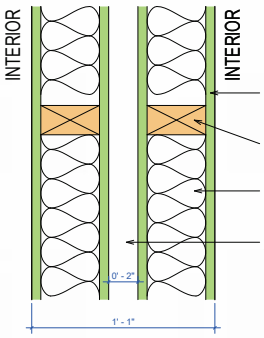
2"x4" Wood studs, 24" o. c.

Insulation

One layer 48" wide 5/8" Type "X" gypsum sheathing applied parallel

Exterior finish, variable thickness

SEPARATION WALL 1 HOUR FIRE ASSEMBLY

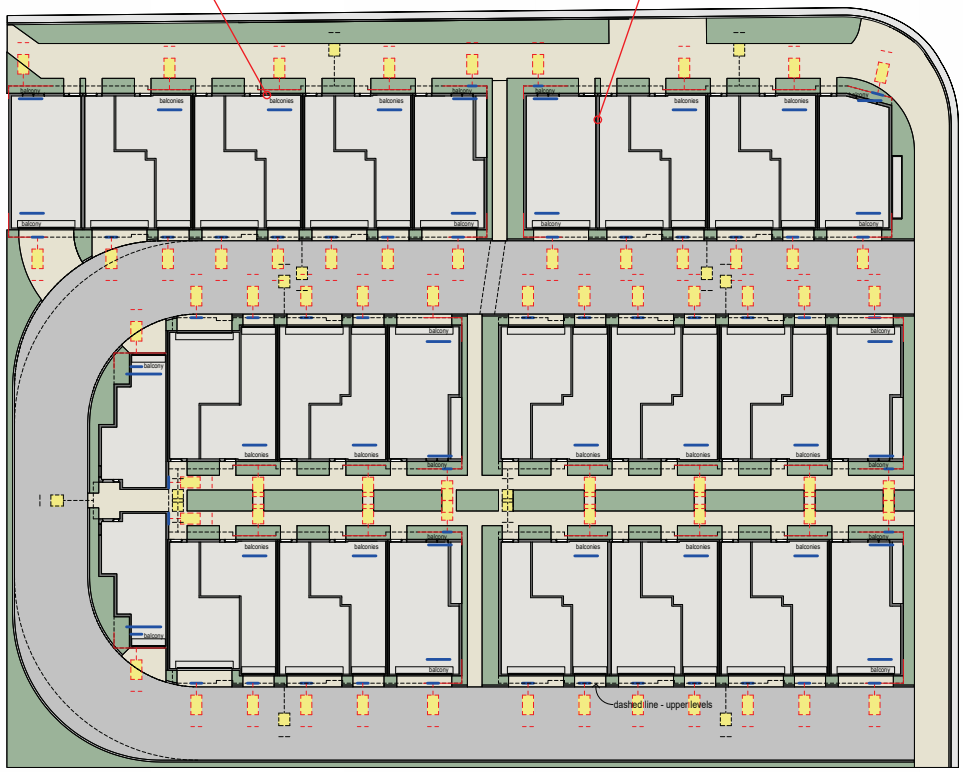


5/8" Type "X" gypsum wallboard

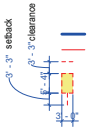
2"x4" Wood studs, 16" o. c.

Wool insulation

Air gap as needed



1 FIRE LADDER PAD PLAN
Scale: 1/16" = 1'-0"

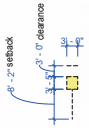


LEGEND:

VERTICAL ALIGNEMENT OF LEVEL 2 & 3 MAIN OPENINGS

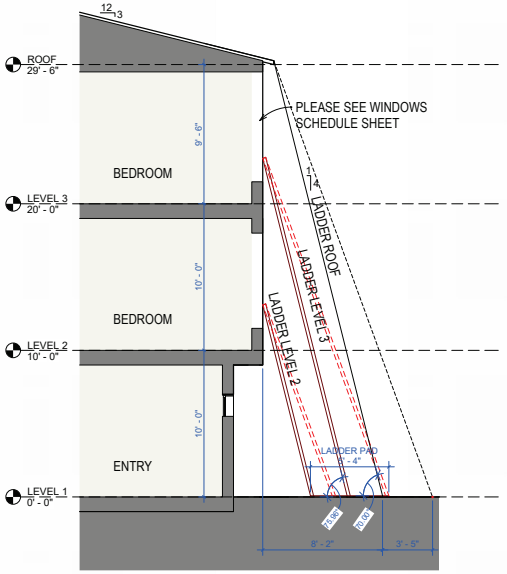
VERTICAL ALIGNEMENT OF LEVEL 2 & 3 BALCONIES

LEVELS 2 AND 3 ACCESS LADDER PAD DEDICATED AREA

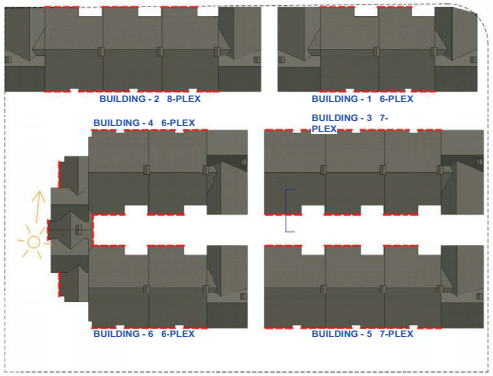


ACCESS ROOF LADDER LANDING AREA

BUILDING - 3



S Section LADDER PAD
Scale: 1/4" = 1'-0"



Legend: ---- zones where fascia has its lower point, 29'-9" height

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Revision 4	07/30/2026

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Scale	As indicated

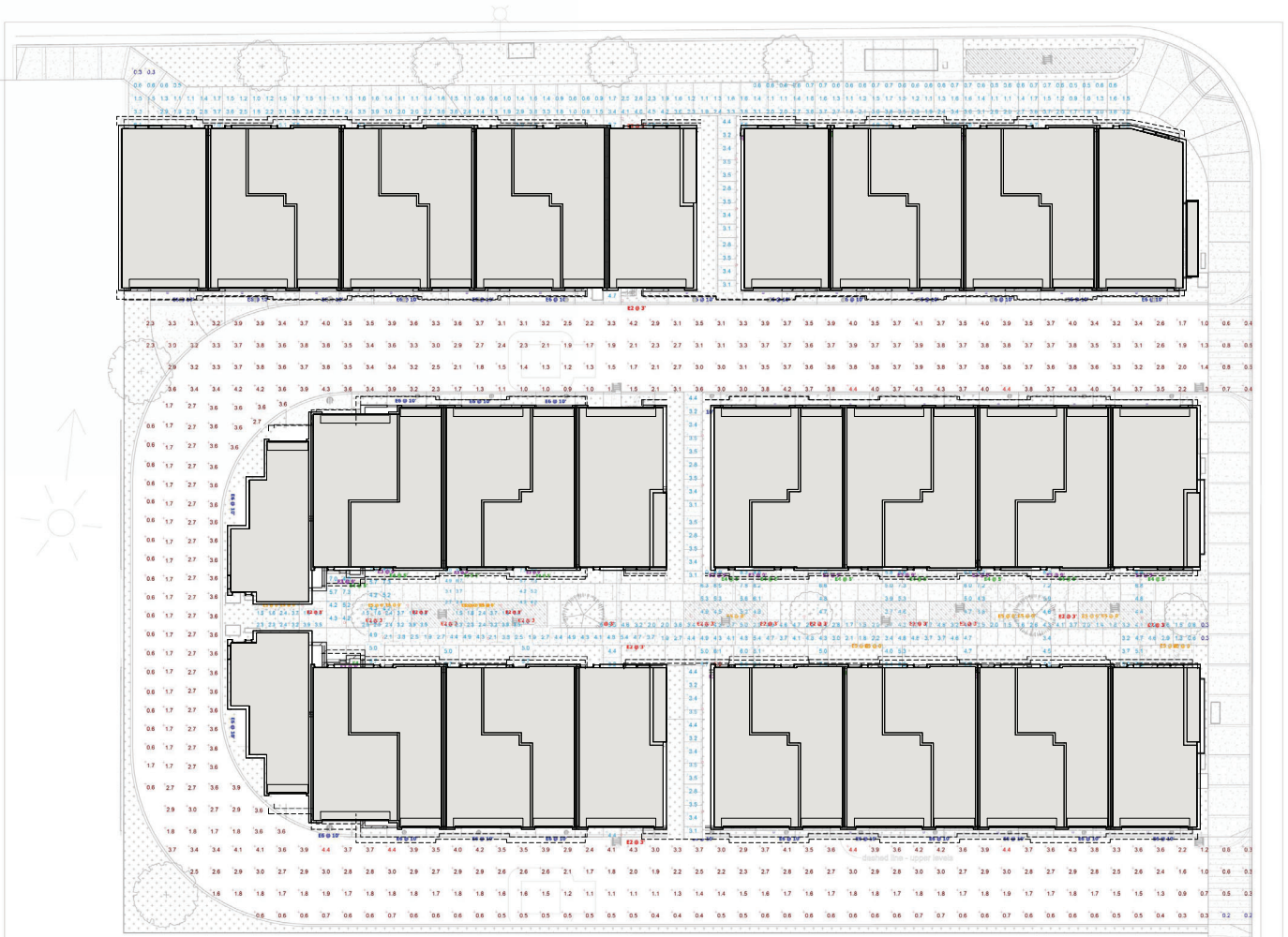
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FIRE LADDER PAD PLAN

A4.4

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sixteen5hundred

Ceiling Height: NA
Luminaire Mounting Height: As noted
Calculation Point Height: As noted

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstance.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	E1	1	LUMINIS	BVA21-L1L40-LDS-35K-MVOLT-(Finish)			4183	1	33.7
	E2	25	ERCO GmbH	35750023_V03			609	0.85	29
	E3	37	Modern Forms	FM-W46205-35-(Finish)			646	0.85	11.9322
	E4	37	Modern Forms	WS-W1616-(Finish)			642	0.85	23.6622
	E5	17	TARGETTI	BLMRPFELIMW35/(Power Supply)/(Install)			557	0.85	7.78
	E6	37	LIGMAN	ULEE-30011-14W-T3-W35-(Finish)-120v/277v			688	0.85	13.8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drives 0'0"	+	2.5 fc	4.4 fc	0.2 fc	22.0:1	12.5:1
Paths 0'0"	+	3.4 fc	9.9 fc	0.3 fc	33.0:1	11.3:1

Finish Schedule

Finish	Surface	Reflectance/ Transmittance
Building	Building	30
Ground	Floor	10

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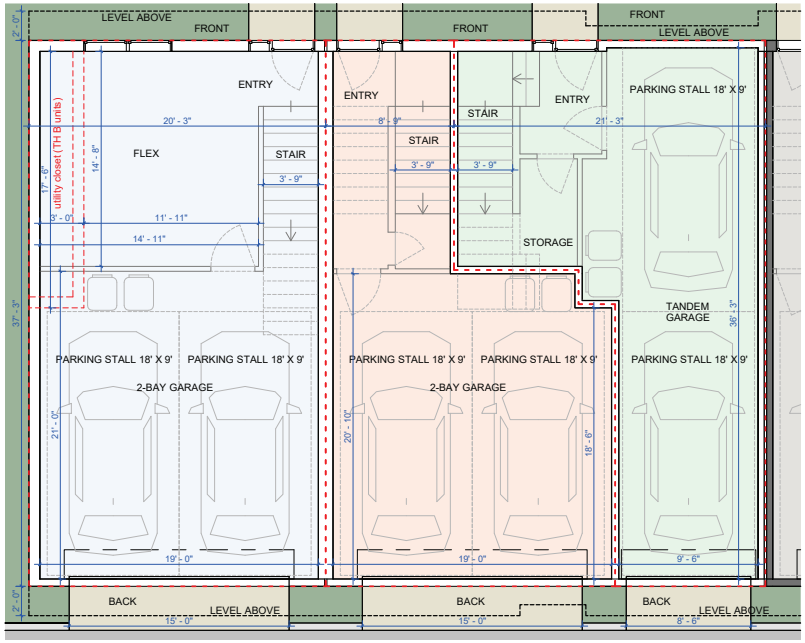
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LIGHTING PLAN

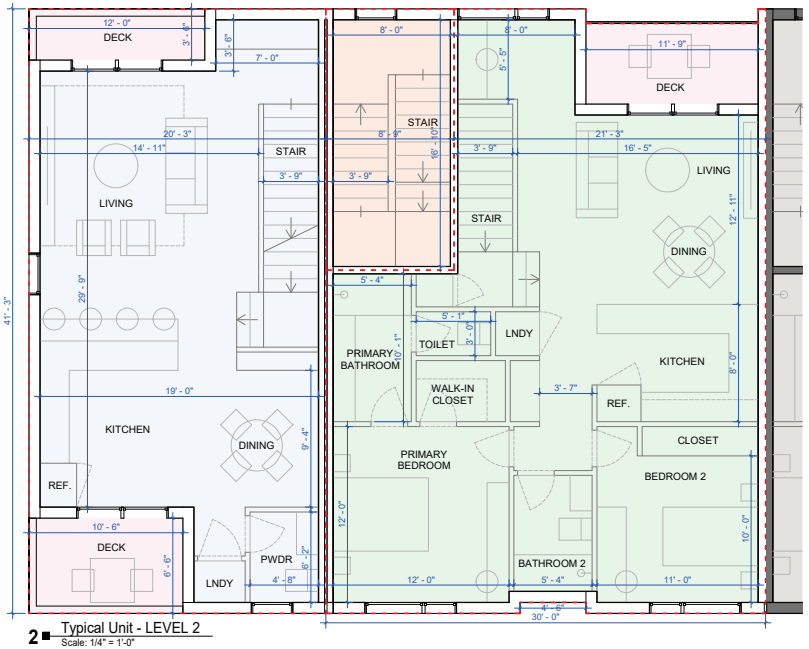
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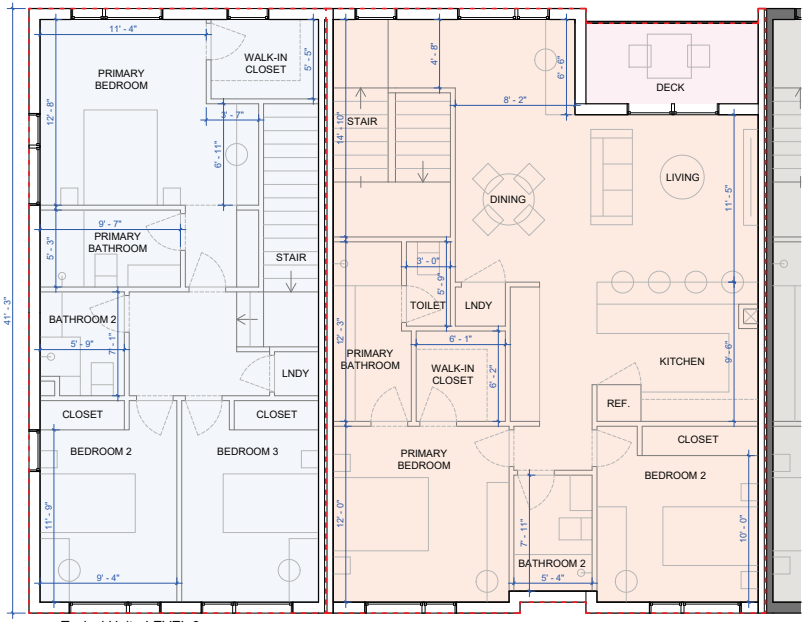
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1 Typical Unit - GROUND FLOOR
Scale: 1/4" = 1'-0"



2 Typical Unit - LEVEL 2
Scale: 1/4" = 1'-0"



3 Typical Unit - LEVEL 3
Scale: 1/4" = 1'-0"

	TH A UNIT 3 bed / 2.5 ba	SF B UNIT 2 bed / 2 ba	SF A UNIT 2 bed / 2 ba
LEVEL 1	NET AREA LIVING : 684 SF GROSS AREA : 754 SF	NET AREA LIVING : 511 SF GROSS AREA : 558 SF	NET AREA LIVING : 512 SF GROSS AREA : 560 SF
LEVEL 2	NET AREA LIVING : 645 SF NET AREA DECK : 110 SF GROSS AREA : 835 SF	NET AREA LIVING : 135 SF GROSS AREA : 156 SF	NET AREA LIVING : 920 SF NET AREA DECK : 65 SF GROSS AREA : 1066 SF
LEVEL 3	NET AREA LIVING : 755 SF GROSS AREA : 835 SF	NET AREA LIVING : 1067 SF NET AREA DECK : 65 SF GROSS AREA : 1222 SF	
TOTAL	NET AREA LIVING : 2084 SF NET AREA DECK : 110 SF GROSS AREA : 2424 SF	NET AREA LIVING : 1713 SF NET AREA DECK : 65 SF GROSS AREA : 1936 SF	NET AREA LIVING : 1432 SF NET AREA DECK : 65 SF GROSS AREA : 1626 SF

GROSS AREA
AS PER CAMPBELL MUNICIPAL CODE, FLOOR AREA, GROSS MEANS THE TOTAL HORIZONTAL FLOOR AREA IN SQUARE FEET OF ALL STORIES OF ALL BUILDINGS MEASURED TO THE OUTSIDE SURFACE OF EXTERIOR WALLS. STAIRWAYS AND ELEVATOR SHAFTS SHALL BE INCLUDED ON ALL FLOORS. GSF INCLUDES STAIRWAY ON ALL FLOORS, COVERED GARAGES, COVERED DECKS, EXCLUDE PORCHES

NET AREA
MEASURED TO THE INTERIOR STUD OF THE WALL EXCLUDING COVERED GARAGES, COVERED DECKS AND PORCHES

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TYPICAL UNIT

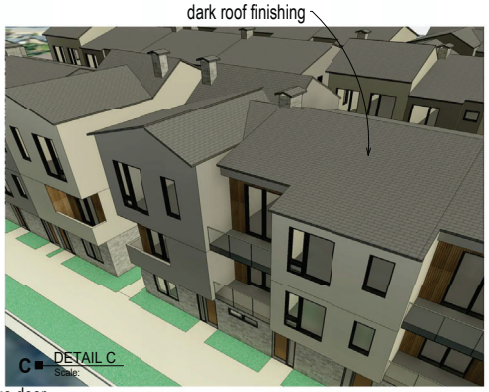
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MATERIAL BOARD

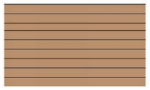

speckled gray brick


white stucco


gray stucco


oak wood panel


gray aluminum panel


painted metal

MOOD BOARD



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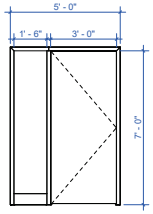
ARCHITECTURAL DETAILS, MATERIAL BOARD

A6.1

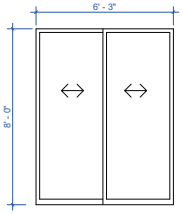
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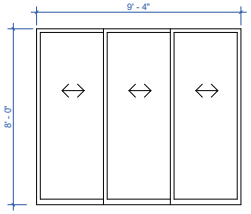
DOORS



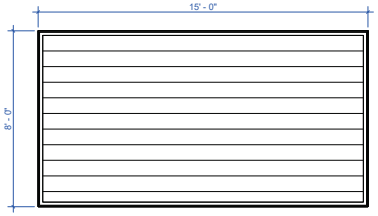
D1 ENTRY DOOR W/ SIDE LITE VINYL



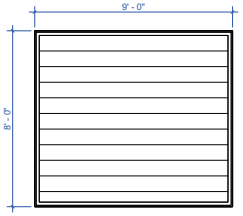
D2 BALCONY SLIDING DOOR VINYL



D3 BALCONY SLIDING DOOR VINYL

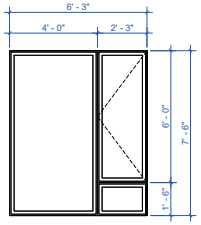


D4 SIDE BY SIDE GARAGE DOOR METAL

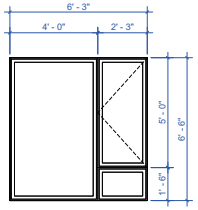


D5 TANDEM PARKING GARAGE DOOR METAL

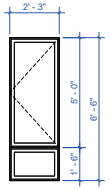
WINDOWS



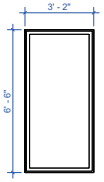
W1 SINGLE HUNG VINYL WINDOWS



W2 SINGLE HUNG VINYL WINDOWS



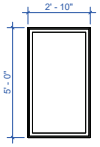
W3 SINGLE HUNG VINYL WINDOWS



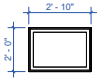
W4 SINGLE HUNG VINYL WINDOWS



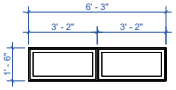
W5 SINGLE HUNG VINYL WINDOWS



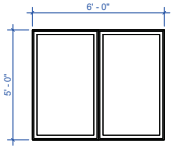
W6 SINGLE HUNG VINYL WINDOWS



W7 SINGLE HUNG VINYL WINDOWS



W8 SINGLE HUNG VINYL WINDOWS GROUND LEVEL



W9 SINGLE HUNG VINYL WINDOWS GROUND LEVEL

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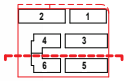
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DOORS AND WINDOWS SCHEDULE

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N3 North 3 ECC
Scale: 1" = 10'-0"

BUILDING 5



BUILDING 6

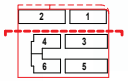


opaque elevation	2501 sf	74%
openings	668 sf	19%
ground level doors	221 sf	7%
TOTAL	3390 sf	100%

opaque elevation		
speckled gray brick	716 sf	29%
white stucco	524 sf	21%
gray stucco	694 sf	28%
glass railing	282 sf	11%
oak wood panel	285 sf	11%
aluminum panel	0 sf	0%
TOTAL	2501 sf	100%

opaque elevation	1853 sf	73%
openings	486 sf	19%
ground level doors	189 sf	8%
TOTAL	2528 sf	100%

opaque elevation		
speckled gray brick	534 sf	29%
white stucco	265 sf	14%
gray stucco	662 sf	36%
glass railing	188 sf	10%
oak wood panel	204 sf	11%
aluminum panel	0 sf	0%
TOTAL	1853 sf	100%



N2 North 2 ECC
Scale: 1" = 10'-0"

BUILDING 3



BUILDING 4

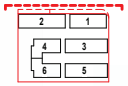


opaque elevation	1974 sf	59%
openings	661 sf	20%
ground level doors	684 sf	21%
TOTAL	3319 sf	100%

opaque elevation		
speckled gray brick	311 sf	15%
white stucco	1028 sf	52%
gray stucco	603 sf	31%
glass railing	0 sf	0%
oak wood panel	32 sf	2%
aluminum panel	0 sf	0%
TOTAL	1974 sf	100%

opaque elevation	1741 sf	60%
openings	581 sf	20%
ground level doors	564 sf	20%
TOTAL	2886 sf	100%

opaque elevation		
speckled gray brick	290 sf	17%
white stucco	939 sf	54%
gray stucco	480 sf	27%
glass railing	0 sf	0%
oak wood panel	32 sf	2%
aluminum panel	0 sf	0%
TOTAL	1741 sf	100%



N1 North 1 (Campbell) ECC
Scale: 1" = 10'-0"

BUILDING 1



BUILDING 2



opaque elevation	2390 sf	75%
openings	611 sf	19%
ground level doors	189 sf	6%
TOTAL	3190 sf	100%

opaque elevation		
speckled gray brick	634 sf	26%
white stucco	642 sf	27%
gray stucco	661 sf	28%
glass railing	188 sf	8%
oak wood panel	244 sf	10%
aluminum panel	21 sf	1%
TOTAL	2390 sf	100%

opaque elevation	3021 sf	74%
openings	794 sf	20%
ground level doors	252 sf	6%
TOTAL	4067 sf	100%

opaque elevation		
speckled gray brick	834 sf	28%
white stucco	509 sf	17%
gray stucco	1070 sf	35%
glass railing	282 sf	9%
oak wood panel	326 sf	11%
aluminum panel	0 sf	0%
TOTAL	3021 sf	100%

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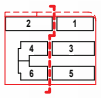
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EXTERIOR COLOR CALCULATION - NORTH

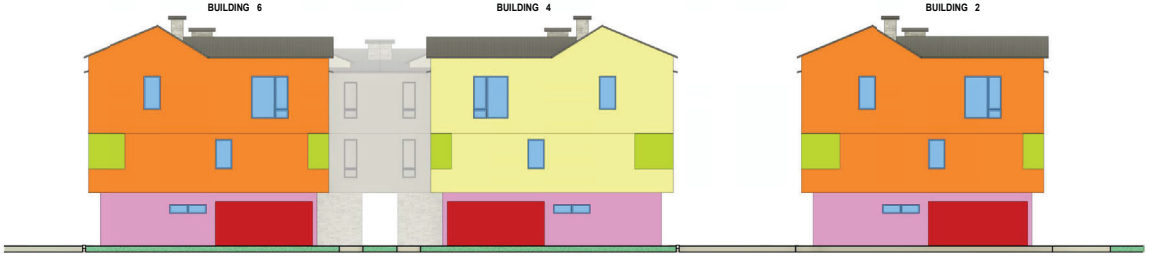
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E2 East 2 ECC
Scale: 1" = 10'-0"



	opaque elevation	1253 sf	94%
	openings	87 sf	6%
	ground level doors	0 sf	0%
	TOTAL	**1340 sf**	**100%**

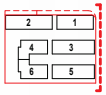
	opaque elevation		
	speckled gray brick	200 sf	16%
	white stucco	0 sf	0%
	gray stucco	867 sf	69%
	glass railing	0 sf	0%
	oak wood panel	60 sf	5%
	aluminum panel	126 sf	10%
	TOTAL	**1253 sf**	**100%**

	opaque elevation	1253 sf	94%
	openings	87 sf	6%
	ground level doors	0 sf	0%
	TOTAL	**1340 sf**	**100%**

	opaque elevation		
	speckled gray brick	200 sf	16%
	white stucco	867 sf	69%
	gray stucco	0 sf	0%
	glass railing	0 sf	0%
	oak wood panel	60 sf	5%
	aluminum panel	126 sf	10%
	TOTAL	**1253 sf**	**100%**

	opaque elevation	1253 sf	94%
	openings	87 sf	6%
	ground level doors	0 sf	0%
	TOTAL	**1340 sf**	**100%**

	opaque elevation		
	speckled gray brick	200 sf	16%
	white stucco	0 sf	0%
	gray stucco	867 sf	69%
	glass railing	0 sf	0%
	oak wood panel	60 sf	5%
	aluminum panel	126 sf	10%
	TOTAL	**1253 sf**	**100%**



E1 East 1 (Kim Louise) ECC
Scale: 1" = 10'-0"



	opaque elevation	1253 sf	94%
	openings	87 sf	6%
	ground level doors	0 sf	0%
	TOTAL	**1340 sf**	**100%**

	opaque elevation		
	speckled gray brick	200 sf	16%
	white stucco	0 sf	0%
	gray stucco	867 sf	69%
	glass railing	0 sf	0%
	oak wood panel	60 sf	5%
	aluminum panel	126 sf	10%
	TOTAL	**1253 sf**	**100%**

	opaque elevation	1253 sf	94%
	openings	87 sf	6%
	ground level doors	0 sf	0%
	TOTAL	**1340 sf**	**100%**

	opaque elevation		
	speckled gray brick	200 sf	16%
	white stucco	867 sf	69%
	gray stucco	0 sf	0%
	glass railing	0 sf	0%
	oak wood panel	60 sf	5%
	aluminum panel	126 sf	10%
	TOTAL	**1253 sf**	**100%**

	opaque elevation	1178 sf	94%
	openings	78 sf	6%
	ground level doors	0 sf	0%
	TOTAL	**1256 sf**	**100%**

	opaque elevation		
	speckled gray brick	175 sf	15%
	white stucco	0 sf	0%
	gray stucco	809 sf	69%
	glass railing	0 sf	0%
	oak wood panel	63 sf	5%
	aluminum panel	131 sf	11%
	TOTAL	**1178 sf**	**100%**

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Project:
1400 W. CAMPBELL

Mixed Use Proposal

Consultant

PRELIMINARY REVIEW

Revision

No	Date
Revision 1	11/03/2025
Revision 4	07/30/2026

Stamp

LICENSED ARCHITECT
JEFFREY R CURRENT
C 19444
REN. 1-31-2026
STATE OF CALIFORNIA

Sheet Information

Issue Date	07/27/2026
Job Number	Project Number
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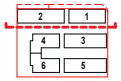
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EXTERIOR COLOR CALCULATION - EAST

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S3 South 3 ECC
Scale: 1" = 10'-0"

BUILDING 2



opaque elevation	2357 sf	60%
openings	800 sf	20%
ground level doors	804 sf	20%
TOTAL	**3961 sf**	**100%**

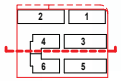
opaque elevation		
speckled gray brick	371 sf	16%
white stucco	1060 sf	45%
gray stucco	862 sf	36%
glass railing	0 sf	0%
oak wood panel	64 sf	0%
aluminum panel	0 sf	3%
TOTAL	**2357 sf**	**100%**

BUILDING 1



opaque elevation	1846 sf	60%
openings	626 sf	20%
ground level doors	616 sf	20%
TOTAL	**3088 sf**	**100%**

opaque elevation		
speckled gray brick	281 sf	15%
white stucco	827 sf	45%
gray stucco	653 sf	36%
glass railing	0 sf	0%
oak wood panel	64 sf	3%
aluminum panel	21 sf	1%
TOTAL	**1846 sf**	**100%**



S2 South 2 ECC
Scale: 1" = 10'-0"

BUILDING 4



opaque elevation	1852 sf	73%
openings	486 sf	19%
ground level doors	189 sf	8%
TOTAL	**2527 sf**	**100%**

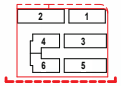
opaque elevation		
speckled gray brick	534 sf	29%
white stucco	628 sf	34%
gray stucco	298 sf	16%
glass railing	188 sf	10%
oak wood panel	204 sf	11%
aluminum panel	0 sf	0%
TOTAL	**1852 sf**	**100%**

BUILDING 3



opaque elevation	2502 sf	74%
openings	668 sf	20%
ground level doors	221 sf	6%
TOTAL	**3391 sf**	**100%**

opaque elevation		
speckled gray brick	716 sf	29%
white stucco	644 sf	26%
gray stucco	575 sf	23%
glass railing	282 sf	11%
oak wood panel	285 sf	11%
aluminum panel	0 sf	0%
TOTAL	**2502 sf**	**100%**



S1 South 1 ECC
Scale: 1" = 10'-0"

BUILDING 6



opaque elevation	1742 sf	60%
openings	581 sf	20%
ground level doors	564 sf	20%
TOTAL	**2887 sf**	**100%**

opaque elevation		
speckled gray brick	290 sf	17%
white stucco	792 sf	45%
gray stucco	628 sf	36%
glass railing	0 sf	0%
oak wood panel	32 sf	2%
aluminum panel	0 sf	0%
TOTAL	**1742 sf**	**100%**

BUILDING 5



opaque elevation	1973 sf	59%
openings	661 sf	20%
ground level doors	684 sf	21%
TOTAL	**3318 sf**	**100%**

opaque elevation		
speckled gray brick	311 sf	16%
white stucco	715 sf	36%
gray stucco	915 sf	46%
glass railing	0 sf	0%
oak wood panel	32 sf	2%
aluminum panel	0 sf	0%
TOTAL	**1973 sf**	**100%**

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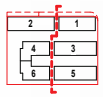
Sheet Title

EXTERIOR COLOR CALCULATION - SOUTH

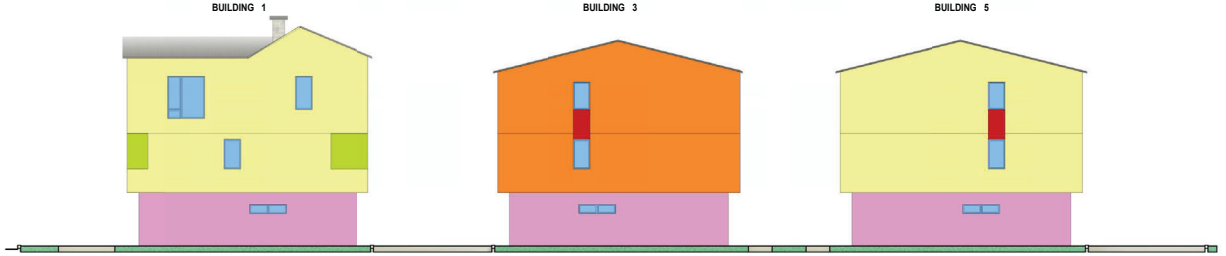
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W2 West 2 ECC
Scale: 1" = 10'-0"



	opaque elevation	1253 sf	94%
	openings	87 sf	6%
	ground level doors	0 sf	0%
	TOTAL	**1340 sf**	**100%**

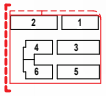
	opaque elevation		
	speckled gray brick	326 sf	26%
	white stucco	867 sf	69%
	gray stucco	0 sf	0%
	glass railing	0 sf	0%
	oak wood panel	60 sf	5%
	aluminum panel	0 sf	0%
	TOTAL	**1253 sf**	**100%**

	opaque elevation	1257 sf	97%
	openings	38 sf	3%
	ground level doors	0 sf	0%
	TOTAL	**1295 sf**	**100%**

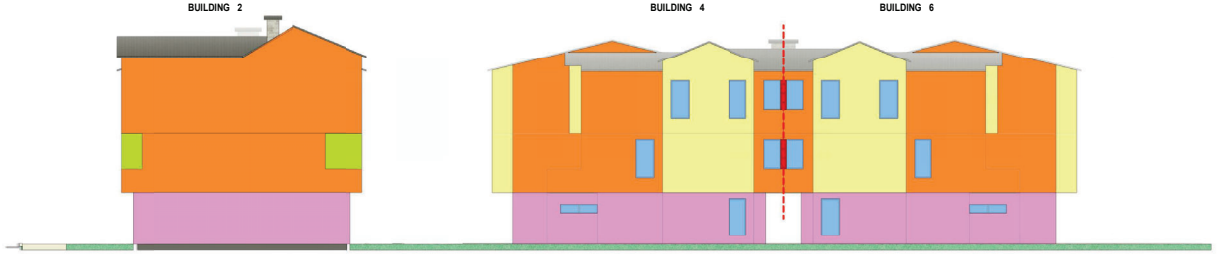
	opaque elevation		
	speckled gray brick	326 sf	26%
	white stucco	0 sf	0%
	gray stucco	917 sf	73%
	glass railing	0 sf	0%
	oak wood panel	0 sf	0%
	aluminum panel	14 sf	1%
	TOTAL	**1257 sf**	**100%**

	opaque elevation	1257 sf	97%
	openings	38 sf	3%
	ground level doors	0 sf	0%
	TOTAL	**1295 sf**	**100%**

	opaque elevation		
	speckled gray brick	326 sf	26%
	white stucco	917 sf	73%
	gray stucco	0 sf	0%
	glass railing	0 sf	0%
	oak wood panel	0 sf	0%
	aluminum panel	14 sf	1%
	TOTAL	**1257 sf**	**100%**



W1 West 1 ECC
Scale: 1" = 10'-0"



	opaque elevation	1340 sf	100%
	openings	0 sf	0%
	ground level doors	0 sf	0%
	TOTAL	**1340 sf**	**100%**

	opaque elevation		
	speckled gray brick	335 sf	25%
	white stucco	0 sf	0%
	gray stucco	945 sf	71%
	glass railing	0 sf	0%
	oak wood panel	60 sf	4%
	aluminum panel	0 sf	0%
	TOTAL	**1340 sf**	**100%**

	opaque elevation	1387 sf	92%
	openings	119 sf	8%
	ground level doors	0 sf	0%
	TOTAL	**1506 sf**	**100%**

	opaque elevation		
	speckled gray brick	361 sf	26%
	white stucco	433 sf	31%
	gray stucco	588 sf	42%
	glass railing	0 sf	0%
	oak wood panel	0 sf	0%
	aluminum panel	5 sf	1%
	TOTAL	**1387 sf**	**100%**

	opaque elevation	1387 sf	92%
	openings	119 sf	8%
	ground level doors	0 sf	0%
	TOTAL	**1506 sf**	**100%**

	opaque elevation		
	speckled gray brick	361 sf	26%
	white stucco	433 sf	31%
	gray stucco	588 sf	42%
	glass railing	0 sf	0%
	oak wood panel	0 sf	0%
	aluminum panel	5 sf	1%
	TOTAL	**1387 sf**	**100%**

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LICENSED ARCHITECT
JEFFREY R. CURRENT
C 19444
REN. 1-31-2026
STATE OF CALIFORNIA

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Sheet Title

EXTERIOR COLOR CALCULATION - WEST

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LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		CENTER LINE
		EDGE OF PAVEMENT
		CURB, GUTTER, SIDEWALK & DRIVEWAY
SS	EXSS	SANITARY SEWER PIPE & MANHOLE
SD	EXSD	STORM DRAIN PIPE & MANHOLE
W	EXW	WATER LINE
JT	JT	JOINT TRENCH
	OH	OVERHEAD LINE
	G	GAS LINE
		WOODEN FENCE
	X	CHAINLINK FENCE
SD	SD	AREA DRAIN PIPE & AREA DRAIN
		CURB INLET
		FIELD INLET
		FIRE HYDRANT
W	W	WATER METER
		POWER POLE
		ELECTROLIER
		DECORATIVE ELECTROLIER
		SIGN
		GRADE TO DRAIN
0.5%	0.5%	DIRECTION OF FLOW & GRADIENT
		OVERLAND RELEASE
		CURB RAMP
	T5 6 5 T7 C1 3 3E 2E 2	UTILITY BOXES & VAULTS
		ABOVE GRADE TRANSFORMER

ABBREVIATIONS

AB	AGGREGATE BASE
ABND	ABANDON
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADU	ACCESSORY DWELLING UNIT
AP	ANGLE POINT
APN	ASSESSORS PARCEL NUMBER
ARV	AIR RELEASE VALVE
ASB	AGGREGATE SUBBASE
AU	ACCESSIBLE UNIT
BC	BEGIN CURVE
BK	BOOK
BW	BOTTOM OF WALL
B/W	BACK OF WALK
BFP	BACK FLOW PREVENTOR
BOL	BOLLARD
BLDG	BUILDING
BRK	BRICK
BS	BOTTOM OF STEP
C&G	CURB & GUTTER
CB	CATCH BASIN
CEN	CENTER
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC	CONCRETE
CONST	CONSTRUCT
COR	CORNER
CR	CURB RAMP
DC	DEPRESSED CURB
DI	DRAINAGE INLET
DIAM	DIAMETER
DIP	DUCTILE IRON PIPE
DBL	DOUBLE
DS	DOWNSPOUT
DW	DRIVEWAY
EC	END CURVE
ESMT	EASEMENT
ELEC	ELECTRICAL
ELECT	ELECTROLIER
ENCL	ENCLOSURE
ENCR	ENCROACHING
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EX	EXISTING
FB	FLUSH BAND
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FC	FACE OF CURB
FEN	FENCE
FF	FINISH FLOOR
FFG	FINISH FLOOR GARAGE
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FS	FIRE SERVICE
F/W	FRONT OF WALK
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GL	GARAGE LIP
GRT	GRATE
GV	GAS VALVE
HP	HIGH POINT
IM	IMAGE
INT	INTERSECTION
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
JT	JOINT TRENCH
LAT	LATERAL
LP	LOW POINT
LS	LANDSCAPE
MH	MANHOLE
M	MAPS
MEAS	MEASURED
MON	MONUMENT
OR	OFFICIAL RECORDS
P	PAD
PG	PAGE
PLNT	PLANTER
PT	POINT
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PS	PROTECTIVE SLOPE
PVC	POLYVINYL CHLORIDE PIPE
RC	ROLLED CURB
RCE	REGISTERED CIVIL ENGINEER
RCP	REINFORCED CONCRETE PIPE
RE	REEL
R&R	REMOVE AND REPLACE
RW	RECYCLED WATER
R/W	RIGHT OF WAY
SD	STORM DRAIN
SER	SERVICE
SS	SANITARY SEWER
SLB	STREET LIGHT BOX
STD	STANDARD
SQ	SQUARE
S/W	SIDEWALK
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
TEL	TELEPHONE
TG	TOP OF GUTTER
TRC	TOP OF ROLLED CURB
TS	TOP STEP
TSB	TRAFFIC SIGNAL BOX
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UTIL	UTILITY
VCP	VITRIFIED CLAY PIPE
VLT	VAULT
WB	WATER BOX
WM	WATER METER
WT	WATER
WV	WATER VALVE
WD	WOOD
XING	CROSSING

NO.	DATE	REVISIONS	BY

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Civil Engineers • Planners • Surveyors
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T: (408) 457-1086

PREPARED FOR:
MADRONE **VENTURES**
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING

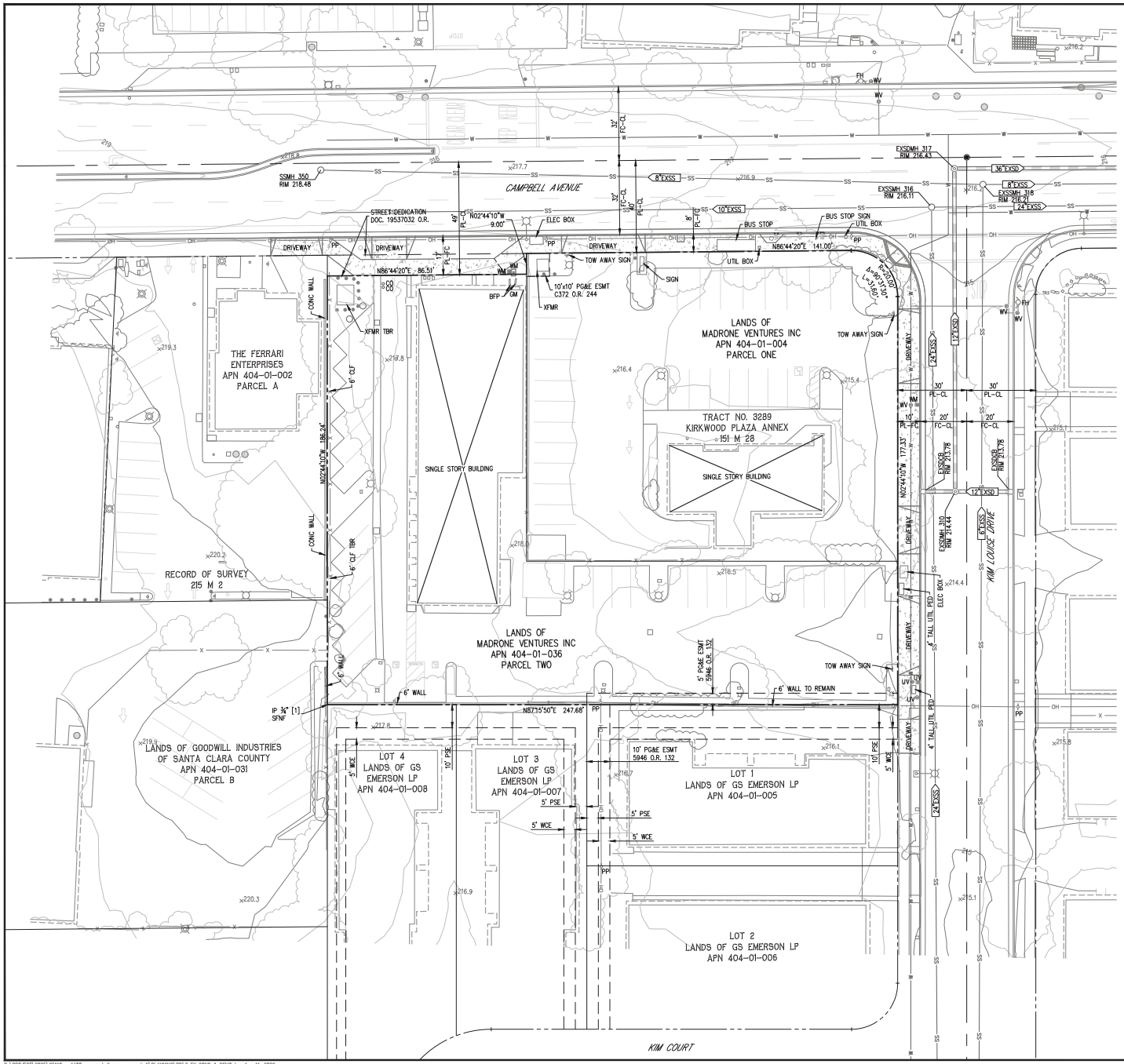
1400 W CAMPBELL AVENUE

PLANNED DEVELOPMENT
ABBREVIATIONS & LEGEND

CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET
C1
1 OF 16 SHEETS



ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
COMM	COMMUNICATION
ELEC	ELECTRIC
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GV	GAS VALVE
MH	MANHOLE
PG&E	PACIFIC GAS AND ELECTRIC
PT&T	PACIFIC TELEPHONE AND TELEGRAPH
PED	PEDESTAL
PP	POWER POLE
PIV	POST INDICATOR VALVE
SS	SANITARY SEWER
SD	STORM DRAIN
STLT	STREET LIGHT
TS	TRAFFIC SIGNAL
XFMR	TRANSFORMER
UV	UTILITY VALVE
WM	WATER METER
WT	WATER
WV	WATER VALVE

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING LOT LINE
- HISTORIC LOT LINE
- CENTER LINE
- EASEMENT LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- GAS LINE
- FIRE HYDRANT
- GAS OR WATER VALVE
- OVERHEAD LINE
- STREET LIGHT
- FENCE
- BUILDING OVERHANG
- TREE

NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ITEMS TO BE REMOVED PRIOR TO FURNISHING PROPOSAL FOR DEMOLITION.
2. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION.
3. CONTRACTOR SHALL CONTACT BAY AREA AIR QUALITY CONTROL FOR THE "J" NUMBER AND FURNISH IT TO THE DEVELOPER.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR THE TERMINATION OF ALL UTILITIES THAT SERVICE THE SITE.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DUST CONTROL AND CLEANUP AS REQUIRED BY THE CITY OF CAMPBELL.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LEAD SURVEY AND ASBESTOS SURVEY FROM THE DEVELOPER AND COMPLETE ALL NECESSARY RECOMMENDATIONS PER SAID REPORTS.
7. PERIMETER FENCING SHALL REMAIN, EXCEPT AS NOTED.
8. ALL EXISTING STRUCTURES TO BE REMOVED.
9. ALL ONSITE TREES TO BE REMOVED UNLESS NOTED OTHERWISE.
10. CONTRACTOR TO PROVIDE PG&E RELEASE LETTER THAT STATES ALL GAS AND ELECTRIC SERVICES HAVE BEEN SHUT OFF TO THE SITE.
11. EXISTING OFFSITE UTILITY LOCATIONS ARE SHOWN BASED ON UTILITY BLOCK MAPS PROVIDED BY THE CITY OF CAMPBELL, SAN JOSE WATER COMPANY, AND WEST VALLEY SANITATION DISTRICT.
12. ALL EXISTING ONSITE UTILITIES TO BE REMOVED UNLESS OTHERWISE NOTED.

NO.	DATE	REVISIONS	BY

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PREPARED FOR:
MADRONE **VENTURES**
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING

1400 W CAMPBELL AVENUE

PLANNED DEVELOPMENT
EXISTING CONDITIONS & DEMOLITION PLAN

CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET
C2
2 OF 16 SHEETS

Tree Assessment

1380 & 1400 Campbell Ave.
Campbell, CA
July 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
61	Chinese pistache	11	Yes	3	Low	Street tree; 4x 7' tree well; branch dieback; excessive pitching from trunk; fair form.
62	Chinese pistache	10	Yes	2	Low	Street tree; 3x3' tree well; codominant branching at 9'; poor form; asymmetric crown; epicormics.
63	Callery pear	17	Yes	2	Low	Codominant trunk at 7'; previously topped at 15'; crown of epicormics; poor structure and form; fireblight.
64	Callery pear	14	Yes	2	Low	Multiple branch attachments at 7'; previously topped at 15'; crown of epicormics; branch dieback; poor structure and form; fireblight.
65	Callery pear	17	Yes	3	Low	Codominant trunk at 7'; crown of epicormics; poor structure and form; fireblight.
66	Purple-leaf plum	6	No	2	Low	Multiple branch attachments at 4'; poor structure and form; branch dieback; strap engulfed in trunk on south side.
67	Purple-leaf plum	12	Yes	2	Low	Multiple branch attachments at 4'; poor structure and form; branch dieback; surface roots.
68	Purple-leaf plum	9	No	3	Low	Multiple branch attachments at 4'; poor structure and form; epicormics.
69	Callery pear	20	Yes	2	Low	Codominant trunk at 6'; 1' of included bark; previously topped at 12'; crown of epicormics; poor structure and form.
70	Callery pear	14	Yes	2	Low	Multiple branch attachments at 8'; previously topped at 10'; crown of epicormics; poor structure and form; leans southeast.
71	Callery pear	20	Yes	3	Low	Codominant trunk at 8'; narrow attachment; previously topped at 12'; crown of epicormics; poor structure and form; fireblight.
72	Mexican fan palm	24	Yes	3	Low	20' brown trunk; full skirt; minor frond dieback.
73	Gingko	10	Yes	3	Moderate	Codominant trunk at 4'; fair form; dense crown; in 4x10' bed.
74	Chinese pistache	11	Yes	3	Low	Multiple trunk attachments at 8'; poor structure and form; topped under powerlines.
75	Chinese pistache	7	Yes	3	Moderate	Multiple trunk attachments at 6'; fair structure and form; small crown.
76	Chinese pistache	10	Yes	3	Moderate	Codominant trunk at 8'; fair structure and form; small crown.

Tree Assessment

1380 & 1400 Campbell Ave.
Campbell, CA
July 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
77	Chinese pistache	9	Yes	3	Moderate	Multiple branch attachments at 8'; fair structure and form; small crown; twig dieback.
78	Glossy privet	12	Yes	3	Low	Off-site; multiple trunk attachments at base; dense crown of epicormics; estimated DBH; no tag; behind wall.
79	Glossy privet	12	Yes	3	Low	Off-site; multiple trunk attachments at base; dense crown of epicormics; estimated DBH; no tag; behind wall.
80	Ginkgo	6	Yes	4	Moderate	Upright; good structure and form; slight lean north; in 3x12' bed.
81	Glossy privet	20	Yes	3	Low	Off-site; multiple trunk attachments at base; poor structure and form; estimated DBH; no tag; behind wall.
82	Ginkgo	9	Yes	3	Low	Multiple branch attachments at 6'; south branch headed back to 8'; poor form.
83	Chinese pistache	8	Yes	3	Low	Multiple branch attachments at 7'; poor structure and form; dense crown; minor twig dieback.
84	Mexican fan palm	12	Yes	3	Low	Off-site; between trash enclosure; 6' brown trunk; estimated DBH; tag on fence.
85	Coast redwood	20	Yes	3	Moderate	Off-site; 6' off fence; tall, upright form; minor browning of foliage; estimated DBH; tag on fence.
86	Coast redwood	23	Yes	3	Moderate	Off-site; 4' off fence; tall, upright form; minor browning of foliage; estimated DBH; tag on fence.
87	Coast redwood	23	Yes	3	Moderate	Off-site; 3' off fence; tall, upright form; minor browning of foliage; estimated DBH; tag on fence.
88	Chinese elm	15	Yes	3	Low	On property line; between wall and fence, 1' off fence; wide crown; sparse crown; estimated DBH.
89	Chinese pistache	7	Yes	2	Low	Suppressed; one-sided east; poor form; surface roots.
90	Chinese elm	8	No	1	Low	On property line; between wall and fence; completely engulfed in ivy; branch dieback; estimated DBH; no tag.
91	Chinese elm	8	No	3	Low	On property line; between wall and fence; dense, wide crown; base engulfed in ivy; overhanging site by 20'; estimated DBH; no tag.

Tree Assessment

1380 & 1400 Campbell Ave.
Campbell, CA
July 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
92	Chinese elm	20	Yes	2	Low	On property line; between wall and fence; dense, wide crown; base engulfed in ivy; overhanging site by 20'; estimated DBH; no tag.
93	European hackberry	8	Yes	2	Low	Street tree; topped under powerline; poor form; branch dieback.
94	Apricot	6	No	3	Low	Codominant trunk at 5'; fair form; small crown; leans north.
95	Ginkgo	10	Yes	3	Low	South branch at 2'; fair form; behind trash enclosure.

Preliminary Tree Disposition

3180 & 1400 W. Campbell Ave.
Campbell, CA
July 2025

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Protected Tree?	Disposition	Comments
82	Ginkgo	9	3	Yes	Remove	Within footprint of development.
83	Chinese pistache	8	3	Yes	Remove	Within footprint of development.
84	Mexican fan palm	12	3	Yes	Remove	Within footprint of development.
85	Coast redwood	20	3	Yes	Preserve	Off-site, 6 foot from edge of development; moderate impacts expected.
86	Coast redwood	23	3	Yes	Preserve	Off-site, 4 foot from edge of development; moderate - severe impacts expected.
87	Coast redwood	23	3	Yes	Preserve	Off-site, 3 foot from edge of development; moderate - severe impacts expected.
88	Chinese elm	15	3	Yes	Remove	Within footprint of development.
89	Chinese pistache	7	2	Yes	Remove	Within footprint of development; poor condition.
90	Chinese elm	8	1	No	Remove	Within footprint of development; poor condition.
91	Chinese elm	8	3	No	Remove	Within footprint of development.
92	Chinese elm	20	2	Yes	Remove	Within footprint of development; poor condition.
93	European hackberry	8	2	Yes	Preserve	Street tree, edge of construction footprint.
94	Apricot	6	3	No	Remove	Within footprint of development.
95	Ginkgo	10	3	Yes	Remove	Within footprint of development.

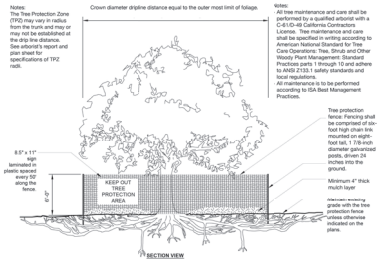
Preliminary Tree Disposition

3180 & 1400 W. Campbell Ave.
Campbell, CA
July 2025

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Protected Tree?	Disposition	Comments
61	Chinese pistache	11	3	Yes	Preserve	Street tree, edge of construction footprint.
62	Chinese pistache	10	2	Yes	Preserve	Street tree, edge of construction footprint.
63	Callery pear	17	2	Yes	Remove	Within footprint of development; poor condition.
64	Callery pear	14	2	Yes	Remove	Within footprint of development; poor condition.
65	Callery pear	17	3	Yes	Remove	Within footprint of development.
66	Purple-leaf plum	6	2	No	Remove	Within footprint of development; poor condition.
67	Purple-leaf plum	12	2	Yes	Remove	Within footprint of development; poor condition.
68	Purple-leaf plum	9	3	No	Remove	Within footprint of development.
69	Callery pear	20	2	Yes	Remove	Within footprint of development; poor condition.
70	Callery pear	14	2	Yes	Remove	Within footprint of development; poor condition.
71	Callery pear	20	3	Yes	Remove	Within footprint of development.
72	Mexican fan palm	24	3	Yes	Remove	Within footprint of development.
73	Gingko	10	3	Yes	Remove	Within footprint of development.
74	Chinese pistache	11	3	Yes	Remove	Within footprint of development.
75	Chinese pistache	7	3	Yes	Remove	Within footprint of development.
76	Chinese pistache	10	3	Yes	Remove	Within footprint of development.
77	Chinese pistache	9	3	Yes	Remove	Within footprint of development.
78	Glossy privet	12	3	Yes	Preserve	Off-site, behind wall.
79	Glossy privet	12	3	Yes	Preserve	Off-site, behind wall.
80	Ginkgo	6	4	Yes	Remove	Within footprint of development.
81	Glossy privet	20	3	Yes	Preserve	Off-site, behind wall.

NOTES

TREE ASSESSMENT TABLES PER THE PRELIMINARY ARBORIST REPORT PREPARED BY HORT SCIENCE DATED FEBRUARY 28, 2025. REFER TO THE REPORT FOR ADDITIONAL INFORMATION.



S-X TREE PROTECTION

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
Modified by Monarch Consulting Arborists LLC, 2015

WARNING
Tree Protection Zone

This Fence Shall not be moved without approval. *Only* authorized personnel may enter this area!

Project Arborist

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

NO.	DATE	REVISIONS	BY

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Rokey Avenue
Campbell, CA 95008
T: (408) 407-1066

PREPARED FOR:
MADRONE VENTURES
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING

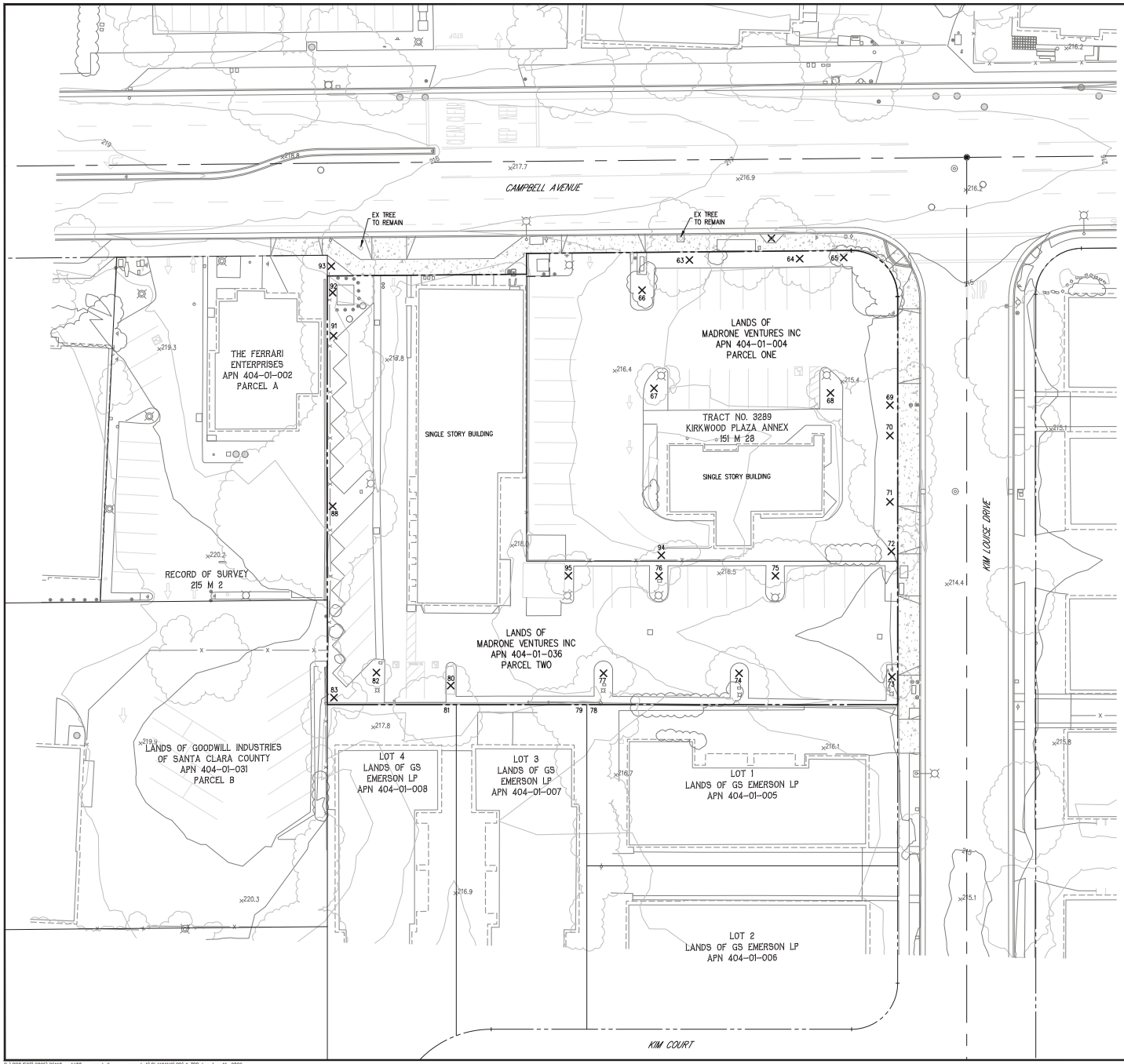
1400 W CAMPBELL AVENUE

PLANNED DEVELOPMENT
TREE REMOVAL NOTES & DETAILS

CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25–110

SHEET
C3
3 OF 16 SHEETS



0 20 40 Feet

NOTES

1. SEE SHEET C3 FOR TREE INVENTORY
2. ALL ONSITE TREES TO BE REMOVED UNLESS OTHERWISE NOTED. TREE NUMBERS BY PROJECT ARBORIST, HORTSCIENCE, IN PRELIMINARY ARBORIST DATED 7/7/2025.

LEGEND

X1 EXISTING TREE TO BE REMOVED

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San Jose, CA 95112

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1400 W CAMPBELL AVENUE

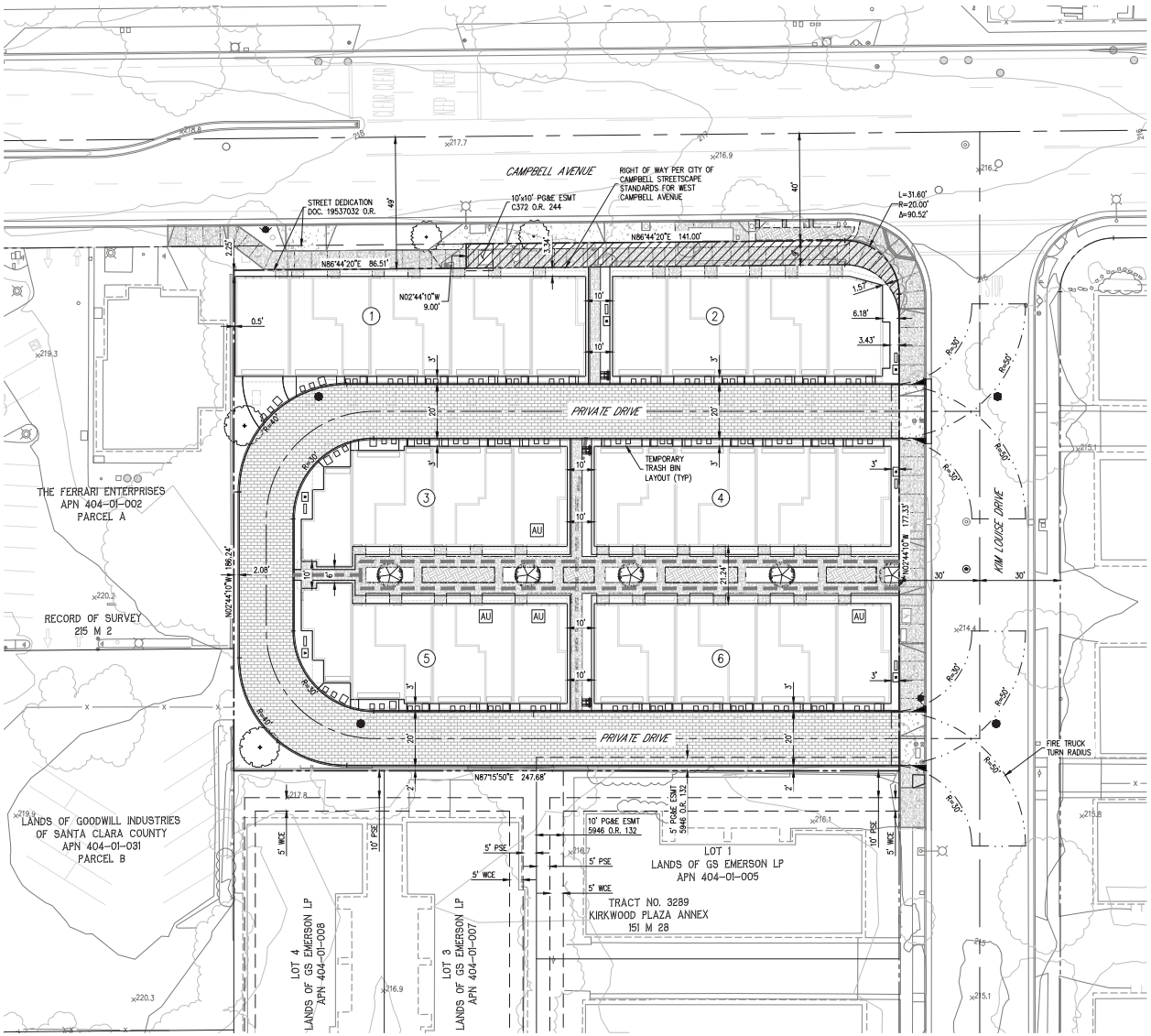
PLANNED DEVELOPMENT
TREE REMOVAL PLAN

CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET **C4**

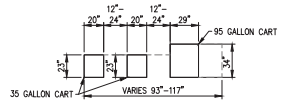
4 OF 16 SHEETS



LEGEND
(SEE SHEET C1 FOR COMPLETE LEGEND AND ABBREVIATIONS)

- CURB AND GUTTER
- VALLEY GUTTER
- CENTERLINE
- BIO-RETENTION BASIN
- CONCRETE
- PERVIOUS PAVEMENT
- FIRE TRUCK TURN RADIUS
- (4) BUILDING NUMBER
- AU ACCESSIBLE UNIT
- G- GUEST PARKING
- ACCESSIBLE PATH OF TRAVEL
- 79 / 80 COVERED PARKING
- THREE ALLOCATED CARTS PER UNIT. FINAL CART SELECTION AND WASTE HANDLING SCHEME TO BE COORDINATED WITH WASTE SERVICE PROVIDER.

NOTES
1. ALL ONSITE WALKWAYS AND DRIVEWAYS TO BE CONCRETE.
2. ALL ONSITE ROADS TO BE PERVIOUS PAVEMENT.
3. REFER TO THE LANDSCAPE PLANS FOR BICYCLE PARKING & MAILBOX LOCATIONS, FENCING, AND LANDSCAPING IMPROVEMENTS.
4. 10% OF UNITS SHALL BE ACCESSIBLE. 39 UNITS X 10% = 3.9 UNITS. 4 ACCESSIBLE UNITS PROVIDED.



TRASH CART LAYOUT EXAMPLE

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San Jose, CA 95112

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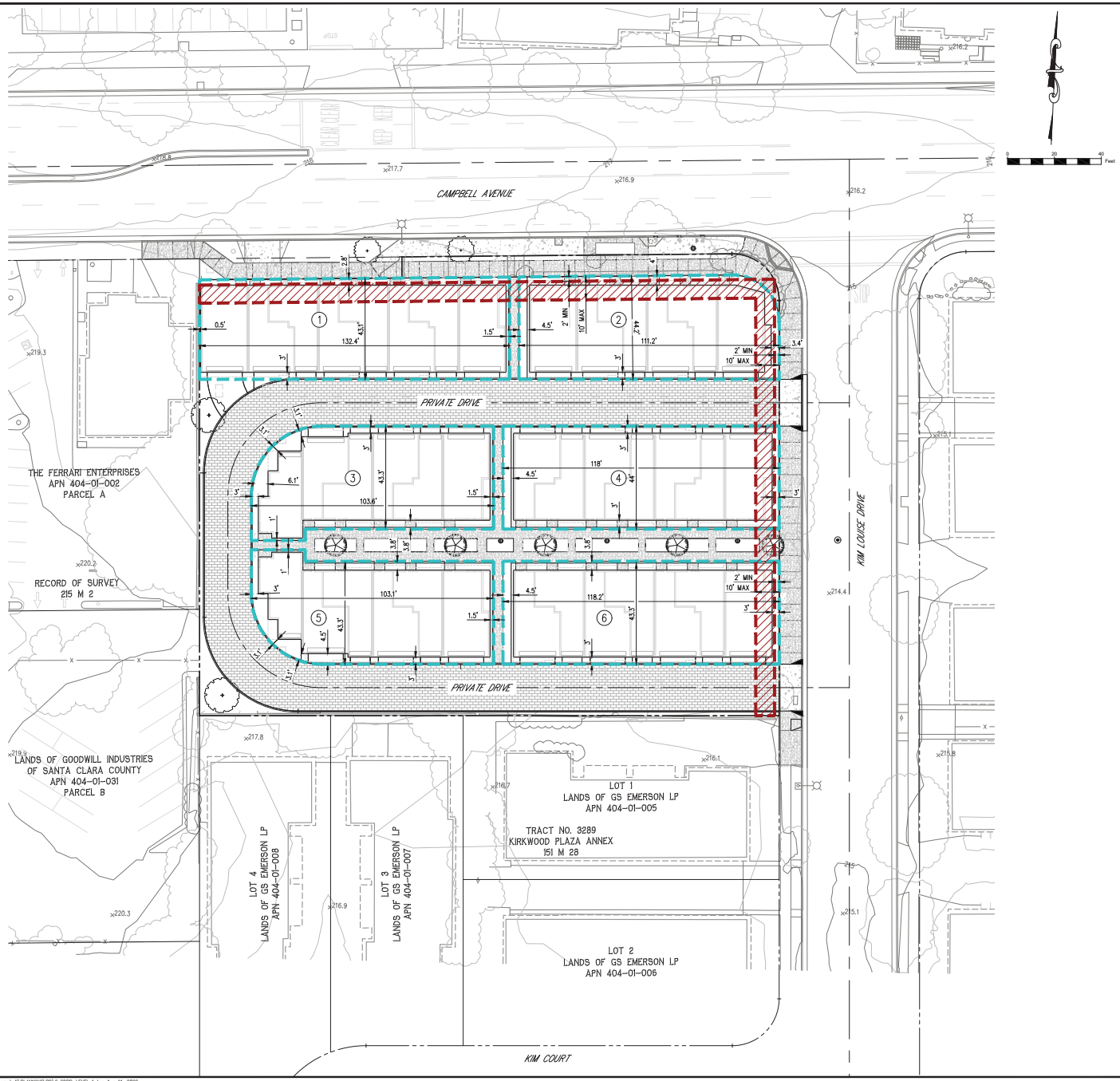
1400 W CAMPBELL AVENUE

PLANNED DEVELOPMENT
SITE PLAN

CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET
C5
5 OF 16 SHEETS



LEGEND

DESIGN SITE

FACADE ZONE

NOTE:
DESIGN SITES ARE DEPICTED ON THIS SHEET IN ALIGNMENT WITH A T4 NEIGHBORHOOD LARGE (T4NL) ZONE PER THE CITY OF CAMPBELL MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDDS).

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San Jose, CA 95112

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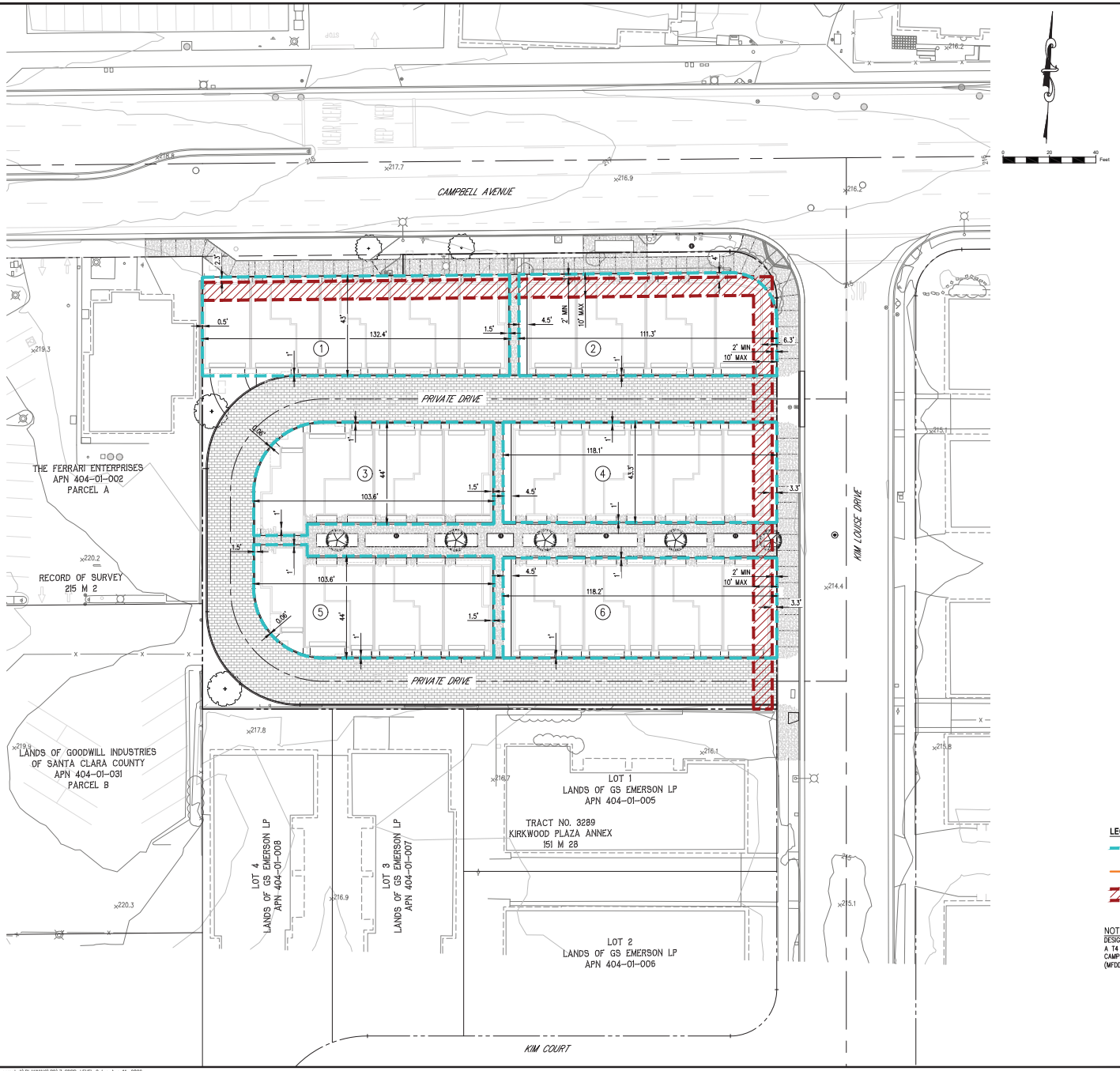
1400 W CAMPBELL AVENUE

PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 1

CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET
C6
6 OF 16 SHEETS



LEGEND

- DESIGN SITE
- BUILDING LEVEL 2
- FACADE ZONE

NOTE:
DESIGN SITES ARE DEPICTED ON THIS SHEET IN ALIGNMENT WITH A T4 NEIGHBORHOOD LARGE (T4NL) ZONE PER THE CITY OF CAMPBELL MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDDS).

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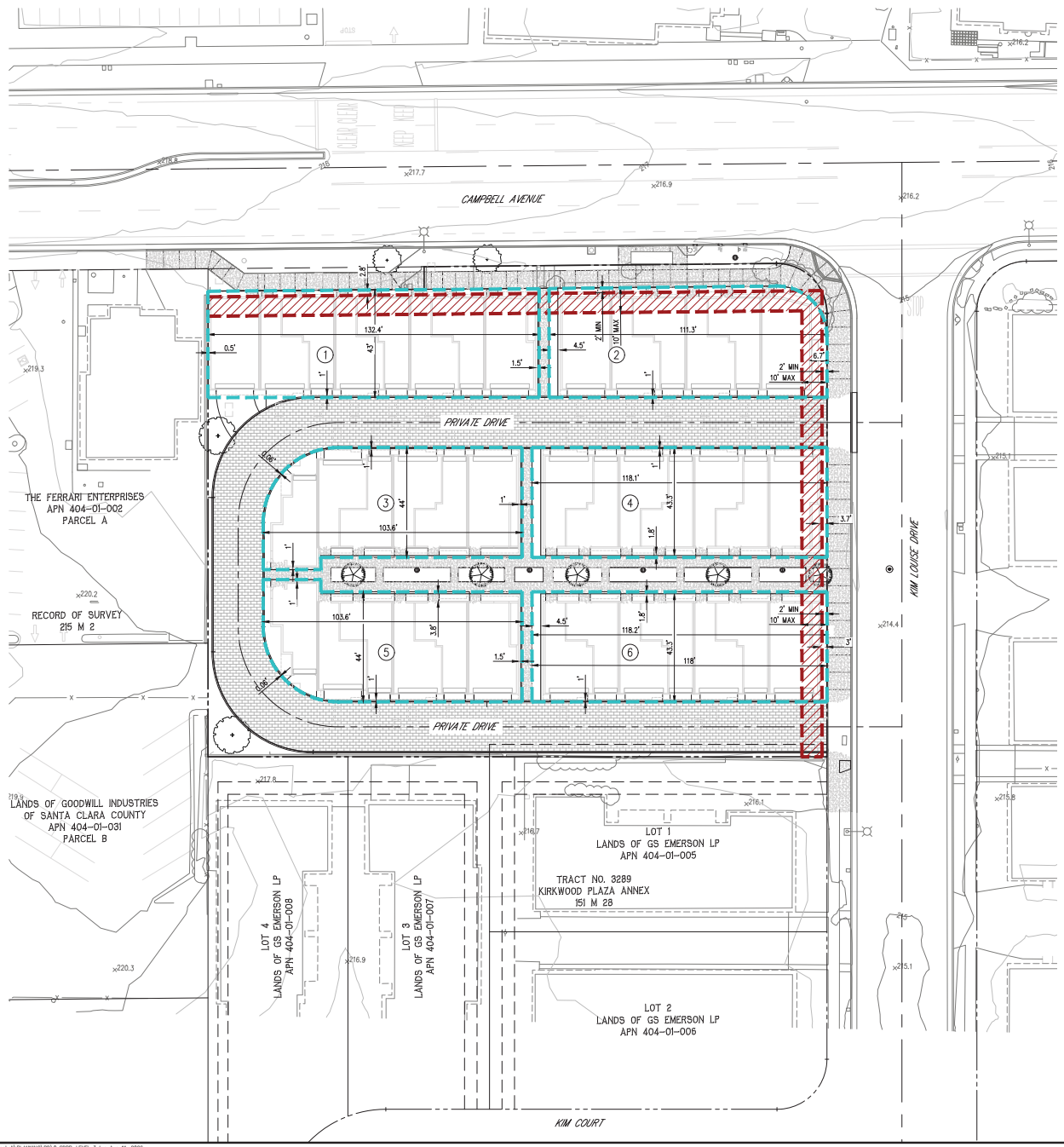
1400 W CAMPBELL AVENUE

PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 2

CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET
C7
7 OF 16 SHEETS



LEGEND

- DESIGN SITE
- BUILDING LEVEL 3
- FACADE ZONE

NOTE:
DESIGN SITES ARE DEPICTED ON THIS SHEET IN ALIGNMENT WITH A T4 NEIGHBORHOOD LARGE (T4NL) ZONE PER THE CITY OF CAMPBELL MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDDS).

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San Jose, CA 95112

PLANNING

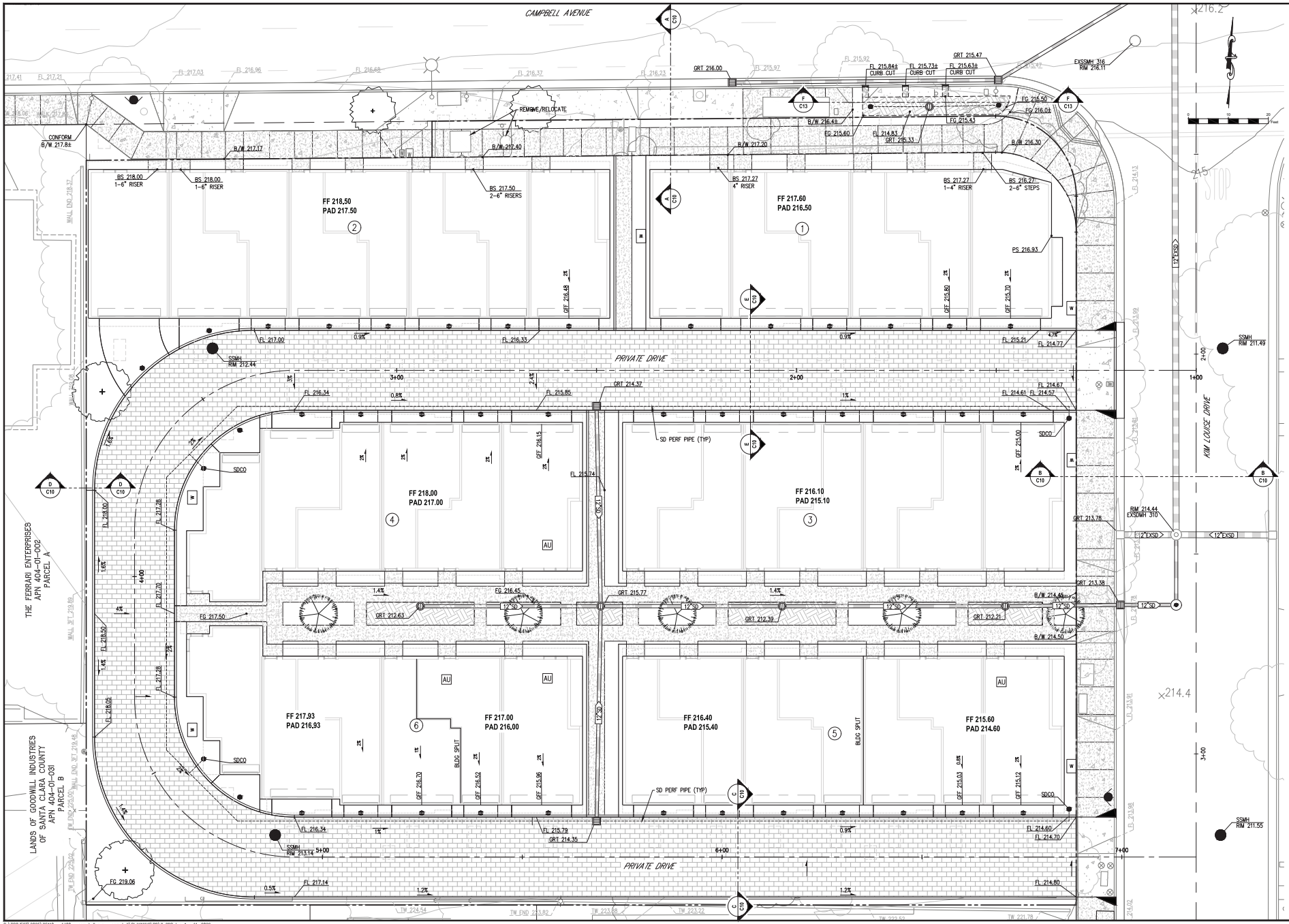
1400 W CAMPBELL AVENUE

PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 3

CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET
C8
8 OF 16 SHEETS



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96 N 3rd Street, #110
San Jose, CA 95112

PLANNING

1400 W CAMPBELL AVENUE

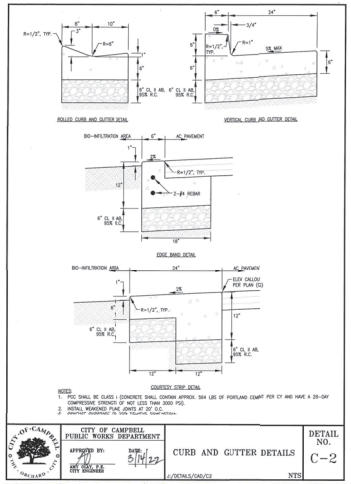
PLANNED DEVELOPMENT
GRADING & DRAINAGE PLAN

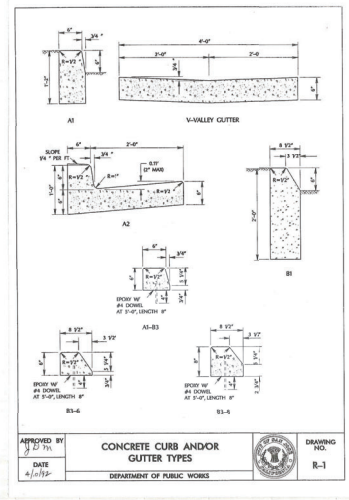
CAMPBELL CALIFORNIA

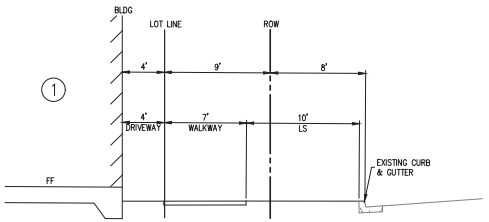
DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25–110

SHEET
C9
9 OF 16 SHEETS

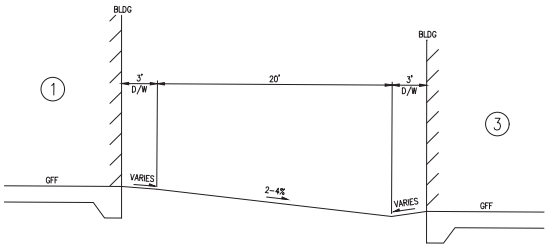
NO.	DATE	REVISIONS	BY



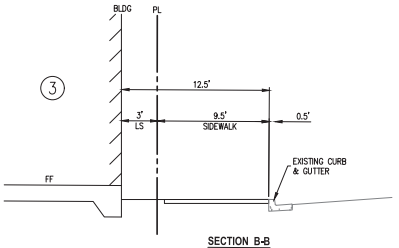




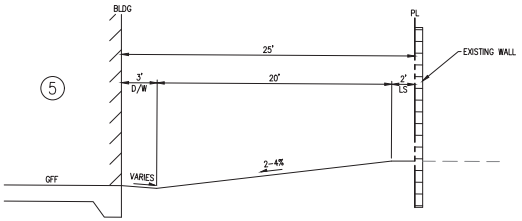
SECTION A-A
SCALE: 1"=5'



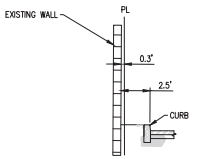
SECTION E-E
SCALE: 1"=5'



SECTION B-B
SCALE: 1"=5'



SECTION C-C
SCALE: 1"=5'



SECTION D-D
SCALE: 1"=5'

NO.	DATE	REVISIONS	BY

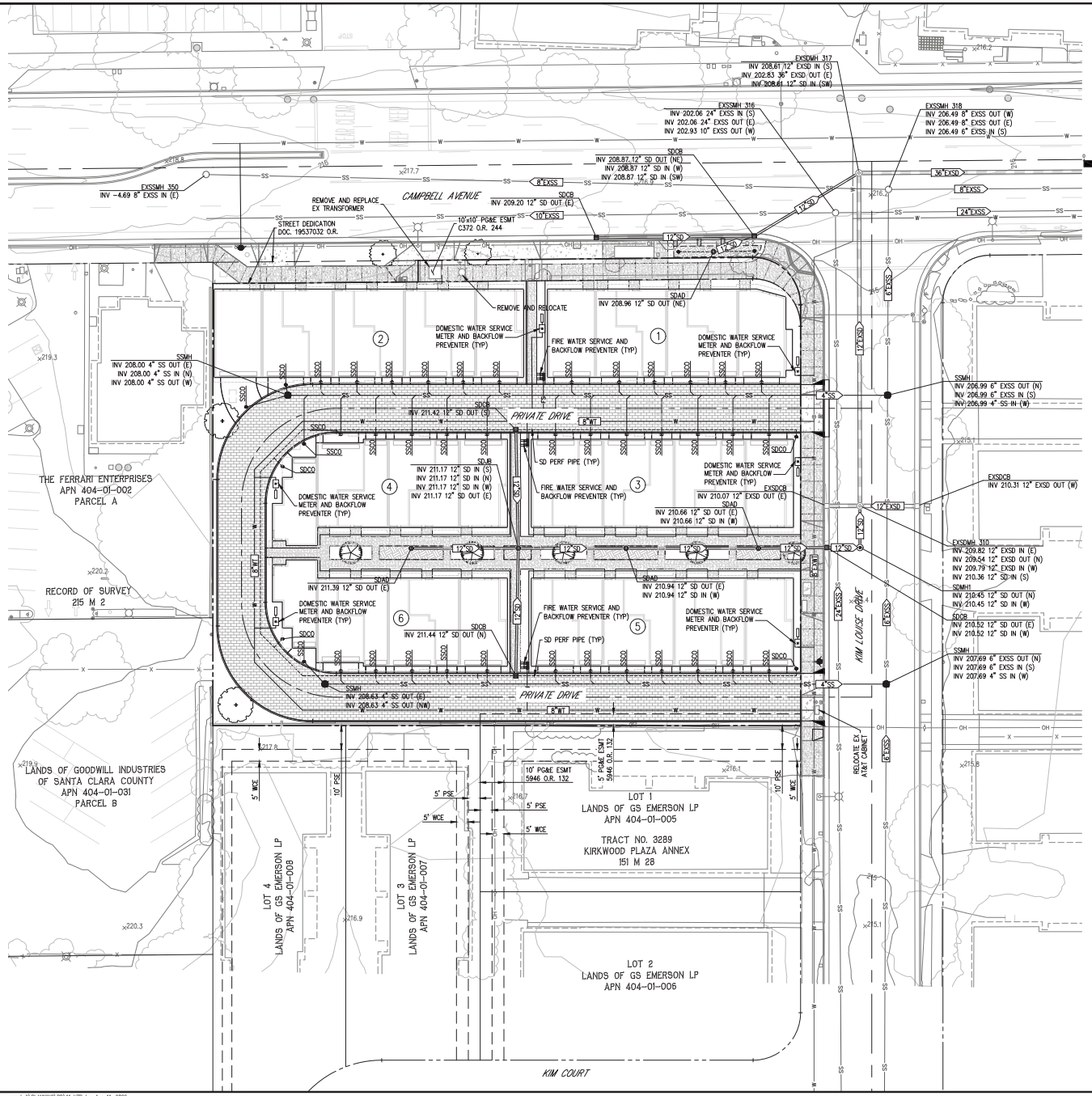
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PREPARED FOR:
MADRONE **VENTURES**
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING
1400 W CAMPBELL AVENUE
PLANNED DEVELOPMENT
SITE SECTIONS AND DETAILS
CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET
C10
10 OF 16 SHEETS



NO.	DATE	REVISIONS	BY

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San Jose, CA 95112

PLANNING

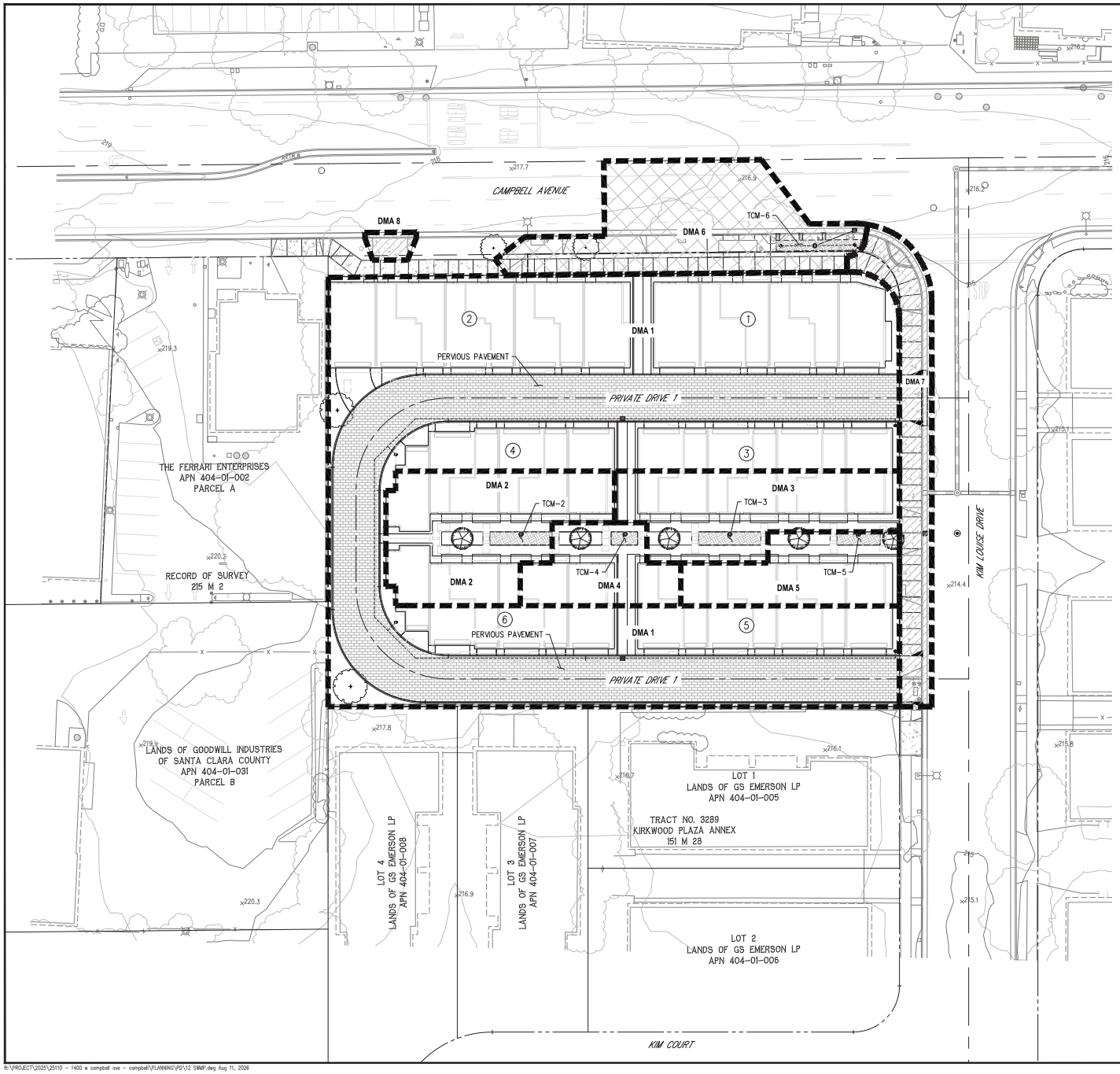
1400 W CAMPBELL AVENUE

PLANNED DEVELOPMENT UTILITY PLAN

CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET
C11
11 OF 16 SHEETS



LEGEND

- WATERSHED BOUNDARY
- BIO-RETENTION BASINS
- PERVIOUS PAVEMENT SEE DETAIL ON SHEET C13
- OFFSITE – NOT TREATED
- OFFSITE – EQUIVALENT TREATMENT AREA

NOTES

1. PROPERTY INFORMATION
   1400 W CAMPBELL AVE CAMPBELL, CALIFORNIA
   APN NO. 404-01-004
   GROSS SITE AREA = 47,773 SF (1.09 AC)
   DEDICATION AREA = 1,451 SF (0.03 AC)
   NET SITE AREA = 46,322 SF (1.06 AC)
   OFFSITE AREA = 8,606 SF (0.20 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 40,960 SF (0.94 AC)
   EXISTING ONSITE PERVIOUS AREA = 6,813 SF (0.16 AC)
3. PROPOSED ONSITE IMPERVIOUS AREA = 29,005 SF (0.67 AC)
   PROPOSED ONSITE PERVIOUS AREA = 17,270 SF (0.40 AC)
4. THERE IS A 11,955 SF (0.27 AC), DECREASE IN IMPERVIOUS SURFACE FOR THIS PROJECT
5. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF CAMPBELL PUBLIC STORM COLLECTION SYSTEM AND ULTIMATELY TO LOS GATOS CREEK.
6. 12,920 SF (28%) OF THE SITE'S ONSITE STORM WATER RUNOFF WILL BE DIRECTED TO BIO-TREATMENT BASINS.
7. 33,356 SF (73%) OF THE SITE'S ONSITE STORM WATER RUNOFF WILL BE RETAINED IN SELF-RETAINING AREA WITH PERVIOUS PAVEMENT.
8. POLLUTANTS THAT MAY PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE STREETS, DRIVEWAYS AND LANDSCAPE AREAS. RUNOFFFROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIO-TREATMENT BASINS, UNDERGROUND SILVA CELLS, OR A MEDIA FILTER MECHANICAL DEVICE.
9. THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
   - ALL STORM INLETS WILL BE MARKED WITH THE WORDS "NO DUMPING – FLOW TO THE BAY".
   - ALL ROOF DRAINS WILL BE DIRECTED TO DISCHARGE ONTO SPLASHBLOCKS AND AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA WHEREVER PRACTICAL.
   - SIDEWALKS, DRIVEWAYS AND STREETS AREAS SHALL BE SWEPT REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS.
12. A SWPPP PERMIT WILL BE REQUIRED FOR THIS PROJECT AS THE AREA OF DISTURBANCE > 1 ACRE.
13. CITY OF CAMPBELL STAFF WILL BE GRANTED ACCESS TO ALL OF THE ONSITE STORMWATER TREATMENT BASINS FOR INSPECTION PURPOSES PER THE TERM DESCRIBED IN THE PROJECT'S CC&R'S.
14. THE PROJECT DECREASES THE TOTAL IMPERVIOUS AREA ONSITE. THEREFORE HYDROMODIFICATION REQUIREMENTS ARE NOT APPLICABLE.

NO.	DATE	REVISIONS	BY

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96 N 3rd Street, #110
San Jose, CA 95112

PLANNING

1400 W CAMPBELL AVENUE

PLANNED DEVELOPMENT
STORMWATER MANAGEMENT PLAN

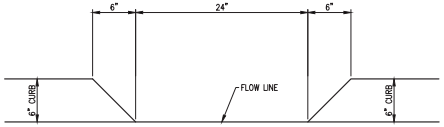
CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	C12
	12 OF 16 SHEETS

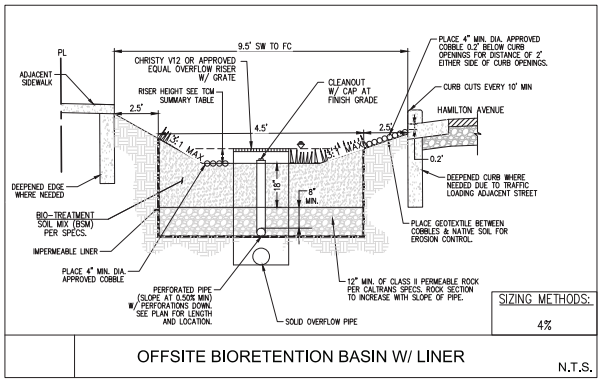
STORMWATER TREATMENT SUMMARY TABLE

			IMPERVIOUS SURFACES				PERVIOUS SURFACES			TREATMENT MEASURES			
WATERSHED ID	TCM	TOTAL WATERSHED AREA (SF)	STREETS (SF)	SIDEWALKS / HARDSCAPE (SF)	BUILDINGS (SF)	TOTAL (SF)	PERVIOUS PAVEMENT	LANDSCAPE (SF)	TOTAL (SF)	PROVIDED TREATMENT	REQUIRED TREATMENT	CALCULATION METHOD	TREATMENT METHOD
1	TCM 1	**33,356**	-	2,537	15,963	**18,500**	11,556	3,299	**14,855**	**1.8:1**	**2:1**	2:1 Method	SELF-RETAINING*
2	TCM 2	**4,473**	-	761	3,110	**3,871**	-	602	**602**	**155**	155	4%	BIOTREATMENT
3	TCM 3	**3,904**	-	945	2,054	**2,999**	-	905	**905**	**155**	120	4%	BIOTREATMENT
4	TCM 4	**2,010**	-	509	1,106	**1,615**	-	395	**395**	**66**	65	4%	BIOTREATMENT
5	TCM 5	**2,533**	-	313	1,707	**2,020**	-	513	**513**	**106**	81	4%	BIOTREATMENT
SUBTOTAL (SF)		**46,275**	-	5,066	23,940	**29,005**	11,556	5,201	**17,270**				
OFFSITE													
6	TCM 6	**5,213**	2,713	1,307	-	**4,020**	-	1,193	**1,193**	**165**	161	4%	BIOTREATMENT
7	-	**3,161**	985	2,176	-	**3,161**	-	-	-	DMAs 7 & 8 TREATED IN LIEU WITH DMA 6. TOTAL IMPERVIOUS AREA IN DMAS 7 & 8 IS 3216 SF, WHICH IS LOWER THAN THE 4020 SF OF IMPERVIOUS AREA BEING TREATED BY DMA 6.			
8	-	**232**	55	-	-	**55**	-	177	**177**				
SUBTOTAL (SF)	-	**8,606**	2,713	1,307	-	**7,236**	-	1,370	**1,370**				

NOTES:
* SELF-RETAINING WATERSHEDS SHOULD BE CAPABLE OF RETAINING 1" OF WATER OVER THE WHOLE WATERSHED. TOTAL IMPERVIOUS AREA FOR DMA 1 IS 17,444 SF. THE RATIO OF IMPERVIOUS TO THE PERVIOUS PAVEMENT AREA IN DMA 1 IS 1.5 TO 1. THIS IS EQUIVALENT TO 2.5" INCHES OF RAIN NEEDING RETENTION WITHIN THE PERVIOUS PAVEMENT SECTION. CLASS 2 BASE IS ASSUMED TO HAVE A VOID RATIO OF 0.35. THUS 7.3" OF CLASS 2 BASE IS REQUIRED TO RETAIN THE TREATMENT DESIGN STORM AND THE PERFORATED PIPE SHOULD BE SET ABOVE THIS.



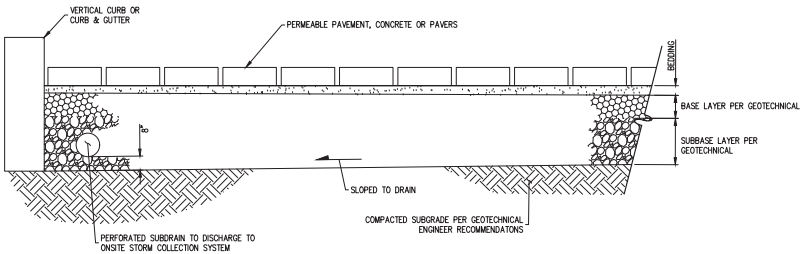
CURB CUT SECTION
NOT TO SCALE



OFFSITE BIORETENTION BASIN W/ LINER
N.T.S.

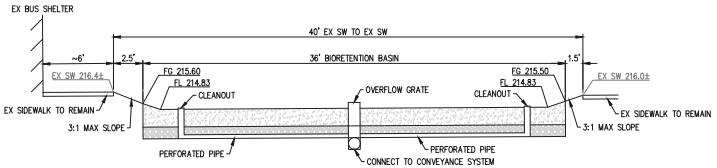
NOTES:

1. DEEPENED CURB ADJACENT TO BIOTREATMENT BASIN WILL REQUIRE STRUCTURAL DESIGN AND ASSOCIATED CALCULATIONS FOR REVIEW AND APPROVAL BY CITY OF CAMPBELL PUBLIC WORKS DURING CONSTRUCTION DOCUMENT PHASE.



PERMEABLE PAVEMENT SECTION
SCALE: NTS

1. PERMEABLE PAVEMENT DESIGN TO BE CONFIRMED WITH PAVERS MANUFACTURER.
2. PERFORATED SUBDRAIN TO BE PLACED WITHIN THE SUBBASE LAYER TO ALLOW RETENTION OF STORMWATER TREATMENT DESIGN STORM AND INFILTRATION TO NATIVE SUBGRADE.
3. SUBBASE THICKNESS TO BE GREATER OF TWO VALUES: THICKNESS REQUIRED BY GEOTECHNICAL ENGINEER PER TRAFFIC LOADING REQUIREMENTS AND THICKNESS REQUIRED TO PROVIDE ADEQUATE VOID SPACE IN SUBBASE LAYER TO RETAIN STORMWATER TREATMENT DESIGN STORM.



BIOTREATMENT BASIN LONGITUDINAL SECTION F-F
SCALE:
1"=1' HORIZONTAL
1"=5' VERTICAL

NO.	DATE	REVISIONS	BY

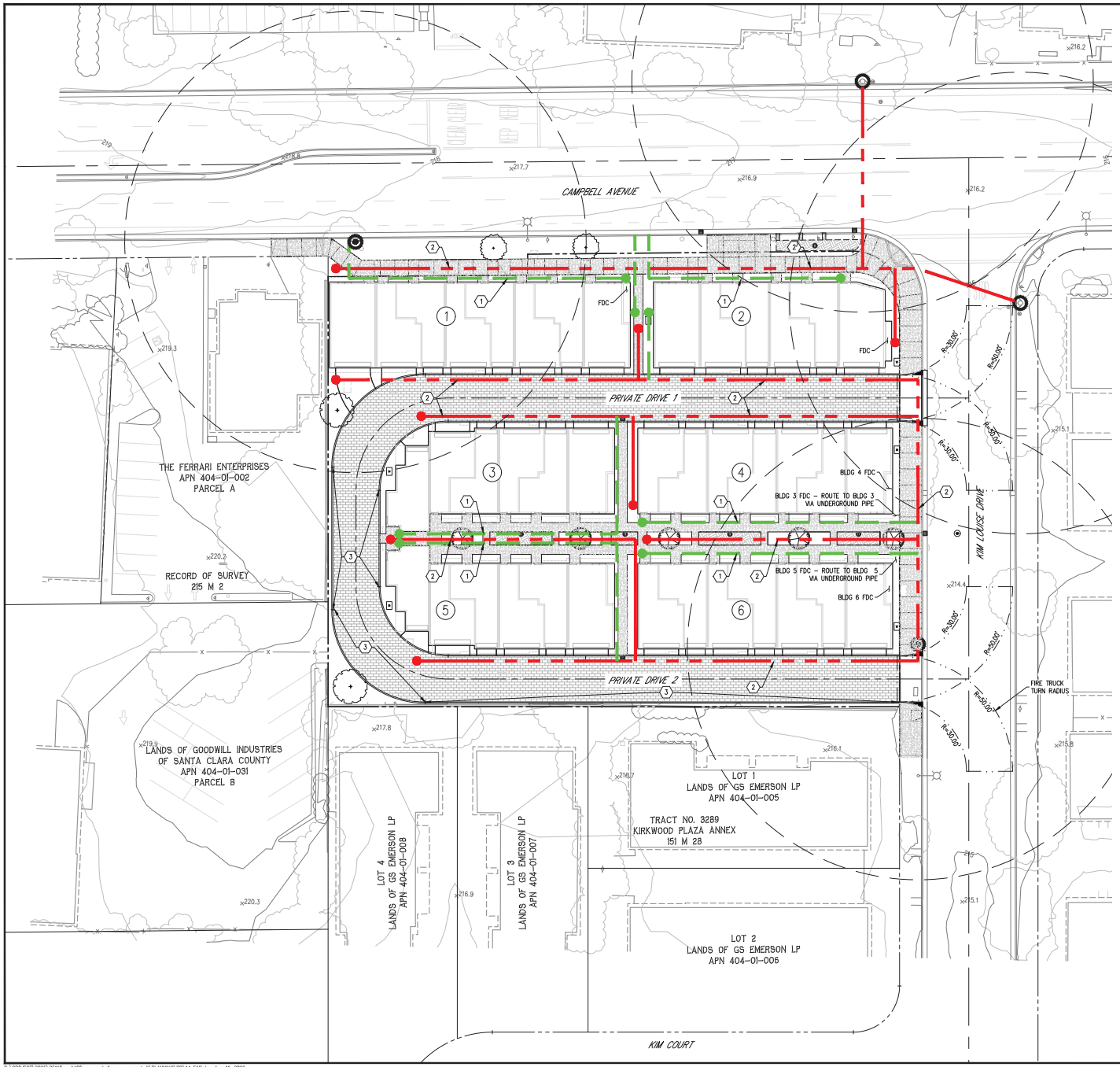
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Campbell, CA 95008
T: (408) 457-1066

PREPARED FOR:
MADRONE VENTURES
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING
1400 W CAMPBELL AVENUE
PLANNED DEVELOPMENT
STORMWATER MANAGEMENT NOTES & DETAILS
CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25–110

SHEET
C13
13 OF 16 SHEETS



LEGEND

- FIRE HYDRANT LOCATION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- W — EXISTING WATERLINE
- W — PROPOSED WATERLINE
- FIRE DEPARTMENT CONNECTION (FDC)
- EVA — EMERGENCY VEHICLE ACCESS
- FDC — FIRE DEPARTMENT CONNECTION
- R=30' / R=30' — FIRE TRUCK TURNING TEMPLATE (MIN RADIUS)
- LADDER PAD LOCATION
- NO STOPPING FIRE LANE SIGN
- 150' DISTANCE FROM ACCESS ROAD TO BUILDING WALLS
- 400' MAXIMUM HOSE PULL DISTANCE
- 100' RADIUS DISTANCE FROM FIRE HYDRANTS

FIRE FLOW CALCULATIONS

1. PROPOSED TYPE OF CONSTRUCTION (SEE SHEET 3.0 FOR ADDITIONAL INFO)

   SINGLE FAMILY HOME: MAX SF 3335 SF (SEE SHEET 3.0)
   CONSTRUCTION TYPE: TYPE V-B
   OCCUPANCY: R-3 HOMES / U- GARAGE

2. REQUIREMENT FOR FIRE FLOW:

   DERIVED FROM THE SAN JOSE FIRE FLOW AND HYDRANT POLICY TABLE INCLUDING CODE INTERPRETAION #11-015 FOR MIXED CONSTRUCTION BUILDINGS

   SINGLE FAMILY HOMES: 1,000 GPM – 1 HYDRANTS FOR 2 HOURS MAX 500'

3. FIRE FLOW CALCULATIONS WILL BE PROVIDED BY SAN JOSE MUNICIPAL WATER

NOTES

1. MAXIMUM DISTANCE OF 150' FROM FIRE ACCESS ROAD TO ALL EXTERIOR FIRST FLOOR BUILDING WALLS.
2. MAXIMUM DISTANCE OF 400' FROM FIRE HYDRANT ALONG ACCESS ROAD TO ALL EXTERIOR FIRST FLOOR BUILDING WALLS
3. PROVIDE RED CURB MARKING OR SIGNAGE TO ENFORCE NO PARKING ALONG THE CURB

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PLANNING

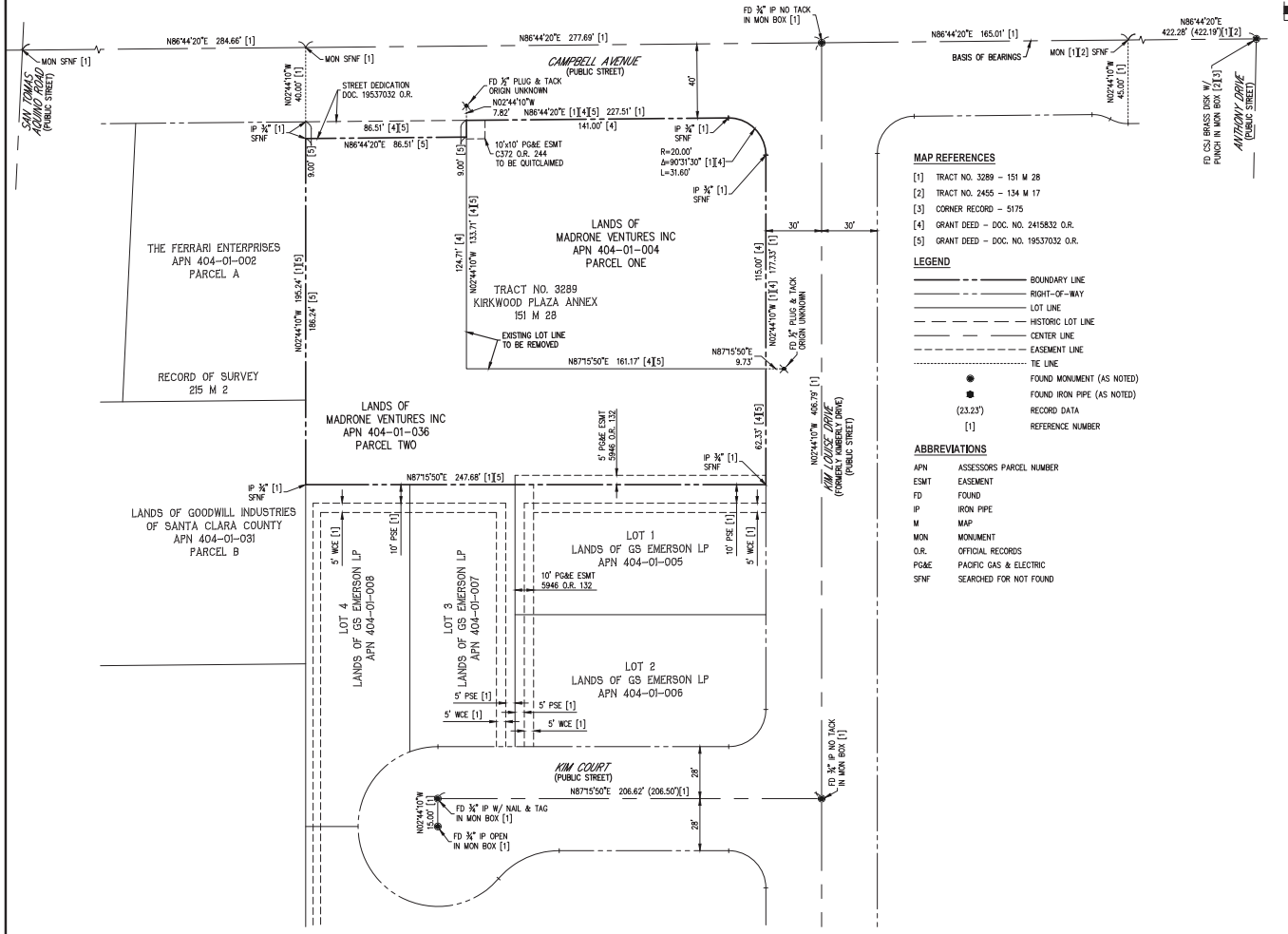
1400 W CAMPBELL AVENUE

PLANNED DEVELOPMENT
EMERGENCY ACCESS PLAN

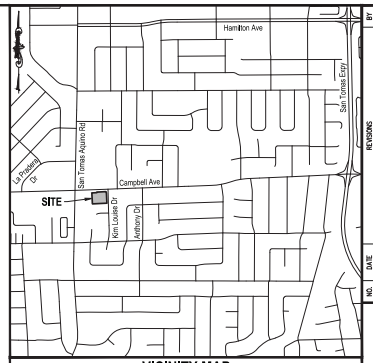
CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	C14
	14 OF 16 SHEETS

VESTING TENTATIVE MAP
1400 W CAMPBELL AVENUE
FOR CONDOMINIUM PURPOSES
CAMPBELL CALIFORNIA



GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT



VICINITY MAP
NOT TO SCALE

MAP REFERENCES
[1] TRACT NO. 3289 – 151 M 28
[2] TRACT NO. 2455 – 134 M 17
[3] CORNER RECORD – 5175
[4] GRANT DEED – DOC. NO. 2415832 O.R.
[5] GRANT DEED – DOC. NO. 19537032 O.R.

LEGEND
- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- HISTORIC LOT LINE
- CENTER LINE
- EASEMENT LINE
- TIE LINE
- FOUND MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- (23.23') RECORD DATA
- [1] REFERENCE NUMBER

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
ESMT	EASEMENT
FD	FOUND
IP	IRON PIPE
M	MAP
MON	MONUMENT
O.R.	OFFICIAL RECORDS
PG&E	PACIFIC GAS & ELECTRIC
SFNF	SEARCHED FOR NOT FOUND

OWNER / DEVELOPER
MADRONE VENTURES
96 N 3RD STREET, #110
SAN JOSE, CA 95112

ENGINEER
CIVIL ENGINEERING ASSOCIATES, INC.
28 RAILWAY AVENUE
CAMPBELL, CA 95008
(408) 453-1066

BASIS OF BEARINGS
THE BEARING NORTH 86°44'20" EAST AS FOUND MONUMENTED ON WEST CAMPBELL AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 3289 KIRKWOOD PLAZA ANNEX" FILED FOR RECORD IN BOOK 151 OF MAPS AT PAGE 28, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

BENCHMARK
CITY OF CAMPBELL BENCHMARK NO. 6, 2¾" BRASS DISK IN TOP OF CURB LOCATED AT WEST CAMPBELL AVENUE AND SAN TOMAS AQUINO ROAD, NORTHEAST CORNER AT EAST END OF CURB RETURN. ELEVATION: 219.010

NOTES
1. THERE ARE NO EXISTING WELLS ON SITE
2. ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO THE RECORDATION OF THE FINAL MAP
3. ASSESSORS PARCEL NUMBER: 404-01-004, 03
4. EXISTING USE: COMMERCIAL
5. PROPOSED USE: 40 RESIDENTIAL CONDOMINIUM UNITS
6. EXISTING ZONING: HD–MU (HIGH DENSITY MIXED–USE)
7. PROPOSED ZONING: HD–MU (HIGH DENSITY MIXED–USE)
8. GENERAL PLAN DESIGNATION: HIGH DENSITY MIXED–USE (34–45 UNITS/GR. ACRE)
9. SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
10. STORM CONDUIT: CITY OF CAMPBELL
11. WATER SYSTEM: SAN JOSE WATER COMPANY
13. NUMBER OF LOTS: 10
14. TOTAL AREA:

PARCEL ONE:	0.495 ACRES
PARCEL TWO:	0.601 ACRES
GROSS TOTAL:	1.096 ACRES
PROPOSED RIGHT–OF–WAY DEDICATION:	–0.033 ACRES
PROPOSED NET TOTAL:	1.063 ACRES

15. STREET NAMES TO BE DETERMINED PRIOR TO FINAL MAP.
16. LOTS 1 THROUGH 6 ARE TOWNHOME RESIDENTIAL LOTS.
17. LOT A IS A PRIVATE STREET (0.265 ACRES).
18. LOTS B THROUGH D ARE COMMON OPEN SPACE (0.121 ACRES)
19. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF CAMPBELL.

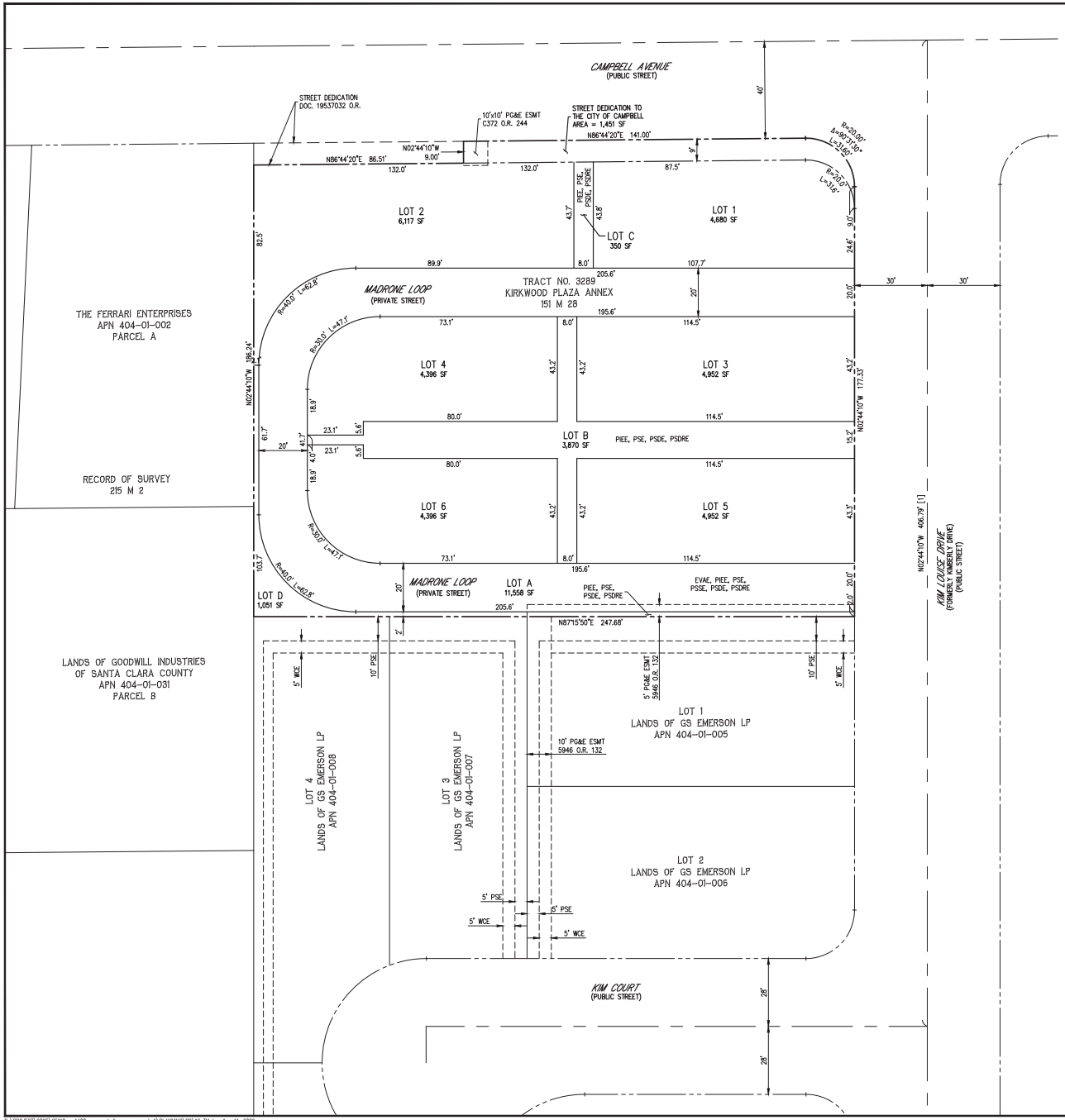
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PREPARED FOR:
MADRONE VENTURES
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING
1400 W CAMPBELL AVENUE
VESTING TENTATIVE MAP
EXISTING PROPERTY BOUNDARY
CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25–110
SHEET	TM1
	15 OF 16 SHEETS



GRAPHIC SCALE

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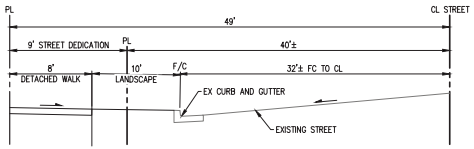
(IN FEET)
1 INCH = 20 FT

LEGEND

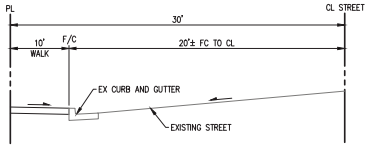
- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- EXISTING LOT LINE
- HISTORIC LOT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
M	MAP
O.R.	OFFICIAL RECORDS
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELEGRAPH
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSE	PUBLIC SERVICE EASEMENT



SECTION - CAMPBELL AVENUE
NTS



SECTION - KIM LOUISE DRIVE
NTS

NO.	DATE	REVISIONS	BY

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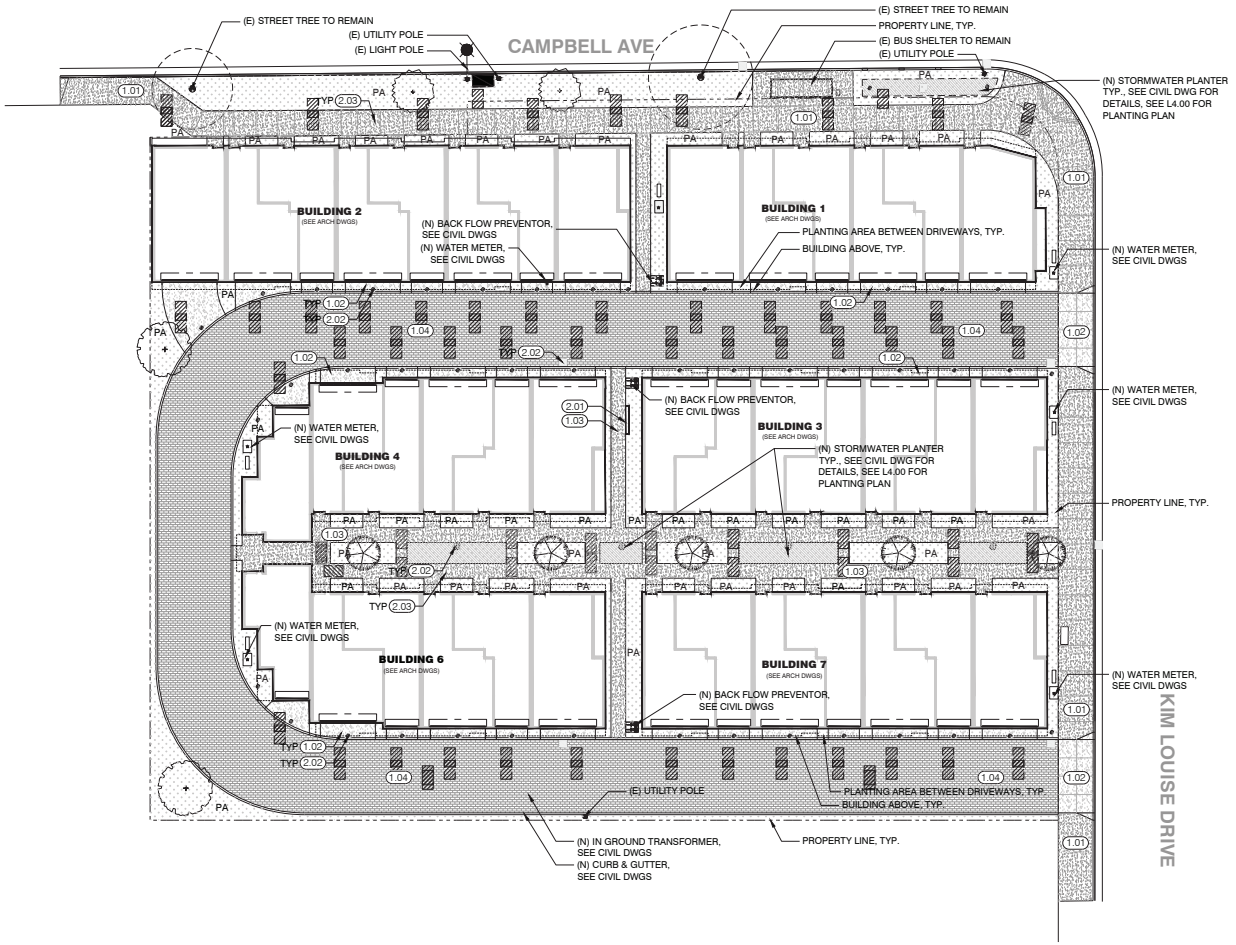
PLANNING

1400 W CAMPBELL AVENUE

VESTING TENTATIVE MAP
PROPOSED PROPERTY BOUNDARY

CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	TM2
	16 OF 16 SHEETS



MATERIALS LEGEND

1.00 PAVMENTS				
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
1.01		CITY SIDEWALK	Concrete Sidewalk Per Streetscape Standard Details, See Civil Dwgs.	
1.02		CONCRETE PAVEMENT - VEHICULAR	See Civil Dwgs.	
1.03		CONCRETE PAVEMENT - PEDESTRIAN	CIP Reinforced Concrete Per Geotech Recommendation. Integral Color with Sand Float Finish. See Arch Dwgs for Pavement Adjacent to Building.	
1.04		PERMEABLE VEHICULAR PAVERS	See Civil Dwgs.	
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
2.01		MAIL CENTER	Mail Center on CIP Concrete Pad, See L110 For Spec Information	
2.02		DRAINAGE UTILITY	Area Drain, Catch Basin, or other Drainage Utility, See Civil Dwgs	
2.03		LADDER PAD	See Arch Dwgs For Clearance For Fire Department Ladder Pads	
3.00 PLANTING				
SYMBOL		ITEM	DESCRIPTION	DETAIL
		EXISTING STREET TREE	Existing Street Tree To Remain	
		PROPOSED STREET TREE	For Layout, See Planting Plan, Species Per Recommendation of City Arborist.	
		PROPOSED SITE TREE	20' O.C. Spacing Max and 5' Minimum Distance From Building Face. For Layout, See Planting Plan.	
PA		PLANTING AREA	See Planting Plan and Planting Details	
		STORMWATER PLANTING AREA	See Planting Plan	

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For Planting Information, See Landscape Planting Plans

0 4' 8' 16' 32' N

LANDSCAPE MATERIAL PLAN

PLAN

1

1/16" = 1' - 0"

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Consultant

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SITE DEVELOPMENT PERMIT

Revision

No	Date
Site Development Submission Rev. 1	11/21/25
Site Development Submission Rev. 2	7/31/26

Stamp

LICENSED LANDSCAPE ARCHITECT
MIRIAM AMARA
Signature
5-30-24
Renewal Date
07-29-26
Date
STATE OF CALIFORNIA

Sheet Information

Issue Date	7/31/26
Job Number	
Drawn	AS
Checked	MA
Approved	MA
Scale	3/32" = 1'-0"

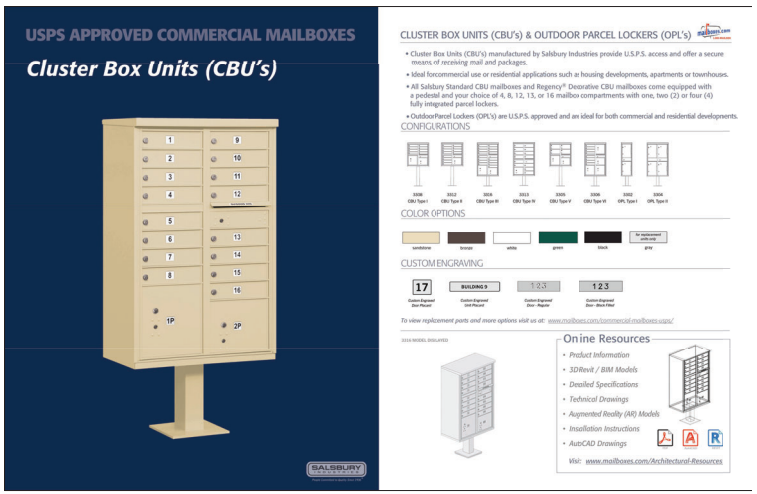
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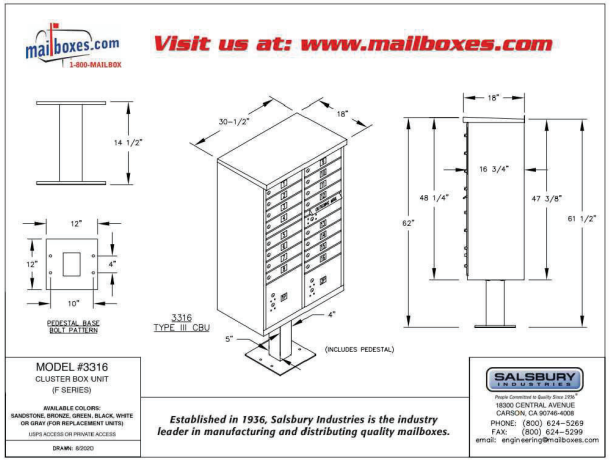
LANDSCAPE MATERIAL PLAN

L-100

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Revision

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Site Development Submission Rev. 1	11/21/25
Site Development Submission Rev. 2	7/31/26

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REGISTERED LANDSCAPE ARCHITECT
MIRIAM AMARA
Signature
8-30-24
Renewal Date
07-29-26
Date
STATE OF CALIFORNIA

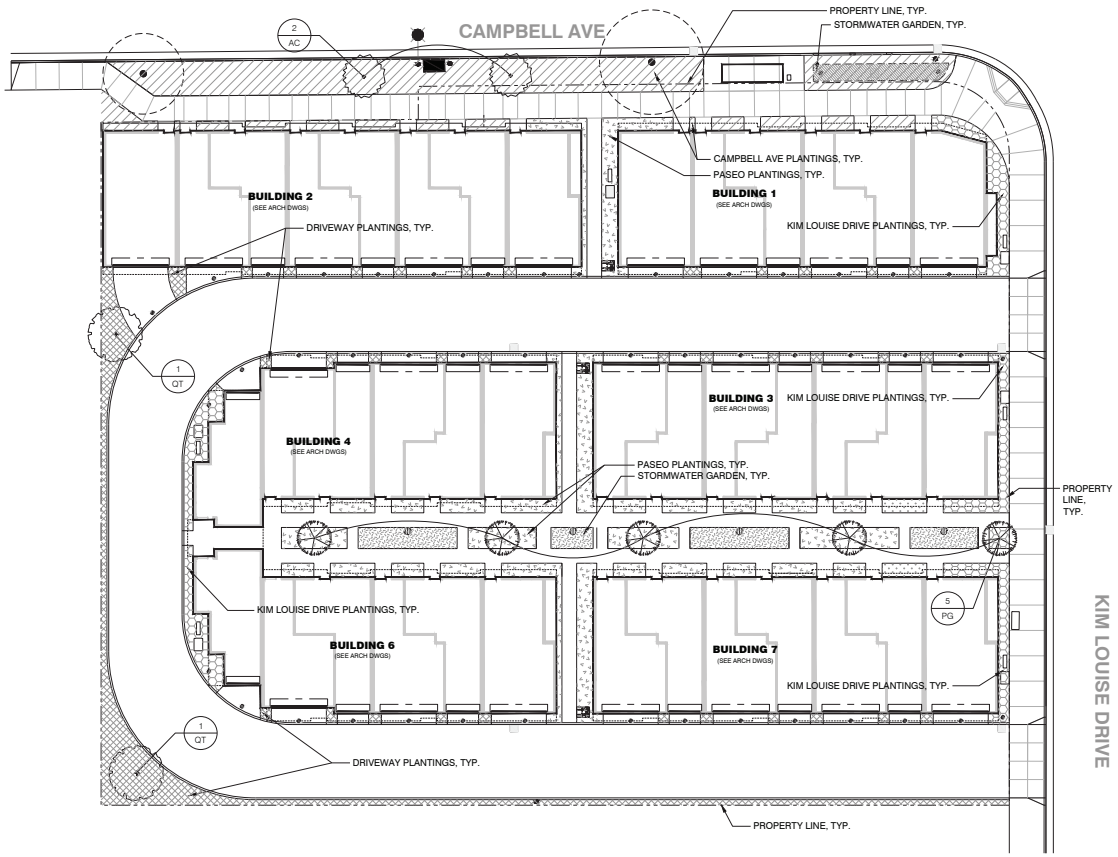
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LANDSCAPE DATA SHEETS

L-110

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TREES							
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	WATER USE	NOTES
	AC	*STREET TREE PER CITY'S DIRECTION*	2	24" Box	As Shown	LOW	
	PG	*Quercus tomentella* Island Oak	2	24" Box	As Shown	LOW	Standard Tree Form
	PG	*Podocarpus gracilior* Fern Pine	5	24" Box	As Shown	MEDIUM	Standard Tree Form

SITE PLANTINGS							
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	WATER USE	NOTES
PASEO GARDENS - 2679 SF							
	LL	*Lomandra longifolia 'Platinum Beauty'* Platinum Beauty Dwarf Mat Rush	240	1 or 5 Gal	15" O.C.	LOW	
	PH	*Penstemon heterophyllus 'Margarita BOP'* Margarita BOP Penstemon	165	1 or 5 Gal	15" O.C.	VERY LOW	
	AA	*Agapanthus africanus 'Albus'* White Agapanthus	45	1 or 5 Gal	30" O.C.	MEDIUM	
	AS	*Adenanthos sericeus* Woolly Bush	30	15 Gal	5' O.C.	LOW	
	EK	*Erigeron karvinskianus* Santa Barbara Daisy	200	1 or 5 Gal	12" O.C.	LOW	
	NC	*Nephrolepis cordifolia* California Sword Fern	60	1 or 5 Gal	30" O.C.	LOW	
	WG	*Woodwardia fimbriata* Giant Chain Fern	45	1 or 5 Gal	30" O.C.	LOW	
	WR	*Westringia fruticosa 'Wynabbie Gem'* Coastal Rosemary	45	15 Gal	48" O.C.	LOW	
	CC	*Carpenteria californica 'Elizabeth'* Compact Bush Anemone	30	15 Gal	48" O.C.	LOW	
	FR	*Festuca rubra 'Molate'* Red Fescue	240	1 or 5 Gal	15" O.C.	LOW	
DRIVEWAY PLANTINGS							
	PH	*Penstemon heterophyllus 'Margarita BOP'* Margarita BOP Penstemon	215	1 or 5 Gal	15" O.C.	MEDIUM	
	LL	*Lomandra longifolia 'Platinum Beauty'* Platinum Beauty Dwarf Mat Rush	315	1 or 5 Gal	15" O.C.	LOW	
	WF	*Woodwardia fimbriata* Giant Chain Fern	115	1 or 5 Gal	30" O.C.	LOW	
	WR	*Westringia fruticosa 'Wynabbie Gem'* Coastal Rosemary	50	15 Gal	36" O.C.	LOW	
	AB	*Anigozanthos 'Bush Pearl'* Pink Kangaroo Paws	140	1 or 5 Gal	36" O.C.	LOW	
CAMPBELL AVE PLANTING							
	LL	*Lomandra longifolia 'Breeze'* Dwarf Mat Rush	240	1 or 5 Gal	15" O.C.	LOW	
	AI	*Nephrolepis cordifolia* California Sword Fern	180	1 or 5 Gal	30" O.C.	LOW	
	AB	*Heuchera maxima* Island Alum Root	180	1 or 5 Gal	30" O.C.	LOW	
	WF	*Westringia fruticosa 'Wynabbie Gem'* Coastal Rosemary	35	15 Gal	48" O.C.	LOW	
KIM LOUISE DRIVE PLANTING							
	WR	*Westringia fruticosa 'Wynabbie Gem'* Coastal Rosemary	50	15 Gal	36" O.C.	LOW	
	LL	*Lomandra longifolia 'Breeze'* Dwarf Mat Rush	475	1 or 5 Gal	15" O.C.	LOW	
	AB	*Anigozanthos 'Bush Pearl'* Pink Kangaroo Paws	140	1 or 5 Gal	36" O.C.	LOW	
STORMWATER GARDEN							
	VL	*Verbena lilacina 'De La Mina'* Cedros Island Verbena	60	5 Gal	30" O.C.	LOW	All Species Approved for Flow-Through Planter Treatment Type & Basin Planting Zone in Santa Clara County C.3 Guidelines
	MR	*Muhlenbergia rigens* Deer Grass	60	1 or 5 Gal	15" O.C.	LOW	
	ID	*Iris douglasiana 'Canyon Snow'* Douglas Iris	45	1 or 5 Gal	15" O.C.	LOW	
	HM	*Heuchera maxima* Island Alum Root	45	1 or 5 Gal	15" O.C.	LOW	
	GL	*Guara lindheimeri 'Whirling Butterfly'* White Gaura	45	1 or 5 Gal	30" O.C.	LOW	

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For Landscape Materials, See Landscape Material Plans.
4. 3" of Mulch Applied on all Exposed Planting Surfaces.
5. Compost At a Minimum Rate of 4 cy per 1000 sf of Permeable Area, to a Depth of 6".

0 4' 8' 16' 32'

N

1

1/16" = 1' - 0"

LANDSCAPE PLANTING PLAN

PLAN

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SITE DEVELOPMENT PERMIT

Revision

No	Date
Site Development Submission Rev. 1	11/21/25
Site Development Submission Rev. 2	7/31/26

Stamp



Sheet Information

Issue Date	7/31/26
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Approved	MA
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Sheet Title

LANDSCAPE PLANTING PLAN

L-400

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Quercus tomentella



Podocarpus gracilior

SITE TREES



Penstemon heterophyllus 'Margarita BOP'



Westringia fruticosa 'Wynabbie Gem'



Verbena lilacina 'De La Mina'



Agapanthus africanus 'Albus'



Carpenteria californica 'Elizabeth'



Woodwardia fimbriata



Lomandra longifolia 'Platinum Beauty'



Nephrolepis cordifolia



Guara lindheimeri 'Whirling Butterfly'



Adenanthos sericeus



Erigeron karvinskianus



Festuca rubra 'Molate'

PASEO GARDENS

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SITE DEVELOPMENT PERMIT

Revision

No	Date
Site Development Submission Rev. 1	11/21/25
Site Development Submission Rev. 2	7/31/26

Stamp

REGISTERED LANDSCAPE ARCHITECT
MIZUHO AIHARA LA 6498
Signature
7-30-26
Renewal Date
07-29-26
Date
STATE OF CALIFORNIA

Sheet Information

Issue Date	7/31/26
Job Number	
Drawn	AS
Checked	MA
Approved	MA
Scale	1/16" = 1'-0"

Sheet Title

LANDSCAPE PLANTING IMAGERY

L-410

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Clivia miniata



Woodwardia fimbriata



Westringia fruticosa 'Wynabbie Gem'

DRIVEWAY PLANTING



Nephrolepis cordifolia



Heuchera maxima



Anigozanthos 'Bush Pearl'



Lomandra longifolia 'Breeze'



Westringia fruticosa 'Wynabbie Gem'

KIM LOUISE DRIVE PLANTING



Lomandra longifolia 'Breeze'



Westringia fruticosa 'Wynabbie Gem'

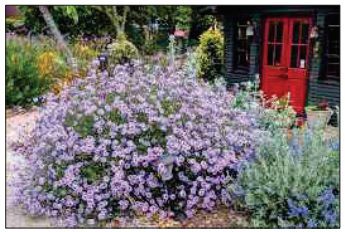
CAMBPELL AVE PLANTING



Heuchera maxima



Muhlenbergia rigens



Verbena lilacina 'De La Mina'



Guara lindheimeri 'Whirling Butterfly'



Iris douglasiana 'Canyon Snow'

STORMWATER GARDEN

STUDIO current
URBAN DESIGN + ARCHITECTURE
96 N.Third Street, Suite 110, San Jose, CA, 95112
T. 408.816.2000 www.studiocurrent.com

Project:
1400 W. CAMPBELL

Consultant
SAW
SAW // SPIEGEL AIHARA WORKSHOP
2325 3rd St. #214 // San Francisco, CA 94107
info@s-a-works.com // 415.890.4729
www.s-a-works.com

SITE DEVELOPMENT PERMIT

Revision

No	Date
Site Development Submission Rev. 1	11/21/25
Site Development Submission Rev. 2	7/31/26

Stamp

REGISTERED LANDSCAPE ARCHITECT
MIZUHO AIHARA LA #6496
Signature
7/30/26
Renewal Date
07-29-26
Date
STATE OF CALIFORNIA

Sheet Information

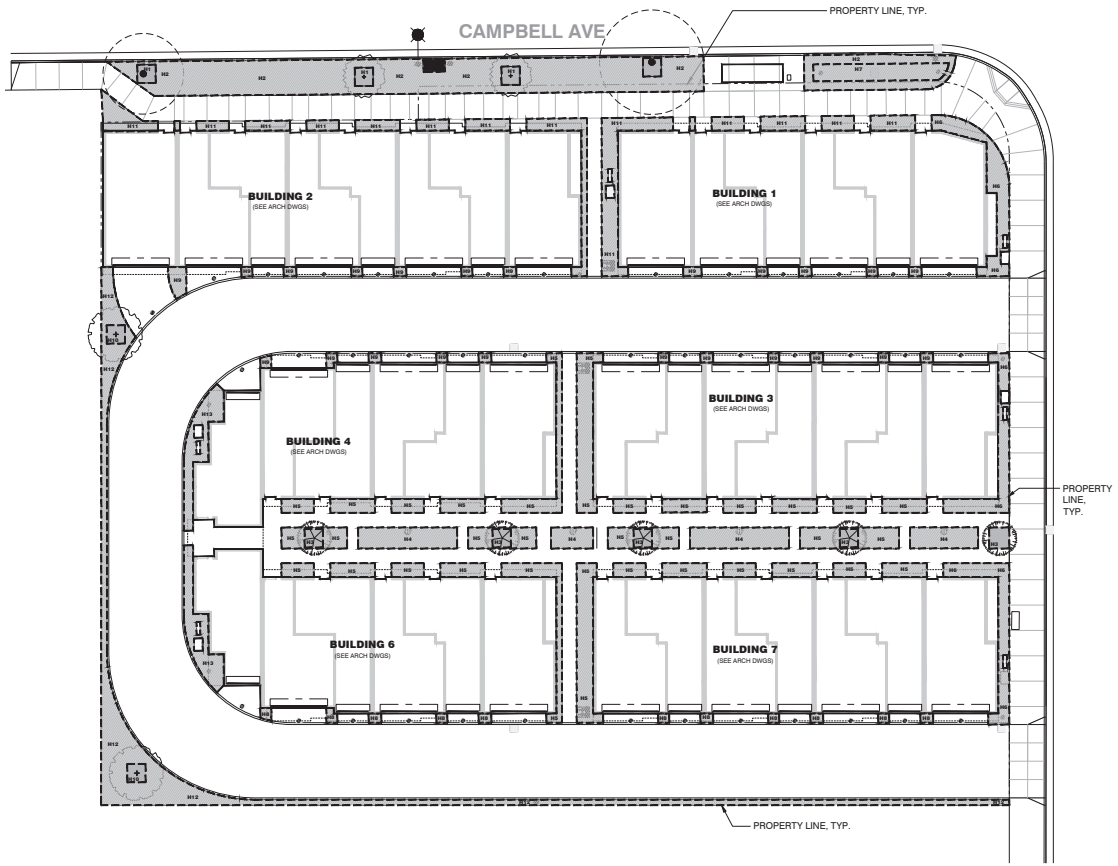
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Job Number	
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Approved	MA
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Sheet Title

LANDSCAPE PLANTING IMAGERY

L-411

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LANDSCAPE HYDROZONE PLAN

PLAN

0 4' 8' 16' 32'

N

1

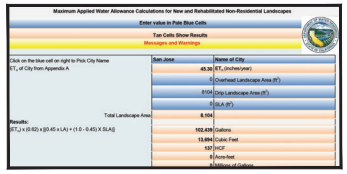
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SECTION A: HYDROZONE INFORMATION TABLE

	Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
STREET TREES	H1	Drip	Low	0.30	100	0.81	37
CAMPBELL AVE. PLANTING	H2	Drip	Low	0.30	1,555	0.81	576
PASEO TREES	H3	Drip	Low	0.30	293	0.81	109
PASEO STORMWATER PLANTING	H4	Drip	Low	0.30	558	0.81	207
PASEO PLANTING	H5	Drip	Medium	0.40	1,772	0.81	875
KIM LOUISE DR. PLANTING	H6	Drip	Low	0.30	529	0.81	196
STORMWATER PLANTING	H7	Drip	Low	0.30	208	0.81	77
DRIVEWAY PLANTING	H8	Drip	Low	0.30	115	0.81	43
STREET TREES	H9	Drip	Medium	0.40	462	0.81	228
DRIVEWAY TREES	H10	Drip	Low	0.30	25	0.81	9
CAMPBELL AVE PLANTING	H11	Drip	Medium	0.40	867	0.81	428
DRIVEWAY PLANTING	H12	Drip	Low	0.30	1,064	0.81	394
KIM LOUISE PLANTING	H13	Drip	Low	0.30	556	0.81	206
							3,354
			SLA		0		0
				Sum	8,104		

Results				
MAWA =	102,439	ETWU =	85,066 Gallons	ETWU complies with MAWA
			12,708 Cubic Feet	
			127.08 HCF	
			0.29 Acre-feet	

SECTION B: WATER BUDGET CALCULATIONS



PROJECT MEETS WATER EFFICIENCY REQUIREMENTS:

ETWU IS LESS THAN MAWA

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Landscape Materials, See Landscape Material Plan.
3. For Planting Information, See Landscape Planting Plan.
4. "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"

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Project:
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SITE DEVELOPMENT PERMIT

Revision

No	Date
Site Development Submission Rev. 1	11/21/25
Site Development Submission Rev. 2	7/31/26

Stamp

REGISTERED LANDSCAPE ARCHITECT MEGHAN AMARA LA 6406 STATE OF CALIFORNIA
Signature 8-30-24
Renewal Date 07-29-26
Date

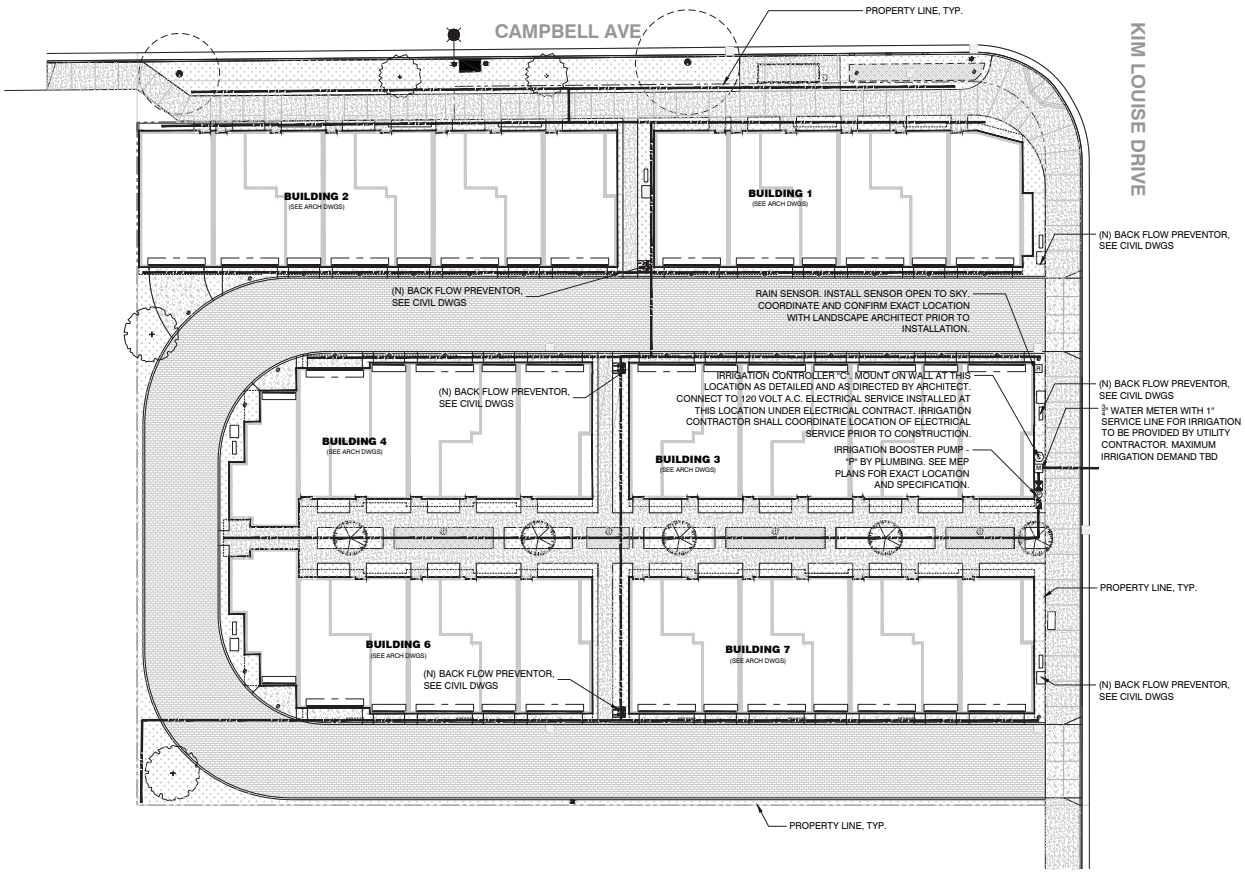
Sheet Information

Issue Date	7/31/26
Job Number	
Drawn	AS
Checked	MA
Approved	MA
Scale	1/16" = 1'-0"

Sheet Title
LANDSCAPE WELO PLAN

L-420

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NOTES:

1. ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLES AS DETAILED.
2. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARIFY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPE CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF THE HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
3. UNSIZED LATERAL LINE PIPING LOCATION DOWN STREAM OF 1" PIPING SHALL BE ¾" IN SIZE (TYPICAL).
4. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:
   .75" 0 - 6 GPM
   1" 7 - 12 GPM
   1.25" 13 - 20 GPM
5. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:
   .75" 0 - 500 FT
   1" 501 - 1100 FT
   1.25" 1101- 2000 FT
   1.5" 2001 - 3000 FT

IRRIGATION KEY:

① 1" COPPER PIPE STUB-OUT FOR IRRIGATION TO BE PROVIDED AND INSTALLED IN-STRUCTURE UNDER PLUMBING CONTRACT WORK BY A LICENSE PLUMBING/ CONTRACTOR(S) PRIOR TO CONSTRUCTION. EXIT OF PIPE FROM STRUCTURE TO BE 8" DEEP FROM TOP OF FINISHED GRADE. PROVIDE A MINIMUM 40 PSI AND A MAXIMUM OF 65 PSI AT STUB-OUT LOCATION.

② 1.5" ELECTRICAL CONDUIT AND WITH PULL CORD, PULL BOXES, AND SWEEP FITTINGS FOR LOW-VOLTAGE IRRIGATION CONTROL WIRE ROUTED TO THE SUB-OUT LOCATION TO BE PROVIDED AND INSTALLED FROM IRRIGATION CONTROLLER "C" TO THIS LOCATION UNDER ELECTRICAL CONTRACT WORK BY A LICENSED ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION OF CONDUIT WITH GENERAL/ELECTRICAL CONTRACTOR(S) PRIOR TO CONSTRUCTION.

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For Planting Information, See Landscape Planting Plans

0 4' 8' 16' 32' N

1

1/16" = 1' - 0"

LANDSCAPE IRRIGATION PLAN

PLAN

STUDIO current
URBAN DESIGN + ARCHITECTURE
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Project:

1400 W. CAMPBELL

Consultant

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SITE DEVELOPMENT PERMIT

Revision

No	Date
Site Development Submission Rev. 1	11/21/25
Site Development Submission Rev. 2	7/31/26

Stamp

LICENSED LANDSCAPE ARCHITECT
MIRIAM AHARA LAURA
Signature
7/30/24
Renewal Date
07-29-26
Date
STATE OF CALIFORNIA

Sheet Information

Issue Date	7/31/26
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Checked	MA
Approved	MA
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Sheet Title

LANDSCAPE IRRIGATION PLAN

L-500

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Santa Clara Valley Urban Runoff Pollution Prevention Program

Date Form Completed: 8/11/2026

Completed by: GMG

Provision C.3 Data Form

Which Projects Must Comply with Stormwater Requirements?

Effective July 1, 2023, the following projects must comply with Stormwater Requirements:

- **All development/redevelopment projects** (except single-family home projects) that create and/or replace **5,000 sq. ft.** or more of impervious surface on the project site must fill out this worksheet and submit it with the development project application.
- **All large single-family home projects** that create and/or replace **10,000 sq. ft.** or more of impervious surface on the project site must also fill out this worksheet.

These projects are called **Regulated Projects.** The Regulated Project area includes portions of the public right-of-way that are developed or redeveloped as part of the Regulated Project.

Excluded Projects - Interior remodeling projects, routine maintenance or repair projects such as re-roofing and re-surfacing, and smaller single-family homes that are not part of a larger plan of development are **NOT** required to complete this worksheet.

What is an Impervious Surface?

An impervious surface is a surface covering or pavement that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater. Impervious surfaces include, but are not limited to rooftops, walkways, paved patios, driveways, parking lots, storage areas, impervious concrete and asphalt, gravel surfaces, and any other continuous watertight pavement or covering.

Pervious pavement, underlain with pervious soil and pervious storage material (e.g., drain rock), that infiltrates rainfall at a rate equal to or greater than surrounding unpaved areas OR that stores and infiltrates the water quality design volume specified in Provision C.3.d of the Municipal Regional Stormwater Permit (MRP), is not considered an impervious surface.

For More Information

The SCVURPPP C.3 Stormwater Handbook provides more information on selection of site design, source control, and treatment measures for a development project as well as guidance on preparing a stormwater control plan.

1. Project Information

Project Name: 1400 West Campbell Ave **APN #** 404-01-004 & 404-01-036

Project Address: 1400 West Campbell Ave

Cross Streets: Campbell Avenue and Kim Louise Drive

Applicant/Developer Name: Madrone Ventures Inc

Project Phase(s): 1 of 1 **Engineer:** Civil Engineering Associates Inc

Project Type (Check all that apply): ☐ New Development ☑ Redevelopment

☐ Private ☐ Public ☐ Large Detached Single-Family Home

☑ Residential ☐ Commercial ☐ Industrial ☐ Mixed Use ☐ Institutional

☐ Other _____

Project Description: Redevelopment of existing commercial site for construction of 40 new residential townhome units.

Project Watershed/Receiving Water (creek, river or bay): San Tomas Aquino

2. Project Size

a. Total Site Area: 47,773 (ft²)

b. Total Land Area Disturbed During Construction: 47,773 (ft²) (including clearing, grading, stockpiling, or excavating)

Project Totals	Total Existing (Pre-project) Area (ft²)	Existing Area Retained[1] (ft²)	Existing Area Replaced[2] (ft²)	New Area Created[2] (ft²)	Total Post-Project Area (ft²)
Impervious Area (IA)					
c. Total on-site IA	40,960	0	29,005	0	29,005
d. Total off-site IA[3]	8,613		7,345	0	7,345
e. Total project IA	49,573	0	36,350	0	36,350
f. Total new and replaced IA			36,350		
Pervious Area (PA)[4]					
g. Total on-site PA	6,813				17,270
h. Total off-site PA[3]	749				1,370
i. Total project PA	7,562				18,640
j. **Total Project Area (2.e.+2.i.)**	57,135				54,990

k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100% 73.326%

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).

[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.

[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

3. State Construction General Permit Applicability:

a. Is #2.b. equal to 43,560 ft² (1 acre) or more?

☑ Yes, applicant must obtain coverage under the State Construction General Permit (see https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

☐ No, applicant does not need coverage under the State Construction General Permit.

4. MRP Provision C.3 Applicability:

a. Is #2.f. equal to **5,000** ft² or more, or **10,000** ft² for single family homes?

☑ Yes, C.3. source control, site design and treatment requirements apply

☐ No, C.3. source control and site design requirements may apply – check with local agency

b. For redevelopment projects, is #2.k. equal to 50% or more?

☑ Yes, C.3. requirements (site design and source control, as appropriate, and stormwater treatment) apply to the entire on-site area

☐ No, C.3. requirements only apply to the impervious area created and/or replaced

5. Hydromodification Management (HM) Applicability:

a. Does the project create and/or replace one acre or more of impervious surface AND is the total post-project impervious area greater than the pre-project (existing) impervious area?

☐ Yes (continue) ☑ No – exempt from HM, go to page 3

b. Is the project located in an area of HM applicability (green area) on the HM Applicability Map? www.scvurppp.org/hmp-map

☐ Yes the project must implement HM requirements

☑ No, the project is exempt from HM requirements

6. Selection of Specific Stormwater Control Measures:

Site Design Measures

- ☐ Minimize land disturbed (e.g., protect trees and soil)
- ☑ Minimize impervious surfaces (e.g., reduction in post-project impervious surface)
- ☐ Minimum-impact street or parking lot design (e.g., parking on top of or under buildings)
- ☑ Cluster structures/ pavement
- ☑ Disconnected downspouts (direct runoff from roofs, sidewalks, patios to landscaped areas)
- ☐ Pervious pavement[5]
- ☐ Green roof
- ☐ Other self-treating[5] area (e.g., landscaped areas)
- ☐ Self-retaining[5] area
- ☐ Rainwater harvesting and use (e.g., rain barrel, cistern for designated use) [6]
- ☐ Preserved open space
- ☐ Protected riparian and wetland areas/buffers
- ☐ Other _____

Source Control Measures

- ☐ Wash area/racks, drain to sanitary sewer[7]
- ☐ Covered dumpster area, drain to sanitary sewer[7]
- ☐ Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain[7]
- ☑ Beneficial landscaping (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)
- ☐ Outdoor material storage protection
- ☐ Covers, drains for loading docks, maintenance bays, fueling areas
- ☑ Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)
- ☑ Storm drain labeling
- ☐ Other _____

Treatment Measures

- ☐ None (all impervious surface drains to self-retaining areas)
- ☐ Alternative compliance (treatment offsite or in-lieu)

LID Treatment (onsite & offsite)

- ☑ Bioretention area
- ☐ Flow-through planter
- ☐ Tree Well Filter or Trench with bioretention soils
- ☐ Rainwater harvest/use (e.g., cistern for designated use, sized for C.3.d treatment)
- ☑ Pervious pavement, sized for C.3.d treatment
- ☐ Infiltration trench
- ☐ Infiltration well/dry well
- ☐ Subsurface Infiltration System (e.g. vault or large diameter conduit over drain rock)
- ☐ Other _____

Non-LID Treatment Methods

- ☐ Proprietary high flow rate tree box filter[8]
- ☐ Proprietary high flow media filter (sand, compost, or proprietary media)[8]
- ☐ Vegetated filter strip[9]
- ☐ Extended detention basin[9]
- ☐ Vegetated swale[9]
- ☐ Other _____

Flow Duration Controls for Hydromodification Management (HM)

- ☐ Extended Detention basin
- ☐ Underground tank or vault
- ☐ Bioretention with outlet control
- ☐ Other _____

[5] See SCVURPPP C.3 Stormwater Handbook for definitions. Pervious pavement areas should be sized per C.3.d treatment requirements.
[6] Optional site design measure; does not have to be sized to comply with Provision C.3.d treatment requirements.
[7] Subject to sanitary sewer authority requirements.
[8] These treatment measures are only allowed if the project qualifies as a "Special Project".
[9] These treatment measures are only allowed as part of a multi-step treatment process (i.e., for pretreatment).

7. Stormwater Treatment Measure (STM) Sizing for Projects with Treatment Requirements

Stormwater Treatment Measure (STM)	Hydraulic Sizing Criteria Used*
Bioretention lined w/ underdrain	2c
Pervious pavement w/ underdrain	2c
Choose from list	Choose from list
Choose from list	Choose from list

*Key: 1a: Volume – WEF Method
1b: Volume – CASQA BMP Handbook Method
2a: Flow – Factored Flood Flow Method
2b: Flow – CASQA BMP Handbook Method
2c: Flow – Uniform Intensity Method
3: Combination Flow and Volume Design Basis

8. Does the project install 3,000 sf or more of pervious pavement (not including private-use patios at residences)?

- ☑ Yes
- ☐ No

9. Additional Stormwater Treatment of Non-Regulated Areas - Is the project providing stormwater treatment for non-regulated impervious area that is not included in **Item 2 Project Size**? For example, stormwater treatment of right-of-way areas that are outside the project footprint, or treatment measures that are treating more right-of-way impervious area quantities than required.

- ☐ Yes, complete the table below
- ☑ No

Additional Stormwater Treatment of Non-Regulated Areas

Non-Regulated Area Draining to Treatment Measure			Treatment Measures	Hydraulic Sizing Criteria
Impervious Area Treated (ft^2)	Pervious Area Treated (ft^2)	Total Area Treated (ft^2)		
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list

10. Alternative Certification: Was the treatment system sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?

☐ Yes ☑ No Name of Third-party Reviewer_____

11. Alternative Compliance: Is the Regulated Project using alternative compliance (AC) for stormwater treatment, i.e., is stormwater treatment provided at an off-site location?

☐ Yes. Complete the table below. ☑ No

Offsite Project Name and Address	
Offsite Project Description	
Offsite Project Reference # (if applicable)	
Offsite Project Watershed	
Offsite Project Construction Status	
Offsite Project Owner	
Total Regulated Project Impervious Area Requiring AC *(ft^2)*	
Impervious Area Treated at Offsite Project for AC *(ft^2)*	
Treatment Measure Used at Offsite Project to Provide AC	Choose from list
Hydraulic Sizing Criteria for Treatment Measure at Offsite Project	Choose from list
O&M Responsibility Mechanism for Offsite Project	

12. Operation & Maintenance Information

A. Property Owner's Name: TBD

B. Responsible Party for Stormwater Treatment/Hydromodification Control O&M:

a. Name: _____

b. Address: _____

c. Phone/E-mail: _____

This section to be completed by Municipal staff.

O&M Responsibility Mechanism

Indicate how responsibility for O&M is assured. Check all that apply:

☐ O&M Agreement

☐ Other mechanism that assigns responsibility (describe below):

_____

This section to be completed by Municipal staff (Note: This is an optional section that agencies should modify per their internal review and tracking process.)

Reviewed:

Community Development Department

☐ **Planning Division**

☐ **Building Division**

Public Works Department

☐ **Engineering**

☐ **Other (Specify)**

Return form to: _____ **Data entry performed by:** _____

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report ·October 27, 2026

File No(s): PLN-2023-52

Public Hearing to provide a compliance review of the operations of an existing Hardware Store and Garden Center (d.b.a. Home Depot) located at 480 E. Hamilton & 557 Salmar Avenue.

RECOMMENDATION

Staff recommends that 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 & 557 Salmar Avenue, documenting substantial compliance with permit conditions of approval.

EXECUTIVE SUMMARY

This report provides an update on the operational compliance of the existing Hardware Store and Garden Center (doing business as, and hereinafter referred to as, "Home Depot") pursuant to Condition of Approval No. 6 (Mandatory Review) of its Modified Planned Development Permit, approved by the City Council on March 18, 2025 (see Attachment 1 – City Council Ordinance No. 2324).

Since the Planning Commission's last review on December 9, 2025, **Home Depot has demonstrated continued progress** in addressing the operational concerns that initially prompted the City's review. Additionally, since that meeting, **the City has received no code enforcement complaints and no calls for service related to the issues under review**.

This report summarizes the City's compliance reviews and the corrective measures undertaken since the Planning Commission's last review. It is intended to assist the Commission in determining whether the business is operating in compliance with the applicable conditions of approval and city requirements or if any circumstances warrant a recommendation to the City Council to modify or revoke the approved permit.

BACKGROUND

The City's recent formal review of Home Depot's operations originated from recurring neighborhood complaints regarding store operations and activities near adjacent residences along the southerly and rear portions of the property, including deliveries occurring outside permitted hours and storage of merchandise or materials

In response, the city began code enforcement actions with Home Depot resulting in a proposed Modified Planned Development Permit PLN-2023-52 that was adopted by the City Council on March 18, 2025. The modified permit required Home Depot to move material storage and delivery operations away from the adjacent residences to the opposite side of the building within specific, designated areas. The new designated areas allowed for greater outdoor storage with limitations on height and location to avoid life safety impacts. In response to neighborhood concerns regarding whether the store operations would comply with the conditions of approval, the permit also included Condition of Approval No. 6 (Mandatory Review), requiring periodic Planning Commission reviews to evaluate actual site conditions and determine whether additional action was warranted. In addition, the facility has undergone post-approval monitoring by CSG, the City's contract code enforcement staff, to assess ongoing compliance with the conditions of approval (reference **Attachment 3 – CSG Inspection Reports**).

At the first such mandatory review on December 9, 2025, the Planning Commission evaluated actual site conditions, acknowledged progress in Home Depot's operations, and determined that an additional review by the Commission was warranted to further assess compliance and the effectiveness of corrective measures.

Since that review, Home Depot has voluntarily implemented additional operational improvements in coordination with City staff, including pavement stenciling to identify approved merchandise storage areas, and subsequent inspections have documented a marked reduction in storage-related violations. Since the December 2025 review, **the City has received no code enforcement complaints or calls for service related to the operational issues addressed by the permit.** This report evaluates the subsequent compliance record and whether continued periodic review or additional action remains warranted.

DISCUSSION

Since the Planning Commission's December 2025 review, CSG, the City's contract code enforcement firm, has conducted approximately 10 months of additional inspections focusing on six operational areas: 1) operating hours; 2) gates and receiving doors; 3) delivery requirements; 4) general property condition; 5) outdoor storage and merchandise display; and 6) employee operations. The inspection results are summarized in **Attachment 2** – Inspection Report Summary and documented in **Attachment 3** – CSG Inspection Reports.

Overall, the inspection record reflects substantial improvement in Home Depot's compliance with the Conditions of Approval. Most areas have remained consistently compliant, and the frequency and extent of previously recurring issues have declined over the monitoring period. Even when storage issues were identified, they generally involved relatively minor deviations from designated storage areas, rather than violations of the 12-foot stacking height limit or obstructions of required fire truck access lanes. **Most importantly, the after-hours deliveries and storage near adjacent residences that originally prompted neighborhood concerns have been largely resolved.**

At this stage, only two minor compliance items remain: merchandise placement near the

generator enclosure and storefront, and intermittent gate-hour compliance along Hamilton Avenue. Staff believes these issues can be addressed through completion of pavement striping and stenciling and installation of additional gate signage—measures that Home Depot voluntarily agreed to implement in coordination with the City (**Attachment 4 – Zoning Clearance**). These improvements are intended to provide clear guidance to employees responsible for day-to-day operations, and maintain compliance across a large, changing workforce and multiple shifts. Similar improvements already installed elsewhere on the site have proven effective in addressing the day-to-day operational issues identified in the inspection reports. Staff expects completion of the remaining work to resolve these outstanding items.

STAFF RECOMMENDATION AND NEXT STEPS

Staff recommends that the Planning Commission accept this condition compliance report, which demonstrates that Home Depot is in substantial compliance with the permit conditions of approval and that there are no circumstances warranting a recommendation to the City Council to revoke or modify the previously approved permit. Given the substantial compliance with the conditions of approval, staff does not recommend that the Commission schedule a subsequent report to be considered by the Commission. Staff will continue to oversee Home Depot's progress in completing the conditions required as listed below:

- **Striping.** Complete the remaining pavement striping and stenciling near the generator enclosure and storefront to clearly identify approved storage and display areas.

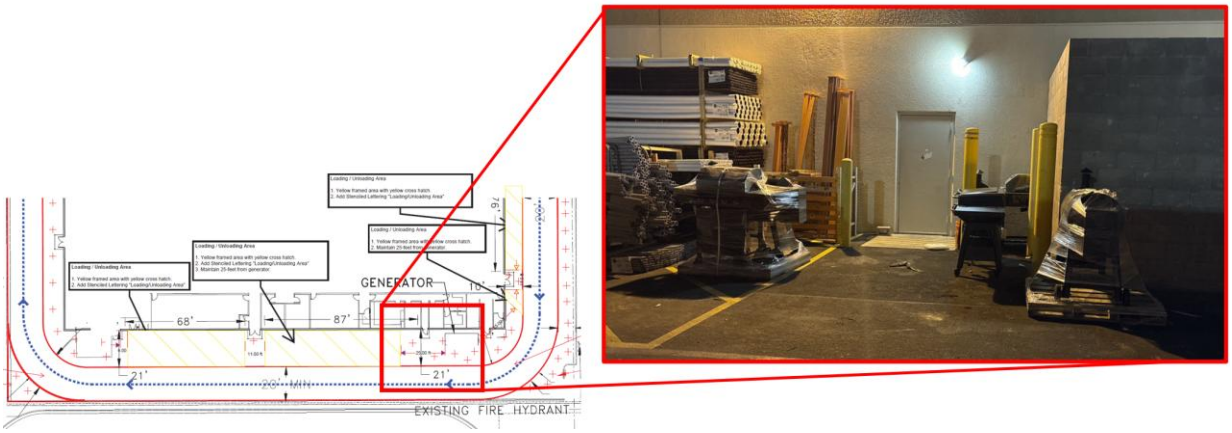


Figure 1 - Generator Enclosure Area (Corrective Striping Required)

- **Gate Signs.** Install additional signage at gates and service areas identifying applicable opening and closing hours and other operating restrictions along Hamilton Avenue.

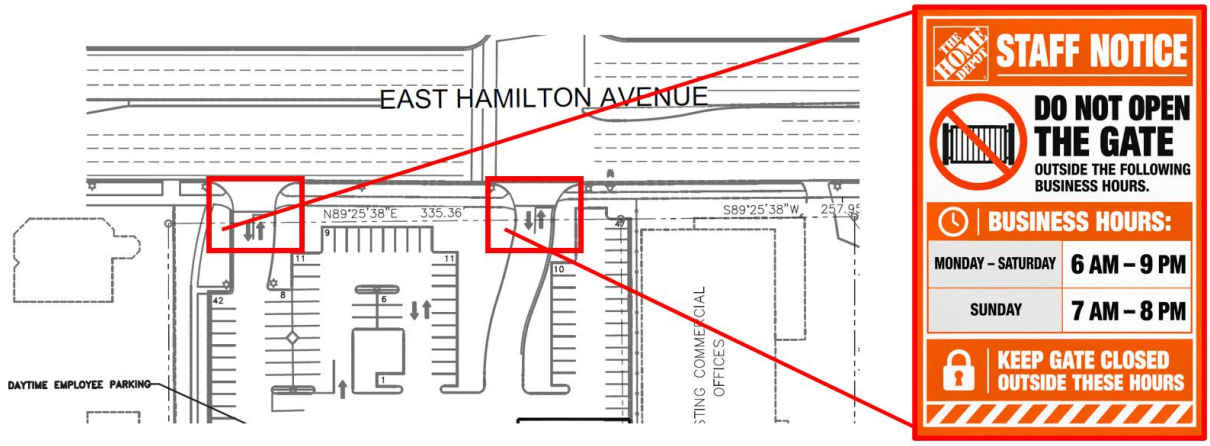


Figure 2 – Hamilton Avenue Gate Signs (Concept Renderings & Installation Locations)

Home Depot has already agreed to implement these additional corrective measures and staff will verify their completion through routine permit-compliance and code enforcement procedures.

Should material or recurring violations occur in the future, the City retains the authority to pursue additional enforcement action or refer the matter back to the appropriate decision-making body, consistent with Condition of Approval #31 of City Council Ordinance No. 2324 (reference **Attachment 1**). This condition provides the Community Development Director with the discretion to schedule a public hearing to consider modifying the conditions of approval or revoking the approval.

PUBLIC OUTREACH

In advance of the public hearing, a courtesy notice was mailed to all property owners within 300 feet of the property. At the time this staff report was prepared, no public comments had been received.

ENVIRONMENTAL DETERMINATION

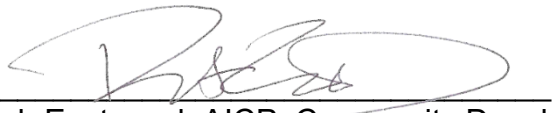
This subject item is not a "project" under CEQA (CEQA Guidelines §15378). CEQA review may occur with potential future actions.

PREPARED BY: Stephen Rose, Senior Planner

Report Approval Details

Document Title:	Review of Hardware Store and Garden Center (Home Depot)
Attachments:	Attachment 1 – CC Ordinance No. 2324 Attachment 2 – Inspection Report Summary Attachment 3 – CSG Inspection Reports Attachment 4 – Zoning Clearance

This document and all its attachments were approved and signed as outlined below:

Approved by: 

Rob Eastwood, AICP, Community Development Director

ORDINANCE NO. 2324

BEING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING AN APPLICANT-INITIATED MAJOR MODIFICATION TO A PREVIOUSLY APPROVED PLANNED DEVELOPMENT PERMIT (PD 91-01), MODIFYING THE OPERATIONAL CHARACTERISTICS OF AN EXISTING HARDWARE STORE WITH A GARDEN CENTER ON PROPERTY LOCATED AT 480 E. HAMILTON AVENUE. FILE NO.: PLN-2023-52

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

After due consideration of all evidence presented, the City Council of the City of Campbell does ordain as follows:

1. The project site is zoned P-D (Planned Development) on the City of Campbell Zoning Map.
2. The project site is designated General Commercial on the City of Campbell General Plan Land Use diagram.
3. The project site consists of two parcels: (1) an approximately 10-acre lot owned by the Campbell Union School District and (2) a 2-acre lot owned by Home Depot USA Incorporated.
4. The project site is developed with an existing 102,332 square-foot Hardware Store with a 18,705 square-foot Garden Center, dba 'The Home Depot', along with a parking lot and outdoor food cart use.
5. The project site has six previously approved entitlements associated with the aforementioned improvements:
    - Planned Development Permit (PD 91-01). City Council Ordinance No. 1841. Approved November 25, 1991.
    - Planned Development Permit Modification (M94-03). City Council Ordinance No. 1901. Approved May 17, 1994.
    - Planned Development Permit Modification (PLN2001-109). City Council Ordinance No. 2015. Approved December 10, 2001.
    - Conditional Use Permit (PLN-2007-86). Planning Commission Resolution No. 3843. Approved October 9, 2007.
    - Administrative Planned Development Permit (PLN2009-162). Planning Commission Resolution No. 3978. Approved October 9, 2007.
    - Administrative Planned Development Permit PLN-2021-220. CDD Action. Approved January 31, 2022.
6. The proposed project consists of a Major Planned Development Permit Modification (PLN-2023-52) to modify the operational characteristics of the existing Hardware Store and Garden Center, including legalizing existing unpermitted outdoor merchandise storage and adding additional outdoor merchandise storage areas.

7. The Major Planned Development Permit Modification application was deemed complete on May 24, 2023. The project is therefore subject to prior General Plan policies and Zoning District designations in effect at the time, pursuant to CMC Section 21.01.050.E, which have since been replaced with the current adopted Zoning Code and General Plan.
8. Pursuant to the Zoning Code applicable to the proposed project, the outdoor storage of merchandise or products in the General Commercial Zoning District is prohibited, "unless otherwise approved" by a discretionary entitlement. Therefore, outdoor storage of merchandise and products requested by the proposed project can be permitted with approval of the Major Planned Development Permit Modification application.
9. The City has issued a code violation to the business operator related to afterhours noise and outdoor storage in unpermitted areas (CE-2022-184).
10. The applicant entered into a compliance agreement with the City that required submittal of this application to modify operations and address the outstanding violations.
11. An acoustic study was performed by a qualified professional under direct supervision of the City that determined that there are limited instances noise from deliveries is produced along the western property line and that noise can be further reduced by requiring delivery vehicles to drive slowly, be turned off while parked, and operate within specific hours.
12. The proposed outdoor storage would comply with the screening provisions of CMC Section 21.18.120.C (Outdoor storage and work yards) by being screened from view by a solid sight obstructing six-foot-high wall, landscaping, and adjacent public storage buildings.
13. In consideration the limited scale of the proposed project, the evidence and analysis in the administrative record, and the effectiveness of the conditions of approval in mitigating noise, lighting, and other environmental impacts, the proposed project can be reasonably determined to represent a negligible expansion of the existing Hardware Store use.
14. The Proposed Project would be consistent with the following General Plan policies and strategies:
    - **Policy LUT-5.3**: Variety of Commercial and Office Uses: Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services and entertainment.
    - **Strategy LUT-5.3c**: Revitalization of Shopping Centers: Encourage the maintenance and revitalization of commercial shopping centers.
    - **Strategy LUT-5.3d**: Commercial Centers: Review the design, use and upgrading of commercial centers via the discretionary permit process, and ensure that conditions of approval are adopted that require businesses to be well kept and operated in a way that limit impacts to adjacent uses.
    - **Strategy LUT-13.1c**: Fiscal Effects of Land Use: Evaluate the fiscal effects of different land uses on City revenues and services.

15. The recommended conditions of approval would supersede the conditions of approval contained in the prior land use entitlements.
16. The City Council's review of the project included traffic safety, traffic congestion, site circulation, traffic congestion, traffic safety, landscaping, and structure and site layout adequacy of landscaping, and the appropriateness of proposed structures and site layout, pursuant to Campbell pursuant to CMC Section. 21.12.030 (P-D Zoning District).
17. The City Council's review of the project further encompassed zoning and General Plan land use conformance, noise impacts, parking, property maintenance, odors, security and enforcement, and neighborhood impacts.
18. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project.
19. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact, the City Council further finds and concludes that:

Major Planned Development Permit Findings (CMC Section 21.42.020):

1. The proposed development of uses clearly would result in a more desirable environment and use of land than would be possible under any other zoning district classification;
2. The proposed development would be compatible with the General Plan and will aid in the harmonious development of the immediate area;
3. The proposed development will not result in allowing more residential units than would be allowed by other residential zoning districts which are consistent with the General Plan designation of the property; and
4. The proposed development would not be detrimental to the health, safety or welfare of the neighborhood or of the city as a whole.

Environmental Finding(s) (CMC Section 21.38/050):

1. This project is Categorically Exempt per Section 15301, Class 1 of the California Environmental Quality Act (CEQA), pertaining to existing facilities; and
2. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

SECTION ONE: That this Ordinance be adopted to approve an applicant-initiated Major Modification to an existing Planned Development Permit (PD 91-01) to modify the operational characteristics of the existing Hardware Store and Garden Center, including legalizing existing unpermitted outdoor merchandise storage and adding additional outdoor merchandise storage areas on property located at **480 E. Hamilton Avenue**, subject to the attached Conditions of Approval (attached **Exhibit A**) and modified Project Plans (attached **Exhibit B**).

SECTION TWO: This Ordinance shall become effective thirty (30) days following its passage and adoption and shall be published, one time within fifteen (15) days upon passage and adoption in the Metro Silicon Valley, a newspaper of general circulation in the City of Campbell, County of Santa Clara.

PASSED AND ADOPTED this 18th day of March 2025, by the following roll call vote:

AYES: Councilmembers: Bybee, Hines, Scozzola, Furtado, Lopez
NOES: Councilmembers: None
ABSENT: Councilmembers: None
ABSTAIN: Councilmembers: None

APPROVED: _____
Sergio Lopez, Mayor

ATTEST: _____
Andrea Sanders, City Clerk

CONDITIONS OF APPROVAL
Major Planned Development Permit Modification
(PLN-2023-52)

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

PLANNING DEPARTMENT:

1. Approved Project: Approval is granted for a Major Planned Development Permit Modification ("Approval") to adjust the operational characteristics of an established 102,332 square-foot Hardware Store with a 18,705 square-foot Garden Center, dba 'The Home Depot,' including limited allowance of outdoor storage of merchandise and product, on property located at **480 E. Hamilton Avenue**, as more specifically described and limited by the Conditions of Approval provided herein. The configuration of the established Hardware Store and Garden Center shall continue to substantially conform to the Approved Project Plans prepared by Greenburg Farrow Architects as received by the Community Development Department on May 13, 1991, as originally approved by City Council Ordinance No. 1841, except as revised by the modified Project Plans incorporated herein as **Exhibit B**, and where additionally modified by the Conditions of Approval provided herein.

   This Approval recognizes the following authorized land uses, as defined by CMC Section 21.72.020 in effect at the time of this Approval, and as limited by the Condition of Approval. Activity inconsistent with these land use definitions is prohibited.

   - "Hardware Store (greater than ten thousand square feet)";
   - "Garden Center/plant nursery";
   - "Outdoor storage of merchandise or products", as approved and limited by Condition of Approval No. 11 (Storage);
   - "Outdoor retail sale and activities" limited to a food service cart with incidental "outdoor seating," as approved and limited by Condition of Approval No. 21 (Food Cart Use); and
   - "Late night activities", as approved and limited by Condition of Approval No. 9 (Hours of Operation).

2. Approval Establishment: This Approval shall be deemed "established" pursuant to CMC Section 21.56.030.B.2 following the effective date of the approving ordinance and upon execution of the form required by Condition of Approval No. 3 (Acceptance of Conditions of Approval). Once established, this Approval shall be valid in perpetuity on the property subject to continued operation of the Hardware Store and Garden Center, except upon revocation pursuant to Condition of Approval No. 31 (Modification and Revocation of Permit). Discontinuation or abandonment Hardware Store and

Garden Center for a continuous period of twelve months shall void the Approval upon an affirmative determination by the Planning Commission in a public hearing that the use has been discontinued or abandoned.

3. Acceptance of Conditions of Approval: No later than ten (10) business days after the effective date of the approving ordinance, the business operator shall provide written acceptance of these Conditions of Approval, on a form to be provided by the Community Development Director, agreeing to be bound by, to comply with, and to do all things required by this Approval. Failure to meet this deadline will result in the Approval being rendered void without any further action by the City.

4. Previous Conditions of Approval: Upon the establishment of this Approval pursuant to Condition of Approval No. 2 (Approval Establishment), the previously approved Conditions of Approval provided in the following prior approvals shall be void and shall permanently be superseded in their entirety by the Conditions of Approval specified herein.

    - Planned Development Permit PD91-01 (Ordinance No. 1841)
    - Planned Development Permit Modification M94-03 (Ordinance No. 1901)
    - Planned Development Permit Modification PLN2001-109 (Ordinance No. 2015)
    - Conditional Use Permit PLN-2007-86 (PC Resolution No. 3843)
    - Administrative Planned Development Permit PLN2009-162 (PC Resolution No. 3978)
    - Administrative Planned Development Permit PLN-2021-220 (CDD Action)

5. Modification of Approval: Pursuant to CMC Section 21.56.060.E (Legacy Permits), the modified Planned Development Permit approved herein may not be further amended, except upon a City-initiated modification pursuant to CMC Chapter 21.28 (Revocations and Modifications).

6. Mandatory Review: The Planning Commission shall hold a public hearing 6 months and a public hearing 12 months from the effective date of the approving ordinance to evaluate the operation of the approved land uses. The Community Development Director shall report on the business operator's compliance with the Conditions of Approval contained herein, any known violations of local ordinances or State laws, the Police Department's calls-for-service history for the business, and any reported public complaints. At such time, as based on the Community Development Director's report, public testimony, and any additional evidence presented, the Planning Commission determines that Conditions of Approval have been violated or the circumstances under which this approval was granted have been changed to a degree that one or more of the findings can no longer be made in a positive manner, the Planning Commission may recommend to the City Council that the Modified Planned Development Permit be revoked or modified pursuant to Condition of Approval No. 31 (Modification or Revocation of Permit). Upon such a recommendation, the City Council may schedule a public hearing in accordance with CMC Chapter 21.28 (Revocations and Modifications) to consider the Planning Commission's recommendation. At the time the form required by Condition of Approval No. 3 (Acceptance of Conditions of

Approval) is executed, the business operator shall provide to the City a $10,000 flat fee to cover staff time cost to conduct these reviews.

7. Compliance: Where the Conditions of Approval require a physical improvement, such as asphalt striping or gate or signage installation, the business operator shall complete physical improvements within sixty (60) days of effective date of the approving ordinance. At that time, the business operator shall provide to the Community Development Director a written list of all improvements performed with photographic documentation to demonstrate compliance with the Conditions of Approval provided herein.

8. Compliance Agreement: This application is subject to a Compliance Agreement, signed and dated November 10, 2022, and included as **Attachment D** to the March 4, 2025, City Council Report, which serves to establish a temporary stay of enforcement of penalties and fines associated with Code Enforcement Case CE-2022-184. Failure to satisfy requirements of the Conditions of Approval shall constitute a violation of the terms of the Compliance Agreement and may result in penalties in accordance with CMC Section 21.70.040 (Penalties).

9. Hours of Operation: The hours of operations of the approved uses shall be as follows:

   a. Business Hours: Business hours are the hours the Hardware Store and Garden Center are open to the public. The business hours of operation shall be restricted as follows:

      - 6:00 AM to 9:00 PM, Monday through Saturday
      - 7:00 AM to 8:00 PM, Sundays

   b. Indoor Store Staff Hours: Indoor staff hours are the hours store employees are allowed to operate indoors within the Hardware Store overnight outside of "Business Hours." At no time shall employees be within the Garden Center during these hours. Indoor staff hours shall be restricted as follows:

      - 9:00 PM to 6:00 AM, Monday through Saturday
      - 8:00 PM to 6:00 AM, Sundays

   c. Outdoor Staff Hours: At no time shall employees be outside the Hardware Store and Garden Center during the hours of 11:00 PM to 6:00 AM except for arriving prior to start of a work shift, during a scheduled meal break to leave the site for food and immediately leaving the property at the end of a work shift. The use of mechanical equipment including, but not limited to, forklifts, pallet jacks, refuse compactors, hand trucks, and cardboard bailers outside of the fully enclosed and secure building is prohibited during these hours. During these hours, employee activity outside the main building for periods greater than 5 minutes, less than one hour apart, and not described in this condition shall constitute a violation of the Conditions of Approval.

   d. Late Night Activity Employee Parking Hours: All employees who are scheduled to work between the hours of 11:00 PM and 6:00 AM shall enter onto the site using the Salmar Avenue driveway closest to Hamilton Avenue and park their vehicles in the Nighttime Employee Parking area as shown on Sheet 2 of **Exhibit B**. At no time shall late night employees park adjacent to residential uses surrounding the store.

e. Delivery Hours: Delivery hours are the hours the store is allowed to receive outdoor deliveries. Delivery hours shall be restricted to 8:00 AM through 6:00 PM Monday through Friday, and 9:00 AM through 3:00 PM Saturday. During nationally recognized holiday and spring season sales, delivery shall be allowed on Sundays from 9:00 AM through 3:00 PM, subject to a maximum of ten (10) Sundays per calendar year. All receiving doors shall remain closed outside of these hours.

f. Delivery Gate Hours: All delivery gates on the site shall only be open during "Delivery Hours" listed in Condition of Approval No. 9.e.

g. Roll Up Door Hours: The roll up door on the southern side of the building shall only be open during "Delivery Hours" listed in Condition of Approval No. 9.e.

h. Parking Lot Gate Hours: Parking lot gates on the northeast and northwest corners of the building shall be open only during "Business Hours" listed in Condition of Approval No. 9.a.

i. Parking Lot Cleanup Hours: Parking lot cleaning shall occur only between the hours of 9:00 AM through 11:00 PM daily.

j. Site Maintenance Hours: Site maintenance, inclusive of all activities identified by CMC Section 21.16.110 (Site maintenance), along the western property line shall only occur during the hours of 9:00 AM through 6:00 PM Monday through Friday only.

10. Deliveries: Deliveries shall be restricted as follows:

a. Location: Deliveries may only be received in the Loading Area as shown on Sheet 2 of **Exhibit B**. At no time shall deliveries be received at any other location. Nursery merchandise may be unloaded in front of the Garden Center, provided the merchandise is immediately brought into the Garden Center.

b. Access and Exit: Delivery vehicles may only access and exit the site from Salmar Avenue using the Truck Access Route as shown on Sheet 6 of **Exhibit B**. At no time shall delivery vehicles access or exit the site from N. Harrison Avenue or any other location. The business operator shall place a sign at the southwestern gate, northwestern gate, and at the southern Salmar exit/entrance warning delivery drivers not to use N. Harrison Avenue to access or exit the site.

c. Vehicle Use of Western Side of Property: The western side of the property abutting the western side of the Hardware Store building may only be used for exit from south to north of delivery vehicles, and for emergency vehicle access. At no time shall delivery vehicles drive north to south along the western property line. The business operator shall place a sign at the southwestern gate and northwestern gate stating that the western side of the property along the existing building may only be used for delivery vehicle exit and emergency vehicle access.

d. Idling: Trucks shall be turned off while unloading in the Loading Area. At no time shall delivery trucks be allowed to idle while unloading in the Loading Area. The business operator shall place a sign at the southeast and southwest corner of the building stating that trucks must be turned off when unloading.

e. Speed Limit: Trucks shall maintain a speed limit of 15 mph when accessing and exiting the site. The business operator shall place speed limit signs at both Salmar Avenue driveways, at the southeast corner of the building, and at the southwest

corner of the building. Pursuant to Condition of Approval No. 31 (Modification or Revocation of Permit), the Community Development Director may require installation of speed humps to enforce this requirement upon receipt of verified complaints.

11. Storage: Outdoor storage of product and merchandise shall be restricted as follows:
    a. Location: Outdoor storage of product and merchandise shall be restricted to the Existing Garden Center Storage, Proposed Storage, and Proposed Lumber & Building Storage areas as shown on Sheet 2 of **Exhibit B**, identified as "Outdoor Storage Areas".
    b. Building Permit: The business operator shall apply for a building permit for storage in the Outdoor Storage Areas.
    c. Striping: Outdoor Storage Areas shall be delineated with asphalt striping.
    d. Merchandise: Merchandise off-loaded in the Loading Area shall be placed in the warehouse or in the Outdoor Storage Areas. Merchandise shall not be placed along property lines or in any other locations. Storing pallets in the parking area is prohibited.
    e. Lumber Supplies and Building Materials: Lumber supplies and building materials shall be placed in the warehouse or in the Outdoor Storage Areas. Lumber supplies and building materials shall not be placed along property lines or in any other locations.
    f. Storage Height: Storage in the Outdoor Storage Areas shall be limited to twelve feet in height.
    g. Fire Lane: At no time shall any items be placed within the designated 20-foot fire lane). The fire lane shall remain clear at all times and be marked in compliance with Santa Clara County Fire District Standard and Specifications No. A-6 (Fire Lane Marking).
    h. Western Side of Property: No storage of any kind is permitted in any location along the western side of the property at any time.
12. Salmar Avenue Storage: Pursuant to CMC Section 21.18.120.C (Outdoor storage and work yards) and Section 21.36.160 (Outdoor storage), the Proposed Storage area along the south of the eastern parking lot adjacent to Salmar Avenue as shown on **Exhibit B** must be screened from view by a solid sight obstructing wall or fence with gates not less than six feet in height that are architecturally compatible with other on-site development. Screening must be placed along the edge of the Proposed Storage area and cannot obstruct the adjacent drive-aisle. No later than sixty (60) days after the effective date of the approving ordinance, the business operator shall apply for a Zoning Clearance (and building permit, if applicable), providing a site plan and elevation drawings showing compliant screening in this location to the satisfaction of the Community Development Director. Upon approval of the Zoning Clearance, the screening shall be installed within thirty (30) days. If compliant screening is not feasible or the Community Development Director cannot otherwise approve a Zoning Clearance, this outdoor storage location must be removed no later than sixty (60) days after the effective date of the approving ordinance or the Community Development Director's denial of a Zoning Clearance, whichever occurs later.

13. Outdoor Merchandise Display: The outdoor display of merchandise is permitted only in the Existing Merchandise Display area as shown on Sheet 2 in **Exhibit B**. Merchandise may not be displayed in any other location, including in the parking area or the customer service loading zone. The use of forklifts to set-up or remove displays in the Existing Merchandise Display area is limited to "Business Hours" as listed in Condition of Approval No. 9.a.

14. Outdoor Merchandise Sales: With the exception of merchandise sold by the Food Cart Use allowed under Condition of Approval No. 21, no merchandise shall be sold outside the building, including the Garden Center.

15. Gates: Delivery gates shall be provided and maintained as follows:

    a. A delivery gate or traffic control device shall be placed and maintained at the southwestern corner of the building adjacent to the roll up receiving doors. Gate must include a sign stating hours of operation as listed in Condition of Approval No. 9.f (Delivery Gate Hours).

    b. A delivery gate or traffic control device shall be placed and maintained at the northwestern corner of the building. Gate must include a sign stating hours of operation as listed in Condition of Approval No. 9.f (Delivery Gate Hours) and that no entrance is allowed from the north.

    c. A delivery gate or traffic control device shall be placed and maintained south of the Loading Area. Gate must include a sign stating hours of operation as listed in Condition of Approval No. 9.e (Delivery Hours).

    d. A parking gate or traffic control device shall be placed and maintained at the northeast corner of the Hardware Store building and north of the Garden Center. Gate must include a sign stating hours of operation as listed in Condition of Approval No. 9.h (Parking Lot Gate Hours) and that no entrance is allowed from the north.

    e. The design of the gates or traffic control devices shall be approved by the Community Development Director in consultation with the County Fire District.

    f. All delivery and parking lot gates shall be open only during gate operation hours listed in Condition of Approval No. 9 (Hours of Operation).

16. Roll-up Doors: In accordance with the Santa Clara County Fire Department requirements for emergency access, the roll-up door at the southern side of the building shall be retrofitted to be controlled by an electronic timer system to open no earlier than beginning of "Delivery Hours" as listed in Condition of Approval No. 9.e. A sign stating the permitted hours of operation shall be placed adjacent to the door inside the store.

17. Walkways: All walkways and sidewalks shall maintain a 4-foot-wide pedestrian access at all times as shown on Sheet 2 of **Exhibit B**. Walkways and sidewalks must provide for pedestrian access to doors. Walkways and sidewalks shall remain clear of any items, including storage and merchandise, at all times. Walkways along the front of the store shall be striped.

18. Employee Parking: Employee parking, including overnight employee parking, shall be restricted to the Employee Parking areas as shown on Sheet 2 of **Exhibit B**. Each parking spot in the Nighttime Employee Parking area shall be marked with a sign

stating that between the hours of 11:00 PM and 6:00 AM the spot is reserved for employees.

19. Employee Congregation: Employees shall not congregate at any point, during breaks or otherwise, on the site within 150 feet of the western property line for any purpose other than required business operations.

20. Temporary Outdoor Cooking: Temporary outdoor cooking for the purpose of providing meals to employees during staff events is permitted within an area up to 75 feet north of the store entrance and 150 feet east of the western property line. Temporary outdoor cooking shall occur only during "Business Hours" listed in Condition of Approval No. 9.a. Employee and guest congregation during temporary outdoor cooking shall comply with Condition of Approval No. 19 (Employee Congregation).

21. Food Cart Use: A maximum of one (1) food service cart may be in operation at any given time at the designated Food Vendor Location as shown on Sheet 2 of **Exhibit B**, subject to the following limitations:

    a. Hours of Operation: Hours of operation, inclusive of customer and employee activity, shall be limited to "Business Hours" listed in Condition of Approval No. 9.a. Outdoor activity related to the food cart use shall conform with "Outdoor Staff Hours" listed in Condition of Approval No 9.c.

    b. Smoking: "No Smoking" signs shall be posted on the premises in compliance with CMC Section 6.11.060.

    c. Trash Disposal and Clean-Up: All trash disposal, normal clean-up, carpet cleaning, window cleaning, sidewalk sweeping, etc. shall occur during the "Hours of Operation." The establishment of shall maintain a sufficient number of trash receptacles as necessary to accommodate customer waste, which shall be emptied daily or more frequently as necessary to prevent refuse from overflowing.

    d. Business License: The business shall be required to obtain and maintain a City business license at all times.

    e. Alcohol Beverage Service: Alcohol beverage service is prohibited.

    f. Outdoor Seating: Outdoor seating incidental to the food service cart shall be limited to two standard-size picnic benches which shall be kept clean and in good repair and replaced and/or fixed as necessary. Any additional furniture, including heaters and umbrellas shall only be installed with prior Zoning Clearance approval by the Community Development Director.

    g. Outdoor Cooking: Outdoor cooking activity for the food cart is prohibited.

    h. Outdoor Storage: No outdoor storage related to the food cart use is permitted on the subject property. No equipment, materials, food and/or refuse shall be stored outside the building or within the adjacent parking lot.

22. Security: If deemed necessary by the Police Chief, the business operator shall prepare a security plan to the satisfaction of the Police Chief, including, but not limited to, provision of private security and/or additional security cameras.

23. Trespassing: The following requirements pertaining to trespassing shall apply:

    a. The business operator shall be required to place "No Trespassing" signs near each customer entrance to the building, at both entrances to the eastern parking lot from

Salmar Avenue, and at both entrances to the northern parking lot from E. Hamilton Avenue.

b. The business operator shall be required to request trespassers to leave the property and report trespassers that do not comply to the City Police Department.

24. Noise: The following noise control requirements shall apply:

a. Noise Standard: Regardless of decibel level or source, no noise generated by the business shall obstruct the free use of neighboring properties so as to unreasonably interfere with the comfortable enjoyment of the residents. In the event verified complaints are received by the City regarding such noise, the Community Development Director may immediately curtail any of the approves Hours of Operation, pursuant to Condition of Approval No. 31 (Modification or Revocation of Permit).

b. Front, Side, and Rear Doors: The front and side doors to the business shall remain closed and not be in an open position at any time.

c. Provision of Video Records: In the event that a verified noise complaint is received by the City, the business operator shall upon request of a Code Enforcement Officer make available to the City a copy of video recorded from on-site security cameras.

d. Signs: The business operator shall be required to place signs along the western wall of the Hardware Store building and throughout the parking lot stating that noise must be kept to a minimum.

25. Storm Drainage Discharge: The business operator shall comply with all provisions of CMC Section 14.02.030 regulating stormwater pollution control. The business operator shall not discharge or cause to be discharged into the municipal storm drain system or watercourses any materials other than stormwater, including any pollutants or waters containing any pollutants that cause or threaten to contribute to a violation of applicable water quality standards. The business operator shall not discharge or cause to be discharged into any storm drain or natural outlet or channel, any sewage, industrial waste or other polluted waters or materials without a valid NPDES permit or written authority from the U.S. Environmental Protection Agency or its designated enforcement agent.

26. West Valley Stormwater Authority Compliance: The business operator shall comply with the requirements of the "Notice to Comply" issued by the West Valley Stormwater Authority to the property owner on November 26, 2024.

27. Trash Management: The following trash management requirements shall apply:

a. The business operator shall install additional trash receptacles in front of the Hardware Store and Garden Center and in the parking lot. No later than sixty (60) days after the effective date of the approving ordinance, the business operator shall apply for a Zoning Clearance providing a site plan showing proposed additional trash receptacle locations to the satisfaction of the Community Development Director. Upon approval of the Zoning Clearance, the trash receptacles shall be installed within thirty (30) days.

b. The business operator shall place signs throughout the parking lot stating "No littering."

28. Signage: No signage is approved as part of the development application approved herein, with the exception of noise related signs listed in Condition of Approval No. 24 (Noise). All signage shall be installed and maintained consistent with the provision of CMC Chapter 21.30 (Signs).

29. Training: Each time a new general manager assumes responsibility for business operations, said manager shall contact the Community Development Director within their first month to schedule an orientation meeting with Planning Division staff to become familiar with the Conditions of Approval provided herein.

30. Designated Parking: The business operator may designate non-accessible stalls as time-limited parking, "curbside pickup" parking, or preferred customer parking, upon prior approval of the Community Development Director in compliance with CMC Section 21.28.030.B (Parking and loading to be unrestricted). This approval recognizes the authorization to designate eight (8) parking spaces for "preferred contractors," as granted by the Community Development Director in a letter dated November 13, 2009.

31. Modification or Revocation of Permit: Operation of the Hardware Store and Garden Store and related uses pursuant to this Approval is subject to Sections 21.68.020, 21.68.030, and 21.68.040 of the Campbell Municipal Code authorizing the appropriate decision making body to modify or revoke this Approval if it is determined that business operations has become a nuisance to the City's public health, safety or welfare or for violation of the Conditions of Approval or any standards, codes, or ordinances of the City of Campbell. At the discretion of the Community Development Director if the establishment generates two (2) complaints about violations of Conditions of Approval, verified by City staff, within any twelve (12) month period a public hearing before the City Council, upon recommendation by the Planning Commission, may be scheduled to consider modifying conditions of approval or revoking the Approval. The Community Development Director may commence proceedings for the revocation or modification of the Approval upon the occurrence of one (1) complaint about violations of Conditions of Approval, verified by City staff, if the Community Development Director determines that the alleged violation warrants such an action. The Director may also at such time immediately restrict any of the Hours of Operation identified by Condition of Approval No. 9 (Hours of Operation) or require installation of speed humps as specified by Condition of Approval No. 10.e (Speed Limits) to address noise related complaints or speeding related complaints about violations of Conditions of Approval, verified by City staff, in a timely manner. In exercising this authority, the decision-making body may consider the following factors, among others:

    a. The number and types of Police Department calls for service at or near the establishment that are reasonably determined to be a direct result of business operator actions;

    b. The number of verifiable complaints received from residents, business owners, and other citizens concerning the operation of the establishments;

    c. Unpermitted events occurring at the subject site; and

    d. Violation of conditions of approval.

32. Code Enforcement: City staff shall conduct weekly inspections of the site to verify and document compliance with all Conditions of Approval for a six (6) month period following the effective date of the approving ordinance. Inspections shall be

summarized and presented to the Planning Commission as part of mandatory reviews required by Condition of Approval No. 6. Information gathered during inspections may be used to initiate modification or revocation of the permit, consistent with Condition of Approval No. 31. The business operator shall provide to the City a $5,000 flat fee to cover staff time cost to conduct these inspections.

BUILDING DEPARTMENT:

33. Permit Required: Building permit application shall be required for all outdoor storage.
34. Conditions of Approval: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permits.

PUBLIC WORKS DEPARTMENT:

35. Storm Drain Inventory: Prior to issuance of a building permit, the business operator shall submit a plan showing the inventory of existing on-site storm drain catch basins, including on-site storm drain catch basins with trash capture inserts and on-site storm drain catch basins without trash capture inserts.
36. Trash Capture: Prior to issuance of a building permit, the business operator shall install trash capture inserts (KriStar FloGard or approved equal) in all on-site storm drain catch basins within the site.
37. Trash Insert Maintenance: Prior to issuance of a building permit, the business operator shall enter into an agreement to operate and maintain inserts and to provide regular inspection reports to the Public Works Department documenting that screens are being properly maintained.

SANTA CLARA COUNTY FIRE DISTRICT:

38. Fire Lanes Required: The minimum clear width of fire department access roads shall be 20 feet. The minimum outside turning radius is 50 feet for required circulating access roadways. Fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code.
39. Fire Apparatus (Engine) Access Roadway Required: Provide an access roadway with a paved all-weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside, and a maximum slope of 15%. Surface shall be capable of supporting 75K pounds. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503.

EXHIBIT B

THE HOME DEPOT CAMPELL #0642

480 EAST HAMILTON AVENUE
CAMPBELL, CA 95008

PROJECT INFORMATION

SITE ADDRESS:	480 EAST HAMILTON AVENUE CAMPBELL, CA, 95008
APN:	279-33-043
ZONING DISTRICT:	(PD) PLANNED DEVELOPMENT
SCOPE OF WORK:	DESIGNATED AREAS INTENDED FOR HOME DEPOT OUTDOOR SALES, STAGING AREA, AND STORAGE AREA.
LOT AREA :	10.17 AC (443,005 SF)
BUILDING AREA:	121,037 SF
COVERAGE AREA:	123,887 SF
FLOOR AREA RATIO (FAR):	0.273(27.3%)
BUILDING LOT COVERAGE:	0.279 (27.9%)
LANDSCAPE AREA:	34,317 SF
LANDSCAPE COVERAGE:	0.077 (7.7%)
PAVEMENT AREA:	212,908 SF
PAVEMENT COVERAGE:	0.481 (48.1%)
TOTAL PARKING:	450 STALLS

LEGEND

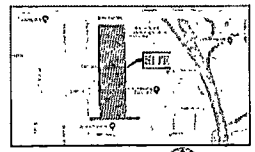
- EXISTING LIMITS OF SUBJECT BOUNDARY
- EXISTING HANDICAP STALLS
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- EXISTING DOOR/EMERGENCY EXIT
- EXISTING BOLLARD
- EXISTING CART CORRAL
- EXISTING CURB
- EXISTING FENCE
- EXISTING WALL
- EXISTING STRIPING

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	OVERALL SITE PLAN
SHEET 3	FOCUSED SITE PLAN
SHEET 4	EMERGENCY ACCESS PLAN
SHEET 5	SITE FIRE PLAN
SHEET 6	TRUCK DELIVERY ROUTE

RESERVED FOR CITY

SCOTT A. MOMMER CONSULTING
SAMC
LAND DEVELOPMENT SERVICES
4704 WEST JACQUELYN AVENUE • FRESNO, CA 93722
TEL: 559 854-1926 FAX 559 276-2800 SMOMMER@COMCAST.NET



VICINITY MAP

COVER SHEET

DATE:	10/15/2024
REVISION DATES:	12/03/2024
	12/17/2024
	12/27/2024
TITLE SURVEY:	10/8/2024
TITLE & EASEMENT REPORT:	10/8/2024

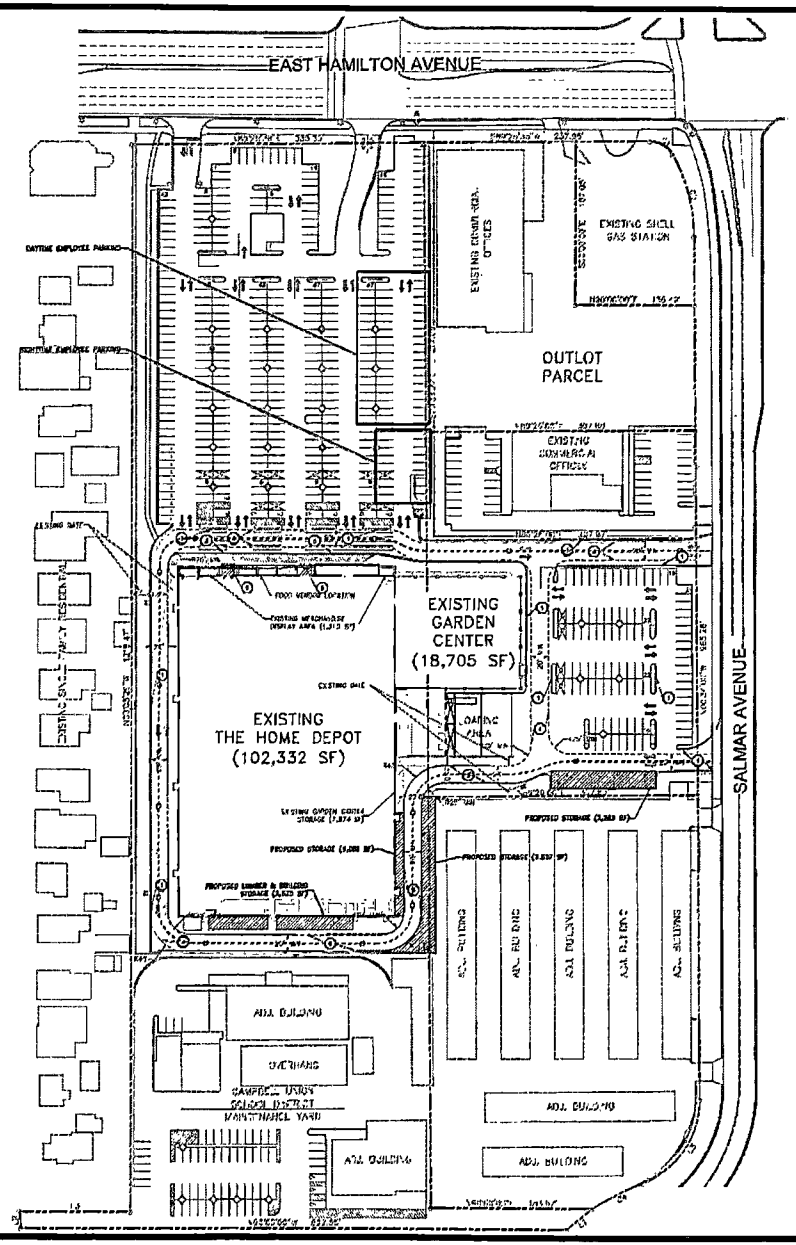
CA - CAMPBELL
STORE # 0642

ADDRESS:	480 EAST HAMILTON AVENUE CAMPBELL, CA 95008
LA PROJECT NUMBER	22040.00

EXHIBIT B

CONSTRUCTION NOTES

1. EXISTING RED CURB FOR FIRE ACCESS LANE (6" WIDE ALONG L" CURB).
2. CURB ALONG FIRE ACCESS LANE TO BE PAINTED RED (6" WIDE ALONG 8" CURB).
3. FIRE ACCESS LANE TO BE PAINTED RED (4"PAINT 4" WIDE RED STRIPE ALONG FIRE ACCESS PATHWAY).
4. FIRE TRUCK PATH OF TRAVEL SHOWN FOR REFERENCE (MIN. 20' WIDTH) TO BE MAINTAINED AT ALL TIMES.
5. PAINT 4" WIDE WHITE STRIPE ALONG AREA PERIMETER. PAINT 4" WIDE WHITE STRIPE DIAGONALS 3' O.C. WITHIN INTERIOR OF AREA. MAINTAIN 4' MINIMUM CLEARANCE FOR ADA WALKWAY ALONG FRONT OF APRON.



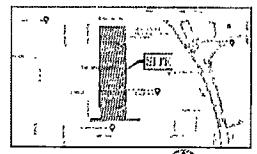
HATCHING LEGEND

- PROPOSED SIDE STAGING AREA
- EXISTING FRONT APRON SALES AREA
- PROPOSED LUMBER AND BUILDING STORAGE AREA
- EXISTING GARDEN CENTER STORAGE AREA
- PROPOSED WHITE STRIPING (SEE CONSTRUCTION NOTE 5)
- 4' ADA PEDESTRIAN PATH (SEE CONSTRUCTION NOTE 5)

SYMBOLS LEGEND

- FIRE ACCESS LANE, SEE CONSTRUCTION NOTE 5
- EXISTING CART CORRAL
- PROPOSED PARKING
- FIRE TRUCK ACCESS ROUTE

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VICINITY MAP

PROJECT INFORMATION

HOME DEPOT SITE DATA
HOME DEPOT PROJECT AREA
APN
ZONE
ADDRESS
JURISDICTION

HOME DEPOT BUILDING AREA
GARDEN CENTER AREA
TOTAL HD AREA

HOME DEPOT PARKING PROVIDED
GARDEN CENTER (NO SEPARATE) DATA
TOTAL HOME DEPOT PARKING

HOME DEPOT PARKING REQUIRED
FRONT FIELD PARKING
SIDE FIELD PARKING
PLANT SELLING AREA
TOTAL HD PARKING PROVIDED

REQUIRED PARKING PROVIDED
ACCESSIBLE PARKING (2 INCLUDED ABOVE)
PROVIDED

NON-RESTRICTED AREA PARKING PROVIDED
CART CORRALS
EASTMAN STAGING AREA
EASTMAN BENCH DISPLAY
PROPOSED STORAGE

OVERALL SITE PLAN

DATE
REVISION DATES

SITE ADDRESS
SITE APN / COUNTY OF

CHAPTER REFERENCE
CASE NUMBER / ITEM

THE HOME DEPOT

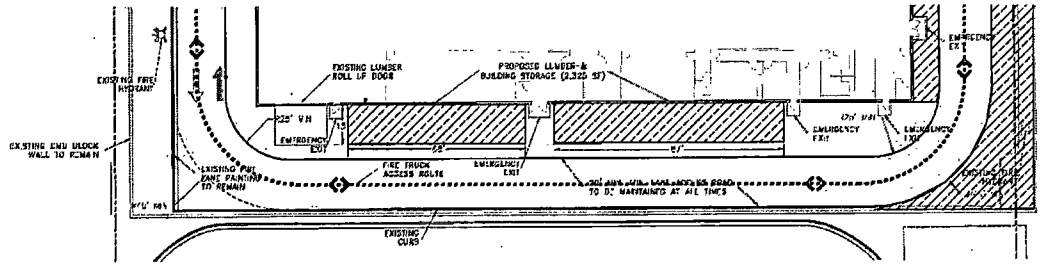
CA - CAMPBELL
STORE # 0642

ADDRESS: 480 EAST HAMILTON AVENUE
CAMPBELL, CA 95008

LA PROJECT NUMBER 22040.00

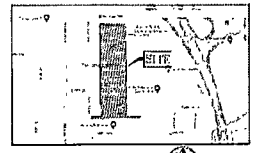
SHEET 2 OF 6

EXHIBIT B



SECTION A: PROPOSED LUMBER AND STORAGE AREA

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VICINITY MAP

FOCUSED SITE PLAN

DATE:	10/17/2023
REVISION DATES:	1/10/2023
	12/11/2023
	12/27/2024
SITE SURVEY:	

CA - CAMPBELL
STORE # 0642

ADDRESS:	480 EAST HAMILTON AVENUE CAMPBELL, CA 95008
LA PROJECT NUMBER	22040.00

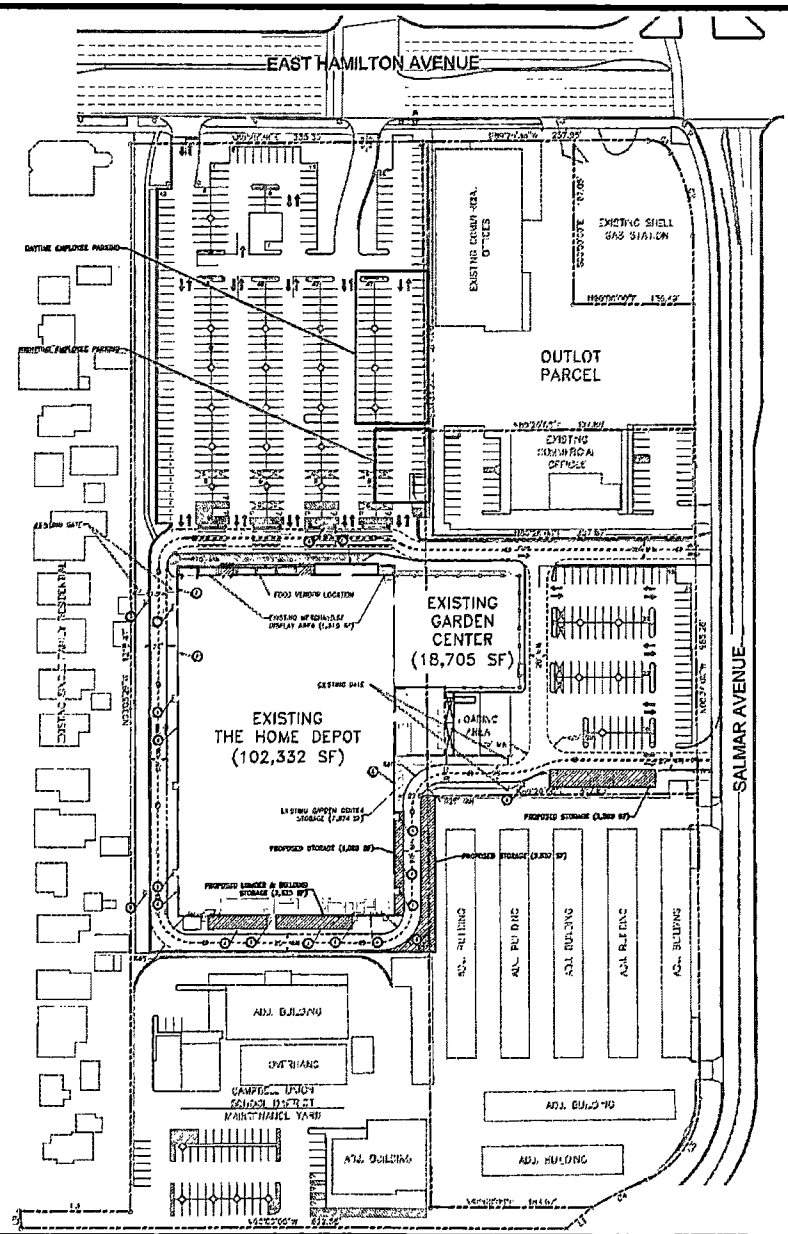
SCALE: 1" = 20'

SHEET 3 OF 6

EXHIBIT B

NOTES

1. EXISTING EMERGENCY EXIT TO MAINTAIN CLEAR OF OBSTRUCTIONS (KEEP CLEAR 11' WIDE FOR DOUBLE DOORS AND 8' WIDE FOR SINGLE DOORS)
2. ALL PROPOSED STORAGE AND STAGING AREAS TO NOT EXCEED MORE THAN 15' IN HEIGHT FOR FIRE DEPARTMENT AERIAL ACCESS.
3. EXISTING FIRE HYDRANT TO REMAIN AND MAINTAIN AN UNOBSTRUCTED TOTAL CLEARANCE OF 30'. CALIFORNIA VEHICLE CODE 22514
4. POINTS OF AERIAL ACCESS



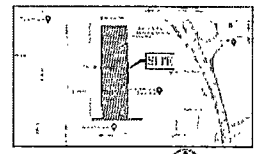
HATCHING LEGEND

- PROPOSED SITE STAGING AREA
- EXISTING FRONT AERIAL SALES AREA
- PROPOSED LUMBER AND BUILDING STORAGE AREA
- EXISTING GARDEN CENTER STORAGE AREA
- PROPOSED WHITE STRIPPING (SEE CONSTRUCTION NOTE 5)
- 4' ADA PEDESTRIAN PATH (SEE CONSTRUCTION NOTE 5)

SYMBOLS LEGEND

- FIRE ACCESS LANE, SEE CONSTRUCTION NOTE 3
- EXISTING CART CORRAL
- PROPOSED PARKING
- FIRE TRUCK ACCESS ROUTE

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EMERGENCY ACCESS PLAN

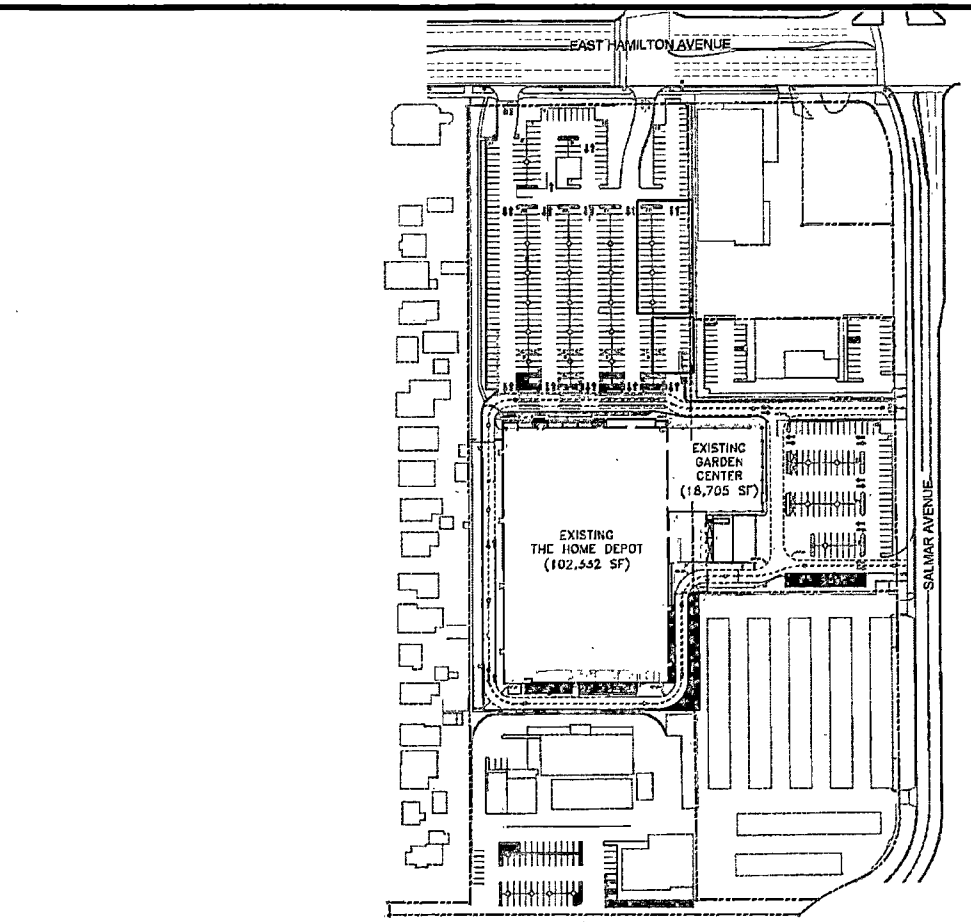
CA - CAMPBELL
STORE # 0642

ADDRESS: 460 EAST HAMILTON AVENUE CAMPBELL, CA 95008

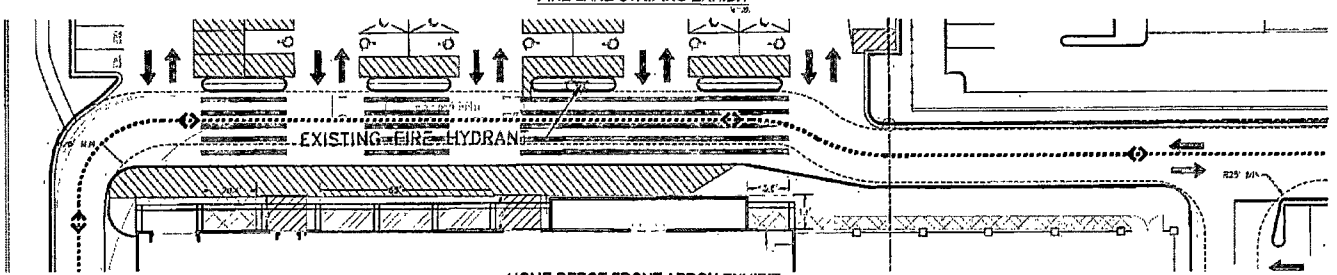
LA PROJECT NUMBER 22040.00

SHEET 4 OF 6

EXHIBIT B

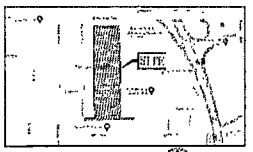


FIRE LANE STRIPING EXHIBIT



HOME DEPOT FRONT APRON EXHIBIT

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VICINITY MAP

FIRE PLAN

DATE:

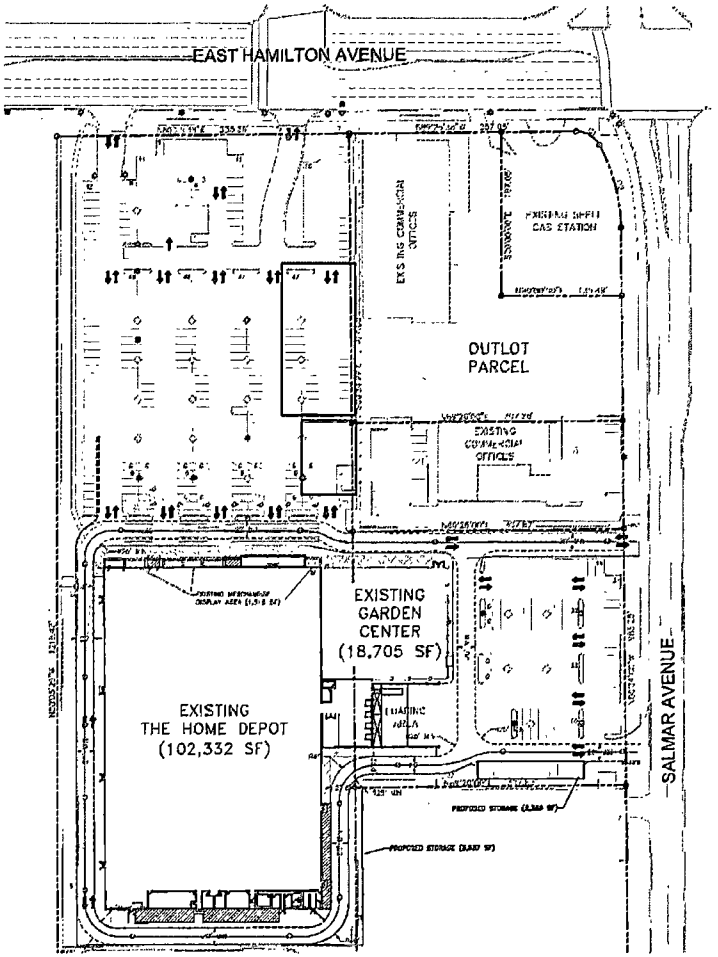
CA - CAMPBELL
STORE # 0642

ADDRESS: 480 EAST HAMILTON AVENUE
CAMPBELL, CA 95008

LA PROJECT NUMBER 22040.00

SHEET 5 OF 6

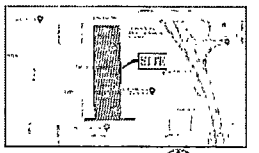
EXHIBIT B



SYMBOLG LEGEND

- FIRE ACCESS LANE, SEE CONSTRUCTION NOTE 5
- EXISTING CART CORRAL
- PROPOSED PARKING
- TRUCK ACCESS ROUTE

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VICINITY MAP

TRUCK DELIVERY ROUTE

DATE: 10/19/2021
REVISION DATES: 12/01/2021
12/21/2021
03/09/2022

SCALE: 1/16"=1'-0"
1/8"=1'-0" ON 24"X36" SHEET

CA - CAMPBELL
STORE # 0642

ADDRESS: 480 EAST HAMILTON AVENUE
CAMPBELL, CA 95008

LA PROJECT NUMBER 22040.00

SCALE: 1" = 60'

SHEET 6 OF 6

Attachment 2

Home Depot Inspection Summary

#	Date	Time	Checklist Compliance					
			1	2	3	4	5	6
			Hours	Gates	Delivery	Condition	Storage	Employees
2025								
14	Nov. 19 (Wed.)	7:51 AM	✓	✓	✓	✓	X	✓
15	Dec. 9 (Tues.)	2:10 PM	✓	✓	✓	✓	X	✓
16	Dec. 18 (Thu.)	12:53 PM	✓	✓	✓	✓	X	✓
17	Dec. 26 (Fri.)	6:06 AM	✓	✓	✓	✓	X	✓
2026								
18	Jan. 2 (Fri.)	6:25 AM	✓	✓	✓	✓	X	✓
19	Jan. 7 (Wed.)	2:41 PM	✓	✓	✓	✓	X	✓
20	Jan. 14 (Wed.)	6:18 AM	✓	✓	✓	✓	X	✓
21	Jan. 21 (Wed.)	12:15 PM	✓	✓	✓	✓	X	X[1]
22	Jan. 27 (Tue.)	5:52 AM	✓	✓	✓	✓	✓	✓
23	Feb. 5 (Thu.)	4:13 AM	✓	✓	✓	✓	✓	✓
24	Feb. 16 (Mon.)	11:29 AM	✓	✓	✓	✓	X	✓
25	March 6 (Fri.)	5:00 AM	✓	X	✓	✓	X	✓
26	March 9 (Mon.)	5:50 AM	✓	X	✓	✓	X	✓
27	March 20 (Fri.)	5:50 AM	✓	X	✓	✓	✓	✓
28	March 30 (Mon.)	5:40 AM	✓	X	✓	✓	✓	✓

[1] Single-employee gathering for a break within 150-feet of westerly property line. Identity of employees redacted for privacy.

#	Date	Time	Checklist Compliance					
			1	2	3	4	5	6
			Hours	Gates	Delivery	Condition	Storage	Employees
29	April 18 (Sat.)	8:35 PM	✓	✓	✓	✓	X	✓
30	April 24 (Fri.)	3:52 PM	✓	✓	✓	✓	X	✓
31	April 29 (Wed.)	5:45 AM	✓	X	✓	✓	X	✓
32	May 9 (Sat)	5:35 AM	✓	X	✓	✓	✓	✓
33	May 13 (Wed.)	6 AM	✓	✓	✓	✓	X	✓
34	May 22 (Fri.)	7:15 AM	✓	✓	X	✓	X	✓
35	May 30 (Sat.)	5:30 AM	✓	✓	✓	✓	X Mitigating Circumstances[1]	✓
Stenciling Installed (Except at Generator Wall & Storefront)								
36	June 13 (Sat.)	2:20 PM	✓	✓	✓	✓	✓	✓
37	June 21 (Sun.)	11:20AM	✓	✓	✓	✓	Generator Wall	✓
38	June 23 (Tues.)	4:50 AM	✓	X	✓	✓	Generator Wall	✓
39	June 30 (Tue)	5:20 AM	✓	X	✓	✓	✓	✓
40	July 8 (Wed.)	7:55 AM	✓	✓	✓	✓	✓	✓
41	July 15 (Wed.)	6:00 AM	✓	✓	✓	✓	✓	✓
42	July 24 (Fri.)	3:35 AM	✓	✓	✓	✓	✓	✓
43	July 31 (Fri.)	9:00 AM	✓	✓	✓	✓	✓	✓
44	Aug. 6 (Thu.)	7:35 AM	✓	✓	✓	✓	Storefront	✓

[1] Materials were temporarily relocated to install stenciling.

#	Date	Time	Checklist Compliance					
			1	2	3	4	5	6
			Hours	Gates	Delivery	Condition	Storage	Employees
45	Aug. 15 (Sat.)	08:40 AM	✓	✓	✓	✓	✓	✓
46	Aug. 17 (Mon)	05:40 AM	✓	Hamilton Gate	✓	✓	✓	✓
47	Aug. 24 (Mon)	05:30 AM	✓	Hamilton Gate	✓	✓	✓	✓
48	Sept. 3 (Thurs.)	05:10 AM	✓	Hamilton Gate	✓	✓	Generator Wall	✓
49	Sept. 9 (Wed)	0515 AM	✓	Hamilton Gate	✓	✓	Generator Wall	✓

Table Notes: Not all checklist items align with the findings in the CSG reports. The table above reflects City staff's assessment of violations based on the information provided. For example, although nearly every report noted litter and items stored outside designated areas—particularly along the southerly property-line wall and around the generator enclosure—these conditions did not constitute code violations because they were minor, were actively being addressed, and/or had been removed by the time of the subsequent inspection.

Checklist Description(s):

1. The business is operating consistently with the approved hours of operation.
2. Delivery and parking lot gates and receiving doors are closed during specified times
3. The business is operating consistently with approved delivery requirements.
4. The property is generally well maintained and in good condition.[1]
5. Outdoor storage and merchandise displays are within approved locations and requirements.
6. Employees abide by operational requirements.

[1] Requirements for Checklist Compliance Item No. 4 arise from CMC 6.10.020 and other applicable code sections and do not relate to a specific Condition of Approval found in City Council Ordinance No. 2324

To reduce the size of the agenda packet, “Attachment 3 – CSG Inspection Reports” has been provided as a separately hyperlinked item as follows:

→ Click Here to Download ←

ITEM NO. 2

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · October 27, 2026

PLN-2026-83 **Replacement Housing and Demolition Control Ordinance**	Public Hearing to consider a Replacement Housing and Demolition Control Ordinance establishing replacement housing unit requirements and related demolition controls implementing Article 2 (Demolition of Housing Units) of the Housing Crisis Act of 2019 (Government Code Sections 66300.5 and 66300.6) and Program H-2L of the 2023–2031 Housing Element; and making conforming amendments to Chapter 20.84 (Land Development—General Provisions), Chapter 21.03 (Land Use Permit Requirements), Chapter 21.38 (Application Filing, Processing, and Fees), and Chapter 21.40 (Zoning Clearances).

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution** (reference **Attachment A**), recommending that the City Council adopt a Replacement Housing and Demolition Control Ordinance.

ENVIRONMENTAL (CEQA) DETERMINATION

Staff recommends that the Planning Commission find that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), as the ordinance establishes administrative, compliance, and enforcement requirements implementing Government Code Sections 66300.5 and 66300.6, and does not approve or authorize any specific development or physical alteration. In addition, to the extent the proposed amendments implement Housing Element Program H-2l, those amendments are statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.085, as they implement a program included in the schedule of actions of the City's approved 2023–2031 Housing Element.

BACKGROUND

Housing Crisis Act of 2019: The Housing Crisis Act of 2019 (HCA), as amended by Assembly Bill 1218 (2023), establishes requirements intended to preserve existing housing and protect tenants from displacement resulting from redevelopment. Article 2 of the HCA (Government Code Sections 66300.5 and 66300.6) generally prohibits a local agency from approving a housing development project that would demolish existing residential dwelling units unless the project provides at least an equal number of new dwelling units (irrespective of General Plan density or other regulatory limitations).

The HCA also establishes additional requirements for the replacement of "protected units." This includes dwelling units that were subject to rent control or qualifying affordability restrictions (e.g., deed-restricted BMR units), were rented by lower- or very low-income households within the preceding five years, or were withdrawn from the rental market under the Ellis Act within the preceding ten years. Development projects that would demolish protected units, or that are proposed on sites where protected units were demolished within the preceding five years, must provide replacement housing units. These requirements apply to both residential and nonresidential development projects and include provisions governing the number, bedroom count, and affordability of replacement units.

For development projects involving protected units, the HCA also establishes tenant protections for existing occupants who would be displaced by demolition. These include advance written notice, the right to remain in existing units until six months before construction begins, relocation assistance for eligible lower-income households, and a right of first refusal for comparable units in the new development or associated replacement housing, subject to applicable statutory exceptions.

Housing Element Program H-2l: The City's adopted 2023–2031 Housing Element includes Program H-2l (Replacement Unit Program), which commits the City to adopt a local policy requiring replacement housing consistent with State law. The program applies to residential, mixed-use, and nonresidential development on sites identified in the Housing Element's sites inventory that contain existing protected units, or contained qualifying units vacated or demolished within the preceding five years. The program is intended to offset the potential loss of affordable housing associated with development allowed under the new General Plan and Housing Element.

City of Campbell Tenant Protections: On September 3, 2024, the City Council adopted Ordinance No. 2319, establishing Chapter 19.06 (Tenant Protections) of Title 19 (Housing) of the Campbell Municipal Code. This chapter implements the tenant notification, continued occupancy, relocation assistance, and right-of-first-refusal requirements of the HCA. The City Council also adopted Ordinance No. 2318, amending the Inclusionary Housing Ordinance to establish a preference for eligible lower-income households displaced by demolition when allocating required affordable replacement units.

City Council Direction: On April 21, 2026, the City Council adopted Interim Ordinance No. 26-2347, revising the City's 2025 implementation of the Starter Home Revitalization Act to require single-family residential parcels to satisfy the statutory definition of "vacant" at the time of application submittal. As part of that action, the City Council also directed staff to pursue development of a demolition control ordinance intended to discourage the premature demolition of existing dwelling units before approval of a replacement housing development. This direction was subsequently incorporated into the Community Development Department's FY 2027 Workplan, as included in the City's adopted FY 2027 Budget under the City Council's priority for "Long-Term Land Use Planning and Housing".

State Technical Assistance: On April 16, 2026, the City requested technical assistance from the California Department of Housing and Community Development (HCD) regarding implementation of the Starter Home Revitalization Act and its relationship to other State housing laws, including the Housing Crisis Act. Given the legal questions surrounding local authority to regulate residential demolition, staff deferred preparation of the proposed ordinance pending HCD's response.

In a letter dated July 17, 2026, HCD confirmed that single-family residential properties must satisfy the Starter Home Revitalization Act's definition of "vacant" at the time of application submittal (reference **Attachment B**). HCD also confirmed that the HCA's general one-for-one replacement requirement ***does not*** apply to standalone demolition permits because such permits do not, by themselves, involve a housing development project.

HCD further acknowledged the City's inquiry regarding its authority to adopt local demolition controls but declined to make a determination on that question, cautioning that such regulations should avoid unnecessarily impeding redevelopment and housing production. Following receipt of this guidance, staff proceeded with preparation of the proposed ordinance.

DISCUSSION

Need for Local Replacement Housing and Demolition Controls: The Housing Crisis Act (HCA) establishes requirements for the replacement of existing dwelling units and protections for tenants displaced by redevelopment. However, these requirements are generally tied to the approval of a development project and do not comprehensively regulate the elimination of existing dwelling units independently of redevelopment. This creates potential gaps in the preservation of existing housing that the proposed ordinance is intended to address, as discussed below.

Premature Demolition of Existing Housing

When the City initially implemented the Starter Home Revitalization Act as amended by Senate Bill 1123 (SB 1123) in 2025—which opened up the law to single-family residentially zoned properties—staff identified the potential for property owners to demolish existing homes in advance of submitting a development application to render a property "vacant" and thereby eligible for approval under the law. This was because the Legislature did not establish a fixed date for determining vacancy status (e.g., the effective date of SB 1123). To discourage such activity, the City's initial implementing ordinance allowed demolition of an existing dwelling to be proposed as part of a Starter Home project, enabling applicants to secure project approval before removing the existing dwelling.

In April 2026, the City Council revised this approach to require that single-family residential properties satisfy the statutory definition of "vacant" at the time of application submittal, an interpretation subsequently affirmed by HCD in its July 17, 2026 technical assistance letter. Since adoption of the revised ordinance in April, several property owners have since demolished existing homes independently of approved replacement housing. This practice has heightened concerns regarding the premature loss of existing housing, as demolition may occur without assurance that subsequent development will be approved or constructed, potentially leaving vacant and undeveloped properties that could be considered blight.

Limitations of State Replacement Housing Requirements

Although the HCA generally requires housing development projects to replace demolished dwelling units on a one-for-one basis, this requirement does not apply to standalone demolition permits. As a result, property owners may demolish an existing dwelling without an approved replacement dwelling, and a subsequently proposed housing development project would not necessarily be required to replace the previously demolished unit, unless it was a "protected unit." For example, if an owner proposed to construct two attached townhomes requiring demolition of an existing triplex, the HCA's no-net-loss requirement would generally prohibit approval because three existing dwelling units would be replaced by only two. However, if the owner first demolished the triplex under a standalone demolition permit, a subsequent application to construct the two townhomes would not trigger the same no-net-loss requirement.

Separating demolition from a subsequent development project also complicates the application of tenant protections that are tied to the project, particularly relocation assistance and rights of first refusal for replacement housing. Although the City's existing tenant protection provisions in Chapter 19.06 (Tenant Protections) continue to apply where required, the absence of an associated development proposal limits and complicates the City’s ability to administer protections associated with the construction of replacement units.

Elimination of Dwelling Units Without Physical Demolition

A separate issue is the elimination of dwelling units without the physical demolition of a building. For example, a duplex may be consolidated into a single-family residence, or an existing residential unit may be converted to commercial use. Although these activities generally require building permits, since they do not involve the physical demolition of a structure, they are not necessarily reviewed as the elimination of an existing dwelling unit under Chapter 19.06 (Tenant Protections), which specifically addresses demolition. As a result, the City's existing permit procedures do not provide a formal mechanism for evaluating whether such activities would reduce the existing housing supply or trigger applicable replacement housing requirements.

Collectively, these circumstances demonstrate the need for local regulations that address gaps in existing State replacement housing requirements and to prevent the premature elimination of dwelling units, while maintaining consistency with State housing law and avoiding unnecessary impediments to redevelopment and housing production.

Proposed Ordinance: To address the issues identified above, staff has prepared a Replacement Housing and Demolition Control Ordinance that would add Section 21.16.085 (Replacement Housing Unit Requirements) to Chapter 21.16 (General Performance Standards) of the Campbell Municipal Code. The proposed ordinance establishes the regulatory mechanisms necessary to implement the replacement housing requirements of the HCA and Housing Element Program H-2l, while introducing demolition controls intended to prevent the premature loss of existing dwelling units before replacement housing obligations are secured. The ordinance would apply to the elimination of dwelling units, whether undertaken independently or as part of a development project, subject to specified exceptions.

Replacement Housing Requirements

The proposed ordinance incorporates the replacement housing requirements of the HCA into the Zoning Code, establishing local procedures for determining and securing applicable replacement housing obligations during the development review process. These requirements distinguish between the replacement of existing dwelling units generally and the additional obligations applicable to protected units.

For housing development projects involving demolition of existing dwelling units, the ordinance requires that the proposed development include at least as many new dwelling units as would be demolished, or secure their future construction through conditions of subdivision approval, consistent with the HCA's general "no net loss" rule. Where protected units are involved, additional requirements apply to the number, aggregate bedroom count, and affordability of the replacement units. These requirements also apply to qualifying nonresidential development projects and projects involving protected units demolished within the preceding five years, subject to applicable statutory exceptions.

The ordinance also addresses residential subdivisions that are proposed without accompanying housing development. In these circumstances, the required replacement housing would be secured through conditions of subdivision approval, including recorded instruments identifying the replacement obligations applicable to the resulting parcels. This allows residential subdivisions to proceed independently of subsequent construction approvals while preserving applicable replacement housing requirements.

Demolition Controls

In addition to implementing the HCA's replacement housing requirements, the proposed ordinance establishes local controls governing when existing dwelling units may be demolished. These provisions are intended to prevent premature demolition before replacement development has been sufficiently secured. As a general rule, the ordinance ***requires replacement housing approval before demolition***, with specific requirements varying by the type of proposed development, as follows. A table comparing the different milestones for demolition is provided on the following page.

- **Replacement of an Individual Residence**: Where an existing home is proposed to be replaced with a new residence, demolition may be authorized once the building permit for the replacement residence has been approved for issuance. This allows property owners to replace existing homes through the conventional building permit process, where no separate land use approval is required, while ensuring that demolition does not occur before replacement construction is authorized.

- **Housing Development Project Without a Subdivision**: Where demolition is proposed as part of a housing development project that does not involve a subdivision (e.g., a duplex, triplex, fourplex, or apartment building), demolition may be authorized once the project has received all necessary land use approvals and building permits for all required replacement dwelling units have been approved for issuance. Because no subdivision is necessary, there is no corresponding need to authorize demolition before the replacement building permits are ready for issuance.

- **Housing Development Project With a Subdivision**: Where demolition is proposed as part of a housing development project that includes a subdivision (e.g., townhomes), demolition may be authorized once the final subdivision map has been approved by the City Engineer or City Council, as applicable, and is ready for recordation. However, demolition may occur before building permit applications for the replacement units have been submitted. This approach recognizes both that demolition may be necessary to complete the subdivision and that building permits for new homes depend on recordation of the map establishing the resulting parcels. Advancing to final map recordation also demonstrates a substantial commitment to completing the approved development.

- **Subdivision Without a Residential Construction Proposal:** Where a subdivision is proposed without concurrent residential development, any applicable replacement housing obligations must be secured through conditions of subdivision approval. Where demolition is required before map recordation, authorization may be granted only after (1) building permit applications for all required replacement dwelling units have been accepted for review *and* (2) the final map or parcel map has been approved by the City Engineer or City Council, as applicable, and is ready for recordation. This accommodates subdivisions that proceed without concurrent construction approvals, while requiring sufficient progress toward replacement housing to discourage speculative demolition.

- **Nonresidential Development Project**: Where demolition of existing dwelling units is proposed as part of a nonresidential development project (e.g., redevelopment of a property containing an existing residence for commercial use), demolition may be authorized once the development project has received all necessary approvals and building permits for any required replacement dwelling units have been approved for issuance. State law generally requires protected units to be replaced before or concurrently with the nonresidential development, but allows them to be provided off-site. Although such circumstances are expected to be uncommon, these provisions ensure that nonresidential redevelopment does not circumvent applicable replacement housing requirements.

- **Emergency Demolition**: The ordinance allows the Building Official to authorize immediate demolition where a structure presents an imminent hazard to life, health, or safety and demolition is reasonably necessary, without requiring prior zoning clearance. This exception ensures that the demolition controls do not interfere with the City's ability to address immediate safety hazards, while preserving otherwise applicable replacement housing and tenant-protection obligations.

- **Lot Line Adjustment**: The ordinance also prohibits demolition of an existing dwelling unit solely to facilitate a lot line adjustment (e.g., where demolition is necessary to avoid a conflict with an adjusted property line). Unlike a subdivision creating new residential parcels, a lot line adjustment does not itself provide for additional housing and therefore does not justify an exception allowing demolition of an existing dwelling.

Demolition Clearance Requirements by Project Type

Project Type	Land Use/Subdivision Approvals Obtained[1]	Building Permits for Replacement Units Accepted for Review[2]	Building Permits for Replacement Units Approved for Issuance[3]	Final or Parcel Map Ready for Recordation[4]
Individual Residence Replacement[5]			X	
Housing Development Without Subdivision	X		X	
Housing Development With Subdivision[6]	X			X
Subdivision Without Residential Construction Proposal[6]	X	X		X
Nonresidential Development[7]	X		X	
Emergency Demolition				

Notes:

(1) "Land Use and Subdivision Approvals" refers to discretionary or ministerial approvals for development and/or subdivision that generally precede the submission of a building permit application.

(2) "Accepted for review" means that the City has accepted a building permit application for plan review based on receipt of the plans, specifications, calculations, supporting documents, and other materials required to commence plan review, and payment of all required plan-review fees.

(3) "Approved for issuance" means that all required reviews of a building permit application have concluded, all required land use and subdivision approvals have been granted and are effective, all conditions required to be satisfied before issuance of the building permit have been satisfied other than completion of demolition authorized by the demolition permit, and the building permit may be issued upon payment of applicable fees and charges.

(4) "Ready for Recordation" means that the final map or parcel map has been approved by the City Council or City Engineer, as applicable, and may be recorded upon completion and verification of the required demolition, with no other outstanding conditions preventing recordation.

(5) Assumes replacement of a single-family residence in an R-1 zoning district, where Planning review occurs concurrently with building permit review and no separate preceding land use approval is required. In other zoning districts, a separate land use approval may be necessary.

(6) For subdivision projects, the demolition clearance requirements shown apply where an existing dwelling must be demolished as a condition of tentative map or tentative parcel map approval before recordation, such as where the dwelling conflicts with a proposed property line.

(7) For nonresidential development projects, building permits for replacement dwelling units are required only where protected units must be replaced.

Administration

The proposed ordinance establishes administrative procedures to verify compliance with applicable replacement housing and tenant-protection requirements before demolition is authorized, including:

- **Zoning Clearance**: The ordinance requires approval of a zoning clearance before issuance of a building permit that would result in the demolition or elimination of an existing dwelling unit. A zoning clearance is a ministerial approval granted by the Community Development Director that is distinct from the associated building permit, although the two reviews generally occur concurrently. This would establish a review checkpoint to ensure that proposed demolition satisfies applicable replacement housing requirements and demolition controls before work is authorized.

- **Replacement Housing Verification**: Applicants would be required to provide information concerning existing and previously demolished dwelling units, including occupancy history, bedroom counts, affordability restrictions, and other documentation necessary to determine applicable replacement housing obligations. Where affordable replacement units are required, compliance would be secured through recorded agreements or other qualifying instruments.

- **Tenant-Protection Compliance**: Applicants would be required to provide documentation of applicable notices, relocation assistance, and rights of first refusal under Chapter 19.06 (Tenant Protections) for City verification. The ordinance would also authorize the City to establish a fee to recover the reasonable costs of reviewing and verifying compliance with these requirements.

Enforcement and Penalties

The proposed ordinance would make it unlawful to demolish or otherwise eliminate an existing dwelling unit without the required City approvals. This prohibition extends beyond physical demolition to activities such as unit consolidation, conversion, or removal of facilities necessary for lawful occupancy (e.g., removal of a kitchen). Violations would constitute public nuisances subject to the City's existing enforcement procedures, including a hearing before an Hearing Officer. As the primary enforcement remedy, property owners and other responsible parties would be required to restore or reconstruct unlawfully demolished dwelling units, including the previous number of units and bedrooms, with substantially equivalent floor area and residential configuration. Failure to comply could result in additional enforcement action, including administrative penalties or civil proceedings.

In rare circumstances where restoration or reconstruction is physically infeasible or prohibited by law (e.g., where seismic fault-zone restrictions legally preclude reconstruction), the ordinance would require payment of a fee based on the building permit valuation of the required reconstruction, as ordered by an Hearing Officer. An affected property owner could appeal an Hearing Officer's abatement order to the City Council. Collected fees would be deposited into the City's Housing Trust Fund to support affordable housing, including construction of new affordable units.

Application to Projects in Progress

The proposed ordinance would become effective 30 days after City Council adoption (occurring two weeks after the ordinance is initially introduced). To address applications already in progress, the ordinance includes transitional provisions distinguishing between pending development applications and permits authorizing demolition, as follows:

- **Pending Development Applications**: Consistent with CMC Section 21.01.050.E (Effect of Zoning Code Changes on Projects in Progress), development applications deemed complete before the ordinance's effective date, or housing development projects with qualifying HCA preliminary applications submitted before that date, would generally remain subject to the regulations previously in effect, provided the latter retain the protections of Government Code § 65589.5(o). All other pending development applications would be subject to the new ordinance.

- **Pending Demolition Permits**: The ordinance would apply to demolition permits that have not been issued as of its effective date, regardless of whether an application was previously submitted, fees were paid, or the permit was approved for issuance. Such permits would not be issued until the new requirements are satisfied. However, this limitation would not apply to post-entitlement demolition permits associated with development projects exempt under the preceding provisions, including projects approved before the ordinance's effective date.

ANALYSIS

Pursuant to CMC § 21.60.070, approval of a Zoning Code amendment requires applicable findings regarding consistency with the General Plan, impacts on the public interest and general welfare, and internal consistency with the Zoning Code. The following analysis addresses these findings.

1. **The proposed amendment is consistent with the goals, policies, and actions of the General Plan and all applicable development agreements, overlay district, area plans, neighborhood plans, and specific plan(s);**

   Yes. The proposed amendment is consistent with Goal 2 of the Housing Element, which emphasizes preserving the City's existing housing and affordable housing stock. In particular, Policy H-2.1 encourages the maintenance and preservation of existing housing, while Policy H-2.2 supports the preservation of assisted rental housing. By discouraging premature demolition and requiring applicable replacement housing, the proposed ordinance advances these housing preservation objectives. The applicable provisions state:

   HE Goal 2: Preserve Existing Housing / Affordable Housing Stock.

   Policy H-2.1: Property Maintenance: Encourage the maintenance and preservation of the City's existing housing stock.

   Policy H-2.2: Preservation of Affordable Housing: Work with property owners, tenants, and non-profit purchasers to facilitate the preservation of assisted rental housing.

   More specifically, the proposed amendment directly implements Program H-2l (Replacement Unit Program), which falls under Goal 2 and commits the City to adopt a local replacement housing policy for qualifying development projects involving existing or previously demolished residential units on Housing Element inventory sites. The program states:

   Program H-2l: Replacement Unit Program: Campbell will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions: currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or subject to any other form of rent or price control through a public entity's valid exercise of its police power, or occupied by low or very low-income households.

The proposed amendment is also consistent with Policy H-3.3, which calls for updates to the Municipal Code in response to changes in State law and local housing conditions. The ordinance implements State replacement housing requirements while addressing local concerns regarding the premature demolition of existing dwelling units. The policy states:

> **Policy H-3.3**: Ordinance Updates: Update the Municipal Code as needed to comply with changes to State Law and local conditions relating [to] housing production and affordability.

Collectively, these provisions support the adoption of local regulations that preserve existing housing, implement State replacement housing requirements, and respond to changing housing conditions. Therefore, the proposed amendment is consistent with the applicable goals, policies, and actions of the General Plan.

2. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city; and**

   Yes. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. By establishing replacement housing requirements and controls on the premature demolition of existing dwelling units, the ordinance would help preserve the City's housing supply and reduce the potential displacement of existing residents. The ordinance also accommodates redevelopment by allowing demolition once replacement development has been sufficiently approved, with exceptions addressing subdivision procedures and emergency safety conditions. These provisions balance the preservation of existing housing with the need to facilitate new housing construction, consistent with applicable State law. Accordingly, the proposed amendment would serve the public interest and promote the general welfare of the City.

3. **The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**

   Yes. The proposed amendment would be internally consistent with the Zoning Code by incorporating replacement housing requirements and demolition controls into the City's existing development review procedures. Specifically, conforming amendments to Chapter 21.03 (Land Use Permit Requirements) would clarify that demolition is subject to applicable zoning regulations, Chapter 21.38 (Application Filing, Processing, and Fees) would require information necessary to determine replacement housing obligations, and Chapter 21.40 (Zoning Clearances) would clarify the requirement for zoning clearance before demolition permits are issued.

   The ordinance would also operate consistently with existing affordable housing requirements under Chapter 21.20 (Density Bonuses and Other Housing Incentives) and Chapter 21.24 (Inclusionary Housing Ordinance), allowing qualifying replacement units to satisfy applicable affordability requirements as provided by State law. In addition, the proposed amendments to Chapter 20.84 (Land Development—General Provisions) would coordinate replacement housing obligations with the City's subdivision procedures.

   Together, these amendments integrate the proposed requirements into the Municipal Code and ensure internal consistency with other applicable provisions of the Zoning Code.

PUBLIC FEEDBACK

Staff provided email notification to interested parties advising them of the Planning Commission hearing. Additionally, White Oaks Manor residents prepared a presentation for the October 20, 2026 City Council meeting requesting additional demolition controls, including preliminary project screening, tenant protections, vacant-lot maintenance requirements, and neighborhood notification (reference **Attachment D**). While the residents proposed a preliminary screening process before demolition, staff's recommended ordinance establishes a more comprehensive review process that generally requires approval of the replacement development and associated building permits before demolition may proceed. This approach provides greater assurance that existing dwellings will not be prematurely demolished, and that required replacement housing will be provided.

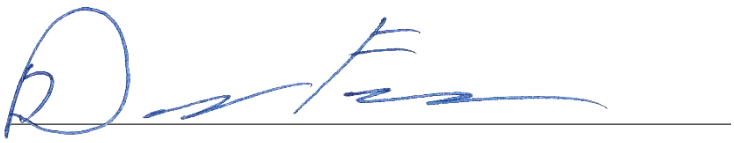
With regard to public notification, since demolition would generally occur following approval of the associated development project, notification would be a function of the development approval process, as applicable. Where discretionary approvals are required, those actions are subject to public noticing requirements, providing opportunities for public review before demolition. However, establishing additional notification requirements for ministerial approvals would be more appropriately considered through a separate Municipal Code amendment.

The residents also suggested additional requirements for vacant-lot maintenance, cleanup bonds, financial penalties, and property maintenance standards. The City already maintains property maintenance and nuisance abatement requirements through the Municipal Code and adopted Building and Fire Codes. Establishing additional standards or enforcement mechanisms beyond these existing requirements would similarly warrant separate consideration as part of a broader update to the City's property maintenance and code enforcement regulations.

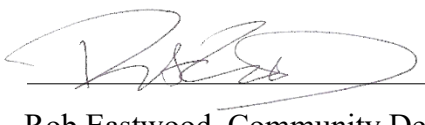
NEXT STEPS

The City Council is scheduled to consider the Planning Commission's recommendation at its December 1, 2026, meeting, with formal adoption anticipated on December 15, 2026. If adopted as scheduled, the ordinance would take effect on January 14, 2027.

Attachments:
A. Draft Planning Commission Resolution
   Exhibit A – Draft Ordinance
B. HCD Technical Assistance Letter, dated July 17, 2026
C. Community Presentation

Prepared by: 

Daniel Fama, Senior Planner

Approved by: 

Rob Eastwood, Community Development Director

RESOLUTION NO. 2026-xxx

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING CHAPTER 21.16 (GENERAL DEVELOPMENT REGULATIONS) OF THE CAMPBELL MUNICIPAL CODE TO ESTABLISH REPLACEMENT HOUSING REQUIREMENTS AND RELATED DEMOLITION CONTROLS, AND MAKING CONFORMING AMENDMENTS TO CHAPTER 20.84 (LAND DEVELOPMENT—GENERAL PROVISIONS), CHAPTER 21.03 (LAND USE PERMIT REQUIREMENTS), CHAPTER 21.38 (APPLICATION FILING, PROCESSING, AND FEES), AND CHAPTER 21.40 (ZONING CLEARANCES). FILE NO. PLN-2026-83.

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 recommended approval of the Replacement Housing and Demolition Control Ordinance:

1. The proposed Ordinance would amend the Campbell Municipal Code to establish replacement housing requirements and related demolition controls, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference.

2. The proposed Ordinance implements Article 2 (Demolition of Housing Units) of the Housing Crisis Act of 2019, commencing with Government Code Section 66300.5, which establishes replacement housing and tenant protection requirements applicable to development projects involving the demolition of existing dwelling units or protected units.

3. The proposed Ordinance also establishes local demolition controls intended to preserve existing housing, discourage speculative demolition, and ensure that applicable replacement housing obligations are secured before existing dwelling units are removed. These provisions are intended to operate consistently with applicable State housing laws while accommodating beneficial redevelopment and housing production.

4. The proposed Ordinance includes legislative findings establishing its purpose, statutory authority, and relationship to applicable State housing laws, which are hereby incorporated by reference.

5. 5. The proposed Ordinance would be consistent with the 2040 General Plan and 2023–2031 Housing Element of the City of Campbell, including, but not limited to, Goal LU-1 (Land Use Plan), Policy LU-1.7 (Housing Opportunities), Goal LU-3 (Housing Options), Action LU-3.a (Housing Element Implementation), and Housing Element Program H-2L (Replacement Unit Program).

6. The Legislature of the State of California has, through Government Code Section 65800 et seq., conferred upon local governments the authority to adopt land use and zoning regulations. Additionally, Article XI, Section 7 of the California Constitution authorizes cities to adopt local regulations promoting the public health, safety, and general welfare, provided they do not conflict with general laws.

7. The review and recommended adoption of the proposed Ordinance is undertaken in compliance with California Government Code Sections 65853 through 65857, which require a duly noticed public hearing of the Planning Commission, whereby the Planning Commission shall provide its written recommendation to the City Council for consideration.

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

1. The proposed amendments are consistent with the goals, policies, and actions of the 2040 General Plan, including the 2023–2031 Housing Element, and all applicable development agreements, area plans, neighborhood plans, and specific plans.

2. The proposed amendments will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

3. The proposed amendments are internally consistent with other applicable provisions of the Campbell Municipal Code and Zoning Code.

4. No substantial evidence has been presented demonstrating that adoption of the proposed Ordinance will have a significant adverse effect on the environment.

5. The recommended adoption of the proposed Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that the proposed regulatory amendments will not have a significant effect on the environment. To the extent applicable, the proposed zoning amendments are also statutorily exempt pursuant to Public Resources Code Section 21080.085.

THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt the Replacement Housing and Demolition Control Ordinance, as set forth in Exhibit A, including the conforming amendments to Chapters 20.84, 21.03, 21.16, 21.38, and 21.40 of the Campbell Municipal Code.

PASSED AND ADOPTED this 27th day of October, 2026, by the following roll call vote:

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

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

EXHIBIT A

Ordinance No. _____

BEING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL AMENDING CHAPTER 21.16 (GENERAL DEVELOPMENT REGULATIONS) OF THE CAMPBELL MUNICIPAL CODE TO ESTABLISH REPLACEMENT HOUSING UNIT REQUIREMENTS AND RELATED DEMOLITION CONTROLS IMPLEMENTING ARTICLE 2 (DEMOLITION OF HOUSING UNITS) OF THE HOUSING CRISIS ACT OF 2019 (GOVERNMENT CODE SECTIONS 66300.5 AND 66300.6) AND PROGRAM H-2L OF THE 2023–2031 HOUSING ELEMENT, AND MAKING CONFORMING AMENDMENTS TO CHAPTER 20.84 (LAND DEVELOPMENT—GENERAL PROVISIONS), CHAPTER 21.03 (LAND USE PERMIT REQUIREMENTS), CHAPTER 21.38 (APPLICATION FILING, PROCESSING, AND FEES), AND CHAPTER 21.40 (ZONING CLEARANCES). FILE NO. PLN-2026-83

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

After due consideration of all evidence presented, the City Council of the City of Campbell does ordain as follows:

SECTION 1. The City Council finds that this ordinance implements Program H-2l (Replacement Unit Program) of the City of Campbell 2023–2031 Housing Element, which commits the City to require replacement housing consistent with Government Code Section 65915(c)(3) when new development occurs on a site identified in the Housing Element site inventory that currently contains residential units, or contained residential units vacated or demolished within the preceding five years, if those units are or were subject to an affordability restriction or rent or price control, or occupied by lower or very low income households.

SECTION 2. The City Council further finds that this ordinance implements Article 2 (Demolition of Housing Units), commencing with Section 66300.5, of Chapter 12 (Housing Crisis Act of 2019) of Division 1 of Title 7 of the Government Code, which prohibits approval of certain development projects that require the demolition of residential dwelling units or protected units unless applicable replacement-housing and tenant-protection requirements are satisfied.

SECTION 3. The City Council further finds that the replacement-housing and tenant-protection requirements established by Article 2 reflect the Legislature’s intent to prevent development from reducing the existing housing supply and to mitigate displacement by requiring applicable replacement housing and providing continued occupancy, relocation assistance, and rights of first refusal for eligible occupants.

SECTION 4. The City Council further finds that Government Code Section 66300.6(c) does not supersede the authority of a local agency to adopt an ordinance restricting the demolition of residential dwelling units in a manner that is more protective of lower-income households.

SECTION 5. The City Council further finds that preserving the City’s existing housing stock and preventing its loss before applicable replacement-housing obligations are determined and secured are matters of local concern that further the goals and policies of the General Plan and Housing Element, and that demolition of dwelling units before approval of a project providing for their replacement undermines the City's ability to meet its regional housing needs and maintain its supply of existing and affordable housing.

SECTION 6. The City Council further finds that this ordinance is adopted pursuant to the City's police power under Article XI, Section 7 of the California Constitution, and its authority over land use and zoning under Government Code Section 65800 et seq., and that the requirements established herein are intended to operate consistently with, and as a supplement to, the replacement-housing obligations imposed by state law. It is further the intent of the City Council that this ordinance be interpreted and administered consistently with the Housing Accountability Act, the Housing Crisis Act of 2019, and other applicable state housing laws, and in a manner that does not unnecessarily impede beneficial redevelopment or housing production.

SECTION 7. The City Council further finds that the requirement to obtain zoning clearance before issuance of a building permit authorizing demolition is a land use regulation implementing the replacement housing and demolition controls established by this ordinance, does not amend or modify the California Building Standards Code or regulate the technical means or methods of demolition, and therefore is not a local building standard subject to Health and Safety Code Sections 17958.5 or 17958.7.

SECTION 8. The City Council further finds and determines that, in accordance with Campbell Municipal Code Section 21.60.070.B (Findings for Zoning Code and Zoning Map Amendments), the proposed ordinance would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City and is internally consistent with other applicable provisions of the Campbell Municipal Code.

SECTION 9. The City Council further finds and determines that this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because it implements Government Code Sections 66300.5 and 66300.6 through administrative, compliance, and enforcement requirements, does not approve or authorize any specific development or physical alteration, and leaves future development subject to CEQA review as applicable. In addition, to the extent the zoning amendments adopted by this ordinance implement Housing Element Program H-2l, those amendments are statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.085 because they constitute a rezoning implementing a program included in the schedule of actions in the City's approved Housing Element.

SECTION 10. Section 21.16.085 (Replacement housing unit requirements) is hereby added to Chapter 21.16 (General Performance Standards) of Title 21 (Zoning) of the Campbell Municipal Code to read as follows:

21.16.085 Replacement housing unit requirements.

A. Purpose. This section, which may be cited as the Campbell Replacement Housing and Demolition Control Ordinance, implements Program H-2l (Replacement Unit Program) of the City of Campbell 2023–2031 Housing Element and Article 2 (Demolition of Housing Units) of the Housing Crisis Act of 2019, commencing with Government Code Section 66300.5, by requiring housing development projects that demolish existing dwelling units to provide at least an equal number of dwelling units, requiring development projects involving protected units to provide applicable replacement housing, ensuring compliance with applicable tenant-protection requirements set forth in Title 19 (Housing), and establishing demolition controls to prevent evasion of these requirements.

B. Applicability. The requirements of this section govern the demolition and replacement of dwelling units. No building permit, change of use, or other City approval that would result in demolition of a dwelling unit, as defined by this section, shall be approved or issued unless the applicable requirements of this section have been satisfied.

1. This section applies to the following activities:

a. Any application for a permit or other City approval authorizing the demolition of one or more dwelling units, whether through physical demolition, unit consolidation, reconfiguration, conversion, change of use, or another action included within the definition of demolition in this section, and whether proposed independently or as part of a development project; and

b. Any application for a development project on a project site where one or more dwelling units currently exist or where one or more protected units were demolished during the five-year period preceding the applicable application date.

2. Except as otherwise expressly provided, this section applies regardless of dwelling type, ownership or rental tenure, occupancy status, affordability status, or whether the applicable permit or approval is discretionary or ministerial.

3. An existing or former dwelling unit is subject to this section regardless of whether its establishment, occupancy, or use was authorized by required City permits or approvals, provided the Community Development Director determines, based on reasonably reliable evidence, that the space met the definition of a dwelling unit in Chapter 21.72 (Definitions). Application of this section to such a unit does not legalize the unit, confer a right to its continued occupancy or use, or create or expand any tenant-protection obligation otherwise imposed by applicable law.

C. Definitions. The following terms shall have the following meanings as used in this section.

1. "Applicable application date" means the filing date, as determined pursuant to Section 21.38.040.G (Filing date), of the earliest application associated with a development project, including, in the case of a housing development project, a preliminary application submitted pursuant to Government Code Section 65941.1.

2. "Accepted for review" means that the City has accepted a building permit application for plan review based on receipt of the plans, specifications, calculations, supporting documents, and other materials required to commence plan review, and payment of all required plan-review fees. Acceptance for review does not mean that the application has been determined or deemed complete pursuant to Government Code Section 65913.3, found compliant with applicable permit standards, or approved for issuance.

3. "Approved for issuance" means that all required reviews of a building permit application have concluded, all required land use and subdivision approvals have been granted and are effective, all conditions required to be satisfied before issuance of the building permit have been satisfied other than completion of demolition authorized by the demolition permit, and the building permit may be issued upon payment of applicable fees and charges.

4. "Date of demolition" means:

    a. For physical demolition performed pursuant to a City permit, the date of the first City inspection at which the City verifies that the dwelling unit has been physically demolished;

    b. For a conversion, merger, consolidation, reconfiguration, or other nonphysical elimination, the date of final inspection or other City approval confirming that the space no longer constitutes a dwelling unit; or

    c. For demolition performed without required City approval, the actual date established by reasonably reliable evidence or, if the actual date cannot reasonably be determined, the date on which the City first documented the demolition.

5. "Demolish" or "demolition," as applied to a dwelling unit for purposes of this section, means either of the following, subject to the exceptions in subparagraph c, whether or not authorized by the City:

    a. The total razing, removal, destruction, or dismantling of the dwelling unit or the structure containing the dwelling unit; or

    b. The elimination of the dwelling unit through any of the following:

        i. The removal, disconnection, destruction, or dismantling of functional systems, facilities, or structural components serving the dwelling unit that are necessary for its continued lawful occupancy, including, but not limited to, weather protection, plumbing, gas, water supply, sewage disposal, heating, electrical service, cooking facilities, flooring, stairways, or railings;

        ii. The merger, consolidation, or reconfiguration of dwelling units that reduces the number of dwelling units on the project site; or

        iii. The conversion or change of use of a dwelling unit that causes the space to cease constituting a dwelling unit.

    c. Exceptions. Notwithstanding subparagraphs a and b, demolition does not include either of the following:

        i. Partial structural work or the temporary removal, disconnection, or replacement of functional systems or facilities serving a dwelling unit when undertaken pursuant to a City authorization for the repair, alteration, or reconstruction of the dwelling unit or the structure containing it, including work determined pursuant to Chapter 18.32 (Determination of Scope of Work) to constitute construction of a new structure using portions of the original structure, provided that upon completion of the authorized work, the number of dwelling units on the project site is not reduced and each affected dwelling unit is restored for lawful use as an independent dwelling unit. If the City authorization expires without reinstatement by the Building Official and the structure remains abandoned, any affected dwelling unit that has not been restored shall be considered demolished for purposes of this section.

ii. The permanent removal of less than the entirety of a structure, including the complete or partial removal of an attached garage or the removal of habitable or nonhabitable floor area, provided the removal does not eliminate a dwelling unit or reduce the number of dwelling units on the project site and the remaining portion of each affected dwelling unit continues to qualify for lawful use as a habitable independent dwelling unit.

6. "Development project" means a project undertaken for the purpose of development, consistent with Government Code Sections 65927 and 65928, and includes a housing development project. For purposes of this section, a subdivision requiring approval of a tentative map or tentative parcel map constitutes a development project, whether or not the subdivision is associated with proposed construction or another development approval. A permit or other City authorization for demolition does not, by itself, constitute a development project.
7. "Equivalent size" means that the replacement dwelling units contain at least the same total number of bedrooms as the dwelling units being replaced, consistent with Government Code Section 66300.5.
8. "Housing development project" has the meaning set forth in Chapter 21.72 (Definitions). For purposes of this section, the term includes, but is not limited to, projects that involve no discretionary approvals, projects that involve both discretionary and nondiscretionary approvals, and a proposal to construct a single dwelling unit, consistent with Government Code Sections 66300.5(e) and 65905.5(b)(3)(B) and (C).
9. "Industrial use" means a land use listed under the "Manufacturing, Processing, and Storage" classification in Table 2-5 (Land Use Table—Commercial, Office, and Industrial Zoning Districts) of Section 21.10.030 (Commercial, Office, and Industrial Land Uses).
10. "Project proponent" means the property owner, developer, or other person legally responsible for carrying out a development project. An applicant or agent authorized pursuant to Section 21.38.030.A (Application filing and fees) may act on behalf of the project proponent, but the project proponent remains responsible for compliance with this section.
11. "Project site" means all parcels included in an application or related applications for a development project.
12. "Protected unit" means a dwelling unit described in Government Code Section 66300.5(h), as it may be amended from time to time, including a dwelling unit that:

    a. Is or was subject, within the five-year period preceding the applicable application date, to a recorded covenant, ordinance, or law restricting rent to levels affordable to lower or very low-income households;

    b. Is or was subject, within the five-year period preceding the applicable application date, to any form of rent or price control through the City's valid exercise of its police power;

    c. Is or was rented, within the five-year period preceding the applicable application date, by a lower or very low-income household; or

d. Was withdrawn from rent or lease pursuant to the Ellis Act within the ten-year period preceding the applicable application date.

13. "Replace," with respect to a protected unit, means to provide replacement dwelling units of equivalent size and to satisfy the applicable affordability requirements prescribed by Government Code Sections 66300.5(i) and 65915(c)(3)(B) and (C), as those provisions may be amended from time to time. Notwithstanding the foregoing, for a development project consisting of a single dwelling unit on a project site with a single protected unit, "replace" means that the protected unit is replaced with a dwelling unit of any size and at any income level, provided that the protected unit is not subject to a recorded affordability covenant or restriction in effect on the applicable application date.

14. "Required replacement dwelling units" means all dwelling units necessary for the associated development project to comply with subsection D, including units required to replace protected units and to ensure that the project creates at least as many dwelling units as are demolished. A dwelling unit may satisfy more than one applicable requirement.

15. "Responsible person" means a person or entity, other than the property owner, who, by operation of law, court order, trust instrument, or other legal authority, exercises control over the property and has authority to undertake or authorize work affecting the property.

16. "Specified non-residential zoning district" means a zoning district that does not allow residential uses within the meaning of Government Code Section 66300.6(b)(1)(C)(ii) and for which the zoning district regulations establishing that prohibition were adopted prior to January 1, 2022. Specified non-residential zoning districts are the following:

    a. The General Commercial (GC), Neighborhood Commercial (NC), Professional Office (PO), Research and Development (RD), Light Industrial (LI), Open Space (OS), and Public Facilities (PF) zoning districts, together with their corresponding predecessor zoning district classifications identified in Section 21.04.060, Table 2-1a (References to Prior Zoning Districts); and

    b. A legacy Planned Development (P-D) or Condominium Planned Development (C-PD) zoning district on a parcel for which the applicable General Plan land use designation directly corresponds, as specified in Section 21.04.020, Table 2-1 (Zoning Districts and General Plan Designations), to a zoning district identified in subparagraph a, or for which the applicable General Plan land use designation is General Commercial/Light Industrial.

D. Replacement housing required. Notwithstanding any local density requirement, including the maximum residential density prescribed by the General Plan land use designation applicable to the project site, and except as provided in Government Code Section 66300.6.5, a development project subject to this section shall comply with the following replacement housing requirements:

1. Replacement of existing dwelling units. An application for a housing development project that would require demolition of one or more existing dwelling units shall not be approved unless the project will create at least as many dwelling units as

will be demolished. Compliance with this requirement shall be established as follows:

a. If the housing development project consists solely of a subdivision requiring approval of a tentative map or tentative parcel map and does not include the proposed construction of dwelling units, conditions of approval imposed in accordance with Section 20.84.030 (Replacement housing requirements) shall secure that subsequent development of the resulting parcels will create at least as many dwelling units as will be demolished.

b. In all other cases, the housing development project shall include the proposed construction of at least as many dwelling units as will be demolished.

2. Replacement of protected units. An application for a development project that would require demolition of one or more occupied or vacant protected units, or that is located on a project site where one or more protected units were demolished within the five-year period preceding the applicable application date, shall not be approved unless the applicable requirements of this paragraph are satisfied:

a. The development project shall replace all existing protected units and all protected units demolished on or after January 1, 2020.

b. If the development project is a housing development project:

i. The project shall include at least as many dwelling units as the greatest number of dwelling units that existed on the project site during the five-year period preceding the applicable application date.

ii. Except as provided in subparagraph iii, the dwelling units required to replace protected units shall be provided within the project.

iii. If the housing development project consists solely of a subdivision requiring approval of a tentative map or tentative parcel map and does not include the proposed construction of dwelling units, the required replacement dwelling units shall be secured through conditions of approval imposed in accordance with Section 20.84.030 (Replacement housing requirements).

c. If the development project is not a housing development project, the dwelling units required to replace protected units shall be developed prior to or concurrently with the development project. The replacement dwelling units may be located on the project site, if allowed by the applicable zoning district, or on another property located within the City. The project proponent may contract with another entity to develop the replacement dwelling units.

i. Each City approval authorizing the development project, and any affordable housing agreement or other recorded instrument required by subsection E.2, shall establish enforceable construction and completion milestones sufficient to ensure that the required replacement dwelling units are developed prior to or concurrently with the development project. The use of another entity to develop

the replacement dwelling units does not relieve the project proponent of responsibility for compliance with this section.

ii. No final inspection, certificate of occupancy, or other City authorization allowing occupancy or use of the development project shall be granted until the required replacement dwelling units have received final inspection or certificates of occupancy, as applicable.

d. If the development project is for an industrial use on a project site located entirely within a specified non-residential zoning district, and each protected unit located or formerly located on the project site is or was a nonconforming use within the meaning of Chapter 21.58 (Nonconforming Uses and Structures), the requirement to replace protected units under subparagraph a shall not apply.

E. Administration. This section shall be administered as follows:

1. Required information and documentation. In connection with an application for a development project on a project site where one or more dwelling units currently exist or previously existed, the Community Development Director shall require the applicant to provide the information reasonably necessary to determine compliance with this section. The Community Development Director may require the applicant to submit a sworn affidavit or other documentation executed by the project proponent, property owner, or another person with knowledge of the relevant facts, attesting to the accuracy of the information provided based on reasonable investigation and best knowledge and belief:

    a. A description of all dwelling units that currently exist or previously existed on the project site, including, as applicable, the location of each unit, the number of bedrooms in each unit, periods of occupancy and vacancy, and the date of demolition;

    b. Identification of any dwelling units that are or were rented during the five-year period preceding the applicable application date, including the dates of rental occupancy and, if known, the household size and income category of each occupant during that period. If the income category of an occupant is unknown, it shall be determined in accordance with Government Code Section 65915(c)(3)(B), as applicable.

    c. Identification of any facts relevant to determining whether a dwelling unit is or was a protected unit, including any recorded affordability covenant, ordinance, rent or price control, or withdrawal from rent or lease pursuant to the Ellis Act, and the dates during which each condition applied; and

    d. A description of the dwelling units proposed to satisfy subsection D, including their location, number of bedrooms, anticipated timing of construction, and affordability level.

2. Affordability controls and credit. Any replacement dwelling unit required by this section to be made available at an affordable rent or affordable housing cost shall be secured by an affordable housing agreement or other recorded instrument in accordance with this paragraph.

    a. The project proponent shall enter into an affordable housing agreement with the City, which shall identify the applicable replacement dwelling

units and establish their location, tenure, income category, affordability level, affordability period, rent or sale-price restrictions, occupancy requirements, monitoring and reporting requirements, and other terms necessary to ensure compliance with this section and applicable state law.

b. A rental replacement dwelling unit shall remain affordable for at least fifty-five years from the date of final inspection or issuance of a certificate of occupancy, as applicable, or for a longer period if required by applicable state law or an existing affordability restriction.

c. A for-sale replacement dwelling unit shall comply with the applicable initial-sale, affordable housing cost, equity-sharing, and other requirements of Government Code Section 65915(c)(2), as amended.

d. The agreement shall be executed and recorded before or concurrently with recordation of a final map or parcel map or, if no map is required, before the first building permit for any required replacement dwelling unit is approved for issuance. The agreement shall run with the land and bind all owners and successors in interest.

e. A replacement dwelling unit provided to replace a protected unit shall be considered in determining whether the housing development project satisfies the requirements of Chapter 21.20 (Density Bonuses and Other Housing Incentives) and Government Code Section 65915 and shall count toward satisfaction of any applicable inclusionary housing requirement under Chapter 21.24 (Inclusionary Housing Ordinance), as provided by applicable state law.

f. An affordable housing agreement, inclusionary housing agreement, regulatory agreement, deed restriction, or other recorded instrument entered into pursuant to Chapter 21.20 (Density Bonuses and Other Housing Incentives) or Chapter 21.24 (Inclusionary Housing Ordinance) may satisfy this paragraph if the Community Development Director determines that it contains all terms necessary to ensure compliance with this section and applicable state law.

3. Demolition controls. A zoning clearance authorizing a building permit, change of use, or other City approval that would result in demolition of a dwelling unit shall not be granted unless a development project providing all required replacement dwelling units has received all required approvals and the building permit or permits for those replacement dwelling units have been approved for issuance. Notwithstanding the foregoing:

a. If the Building Official determines, pursuant to Title 18 or other applicable law, that a building or structure presents an imminent hazard to life, health, or safety and that immediate demolition is reasonably necessary, the Building Official may issue a building permit or otherwise order or authorize demolition of a dwelling unit without a zoning clearance. The Building Official's authorization of demolition on an emergency basis does not extinguish any replacement-housing or tenant-protection obligation otherwise applicable under this section or state law.

b. Where demolition of a dwelling unit is required by a condition of an approved tentative map or tentative parcel map that must be satisfied

before recordation, a zoning clearance may be granted after the final map or parcel map has been approved by the City Council or City Engineer, as applicable, and is ready for recordation subject only to completion and verification of the required demolition, and either of the following applies:

i. The subdivision is associated with an approved housing development project that includes the proposed construction of all required replacement dwelling units; or

ii. The housing development project consists solely of a subdivision that does not include the proposed construction of dwelling units, the replacement obligation has been secured through conditions of approval imposed pursuant to Section 20.84.030 (Replacement housing requirements), and one or more building permit applications covering all required replacement dwelling units have been accepted for review.

In either case, the zoning clearance shall authorize only the demolition required by the condition of approval. This subparagraph does not authorize demolition before approval of the tentative map or tentative parcel map and does not relieve the housing development project from compliance with subsection D.

c. A zoning clearance authorizing issuance of a permit to demolish a dwelling unit shall not be granted solely to facilitate a lot line adjustment, including where, absent the demolition, the proposed adjusted property line would pass through a building or structure, cause a building or structure to violate an applicable setback, or otherwise create or increase a violation of this Municipal Code. This prohibition does not apply to the partial demolition or alteration of a building where the work does not result in demolition of a dwelling unit.

F. Tenant-protection compliance. A zoning clearance authorizing a building permit, change of use, or other City approval that would result in demolition of a dwelling unit and displacement of existing occupants shall not be granted until the Community Development Director has determined, based on information and documentation submitted by the project proponent, that all tenant-protection requirements under Chapter 19.06 (Tenant Protections) and applicable state laws that must be satisfied before demolition have been satisfied. Required documentation may include, but is not limited to, required notices, evidence of delivery, relocation-benefit calculations, proof of payment or secured payment, occupancy and household information, and procedures for implementing any applicable right of first refusal. Chapter 19.06 shall be interpreted consistently with applicable state law, which shall control in the event of an irreconcilable conflict, and nothing in this subsection shall be construed to create or expand any tenant-protection obligation otherwise imposed by Chapter 19.06 or Government Code Section 66300.6.

G. Cost recovery. The project proponent shall pay any fee established by the City Council in the City's Schedule of Fees and Charges to recover the City's reasonable costs of reviewing, confirming, and verifying information submitted and determining compliance with this section, including applicable replacement-housing and tenant-protection requirements.

H. Violations and penalties. A violation of this section constitutes a public nuisance and is subject to enforcement under Chapters 6.10 (Nuisance Abatement and Administrative Penalties) and 21.70 (Enforcement), except as otherwise provided in this subsection. The remedies provided by this subsection are cumulative and do not limit any other remedy available to the City.

1. Restoration or reconstruction required. The unlawful demolition of one or more dwelling units shall be abated by restoring or reconstructing the unlawfully demolished dwelling units and any other portion of the building necessary to complete the restoration or reconstruction. Upon completion, the property shall contain at least the same number of dwelling units and total bedrooms, and the restored or reconstructed dwelling units shall be substantially equivalent in gross floor area and residential configuration, as existed immediately before demolition, subject to applicable building and fire regulations. The restoration or reconstruction shall be completed at the sole expense of the responsible person or persons.

2. Notice and abatement proceedings. Upon determining that a violation of this section has occurred, the enforcement officer shall issue a written notice directing abatement in accordance with Section 6.10.030. If the violation is not abated within the period specified in the notice, the City shall initiate abatement proceedings in accordance with Sections 6.10.050 through 6.10.110. An abatement order shall specify the restoration or reconstruction required under paragraph 1 and establish deadlines for submitting all applications and materials required for the necessary permits, diligently pursuing issuance of those permits, commencing the required work, and completing the work. The City may enforce a final abatement order through administrative penalties, injunctive relief, civil action, or any other remedy available by law. Notwithstanding Section 6.10.120, the City is not required to perform the restoration or reconstruction itself.

3. Fee in lieu of reconstruction. If the hearing officer finds, based on the evidence in the record, that the restoration or reconstruction required under paragraph 1 is physically infeasible or prohibited by applicable law, the abatement order shall instead require payment of a fee in lieu of reconstruction equal to the replacement value of the unlawfully demolished dwelling units and any other portion of the building required to be restored or reconstructed under paragraph 1. The replacement value shall be calculated by the Building Official as one hundred percent of the building permit valuation applicable to the restoration or reconstruction that would otherwise be required under paragraph 1. The cost of restoration or reconstruction, the financial circumstances of a responsible person, or a proposal for alternative development shall not, by itself, establish infeasibility. The fee shall be paid within the period specified in the abatement order.

4. Appeal. In lieu of any contrary provision of Chapter 6.10, a property owner or other responsible person subject to an abatement order issued under this subsection may appeal the order to the City Council by filing a written appeal with the City Clerk within ten calendar days after service of the order and paying the applicable appeal fee.

    a. The appeal shall identify the findings or requirements being challenged and the grounds for the appeal. The appeal may challenge the determination that a violation occurred, the required restoration or reconstruction, a determination regarding the feasibility of restoration or

reconstruction, the calculation of replacement value and resulting fee, or the time allowed for compliance.

b. The City Council shall consider the administrative record developed before the hearing officer and any additional evidence it deems relevant. The City Council may affirm, reverse, or modify the abatement order, including by reducing a fee imposed pursuant to paragraph 3 or authorizing payment of the fee in installments, and shall issue its decision by resolution. The decision of the City Council shall be final.

c. Notwithstanding Section 6.10.090, an abatement order issued under this subsection shall not become effective or be recorded until the time to appeal has expired without a timely appeal or, if timely appealed, the City Council has issued its final decision. This paragraph does not stay work required to secure the property or address an immediate threat to public health or safety.

d. An appeal pursuant to this paragraph 4 shall be the exclusive means to challenge an order issued pursuant to paragraphs 2 or 3.

5. Collection of unpaid fee. A fee imposed pursuant to paragraph 3 constitutes a nuisance-abatement charge against the property on which the unlawful demolition occurred. If the fee is not paid when due under the final abatement order, the City may recover the unpaid amount, together with any authorized collection and recording costs, as a lien or special assessment against the property in accordance with Section 6.10.200. For purposes of that section, the fee shall be treated as a cost or expense of abating the public nuisance.

6. Deposit and use of fee. Any fee collected pursuant to paragraph 3 shall be deposited and used in accordance with Section 21.24.080 (Establishment and use of in-lieu housing fees).

7. Effect of payment. Payment of a fee in lieu of reconstruction satisfies only the restoration or reconstruction remedy imposed under this subsection. Payment does not excuse any other penalty, tenant-protection obligation, or replacement-housing requirement applicable under this section, Title 19 (Housing), or state law.

SECTION 11. Chapter 20.84 (Land Development – General Provisions) of Title 20 (Subdivisions and Land Development) of the Campbell Municipal Code is hereby amended to add Section 20.84.030 (Replacement housing requirements) to read as follows:

20.84.030 Replacement housing requirements.

A tentative map or tentative parcel map that constitutes a housing development project under Section 21.16.085 (Replacement housing unit requirements), but does not include the proposed construction of dwelling units, shall, if demolition of one or more existing dwelling units is required before recordation, be conditioned to secure the provision of all required replacement dwelling units as part of subsequent development of the resulting parcels. The conditions of approval shall:

(a) Identify the anticipated residential use of the resulting parcels and the minimum aggregate number of dwelling units that the subsequent development of the resulting parcels will include;

(b) Specify the number of required replacement dwelling units and, as applicable, their bedroom count, affordability level, and other required characteristics;

(c) Require recordation, before or concurrently with recordation of the final map or parcel map, of a covenant, notice, or other instrument, in a form approved by the City Attorney, providing notice of the replacement-housing obligation applicable to the resulting parcels and its continuing applicability to owners and successors in interest;

(d) Prohibit approval of subsequent development of the resulting parcels unless the development provides the required replacement dwelling units or the replacement obligation has otherwise been satisfied; and

(e) Provide for release of the recorded instrument upon the Community Development Director's determination that the replacement obligation has been satisfied.

SECTION 12. The first sentence of Section 21.03.020 (General requirements for development and new land uses) of Chapter 21.03 (Land Use Permit Requirements) of Title 21 (Zoning) is hereby amended to read as follows with strikethroughs (~~strikethroughs~~) indicating deleted text and underlining (underlining) indicating added text:

All uses of land and/or structures shall be altered, constructed, demolished, established, reconstructed, or replaced in compliance with the following requirements:

SECTION 13. Section 21.38.040 (Initial application review) of Chapter 21.38 (Application Filing, Processing, and Fees) of Title 21 (Zoning) of the Campbell Municipal Code is hereby amended to add subsection I (Replacement Housing) to read as follows:

I. Replacement housing. An application for a development project subject to Section 21.16.085 shall include the information necessary to determine the applicable replacement-housing requirements.

SECTION 14. Section 21.40.010 (Purpose of Chapter) of Chapter 21.40 (Zoning Clearances) of Title 21 (Zoning) is hereby amended to read as follows with strikethroughs (~~strikethroughs~~) indicating deleted text and underlining (underlining) indicating added text:

A zoning clearance is a ministerial permit that is used by the community development director to verify that a proposed structure or land use activity complies with the list of allowed activities allowed in the applicable zoning district, the development and general performance standards applicable to each type of use, applicable State or Federal laws, and any conditions of approval of permits previously issued for the subject site.

Before commencing any work pertaining to the alteration, construction, conversion, demolition, erection, moving, or reconstruction of any structure, or any addition to any structure, a building permit shall be obtained from the ~~b~~Building ~~division~~ Official when required by Title 18 (Building Codes and Regulations) and a zoning clearance shall be issued by ~~from~~ the ~~c~~Community ~~d~~Development Director ~~department by an owner or agent~~. It is unlawful to commence any work until all required permits and clearances have been obtained.

SECTION 15. Section 21.40.020 (Applicability/clearance required) of Chapter 21.40 (Zoning Clearances) of Title 21 (Zoning) is hereby amended to read as follows with strikethroughs (~~strikethroughs~~) indicating deleted text and underlining (underlining) indicating added text:

> A<u>pproval of a</u> zoning clearance ~~shall be required as part of the~~ <u>by the</u> community development ~~department's~~ <u>director</u> ~~review of~~ <u>shall be required prior to issuance of</u> any ~~construction~~ <u>building</u> permit <u>for construction or demolition, authorization for a</u> change in the type of use, <u>issuance of a</u> business license (for a land use on the subject site), <u>approval of</u> eligible facilities requests, or other <u>ministerial</u> authorization required by the ~~Municipal~~<u>Zoning</u> Code for the proposed use <u>or activity</u>.

SECTION 16. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 17. Pursuant to Campbell Municipal Code Section 21.01.050.E (Effect of zoning code changes on projects in progress), this ordinance shall apply to any application for a development project to which Section 21.16.085 (Replacement housing unit requirements) will apply and that has not been deemed complete as of the effective date of this ordinance, unless the development project is a housing development project for which a preliminary application was submitted pursuant to Government Code Section 65941.1 before the effective date of this ordinance and that remains entitled to the protections of Government Code Section 65589.5(o).

SECTION 18. On and after the effective date of this ordinance, no zoning clearance shall be granted, and no building permit, change of use, or other City approval shall be issued or granted, if the approval would result in demolition of a dwelling unit, unless the requirements of Section 21.16.085 (Replacement housing unit requirements) have been satisfied, notwithstanding that, before the effective date of this ordinance, the application for the permit or approval had been submitted, approved for issuance, or otherwise made ready to issue. This section does not apply to a post-entitlement phase permit associated with a development project to which this ordinance does not apply pursuant to Section 17.

SECTION 19. This ordinance shall become effective thirty (30) days following its passage and adoption and shall be published, one time within fifteen (15) days upon passage and adoption in a newspaper of general circulation in the City of Campbell, County of Santa Clara.

PASSED AND ADOPTED this _____ day of _____, 2026 by the following roll call vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:

APPROVED:

_____
Daniel E. Furtado, Mayor

ATTEST:

_____
Andrea Sanders, City Clerk

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
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July 17, 2026

Rob Eastwood
Community Development Director
City of Campbell
70 N. First St.
City Hall - Upper Level
Campbell, CA 95008

Dear Rob Eastwood:

RE: City of Campbell SHRA Implementation – Letter of Technical Assistance

The California Department of Housing and Community Development (HCD) received a request for technical assistance regarding how the Starter Home Revitalization Act (SHRA)[1] should be implemented in the City of Campbell (City), including in relation to other state laws such as the Housing Crisis Act (HCA)[2] and the Permit Streamlining Act (PSA)[3]. Among other provisions, the SHRA allows for residentially-zoned sites, including vacant single-family-zoned lots, to be subdivided and individually developed for new housing, provided the new units meet certain size standards. This letter provides technical assistance to the City regarding the timing of vacancy status, demolition of existing housing, vesting of preliminary applications, enforcement of limits on the number of stories, and classification of half-stories for square footage purposes.

Background

HCD understands that the City has received significant development interest in using the SHRA since the law was first enacted; as of May 20, 2026, the City has received 16 applications for SHRA projects, including 11 in 2026 alone. Of these projects, 8 were proposed on single-family-zoned lots.[4] Prior to April 2026, the City governed the review of SHRA applications through a series of interim ordinances. These ordinances considered a single-family-zoned parcel to be vacant for SHRA purposes "no later than the date of recordation of a final map or issuance of a building permit, whichever occurs

[1] Gov. Code §§ 65852.28, 65913.4.5, 66499.40, 66499.41.
[2] Gov. Code § 66300.6.
[3] Gov. Code § 65941.1.
[4] City of Campbell Starter Home Projects webpage (accessed 2026-06-05), https://www.campbellca.gov/1535/Starter-Home-Projects.

first."[5] In April 2026, the City adopted an urgency ordinance, amending the vacancy requirement for single-family-zoned lots to require that a lot be vacant "on the date that a development proponent submits an application" for a SHRA project.[6] This ordinance remains in effect pending the adoption of an urgency ordinance and any amendments to State law that would affect the vacancy requirement. In April, the City also submitted a list of seven questions to HCD.[7]

Analysis

HCD provides technical assistance on the following seven questions posed by the City:

Question 1: Must a parcel satisfy the statutory definition of "vacant" under Government Code section 66499.41, subdivision (a)(2)(A)(ii) at the time of application submittal? If not, at what point must vacancy be established?

The SHRA does not provide a definitive point in time in which the parcel must satisfy the definition of "vacant". However, a parcel should satisfy the statutory definition of "vacant" under the SHRA at the time of application submittal. The SHRA states that a local government shall ministerially consider a map for a housing development that meets the listed requirements in the statute.[8] Among these requirements, the SHRA states that a lot can either be zoned to allow for multifamily residential uses, or it can be "vacant and zoned for single-family residential development."[9] Additionally, subdivision (a)(2) states that "the lot *proposed* to be subdivided" (emphasis added) must satisfy the listed requirements, suggesting that the site must be vacant at the start of the process (i.e., at the time the project is proposed in the form of an application being submitted).

Question 2: The City of Campbell adopted an interim ordinance providing that a single-family-zoned parcel must satisfy the statutory definition of "vacant" no later than recordation of the project's final map or issuance of a building permit, whichever occurs first. Is this approach consistent with Government Code section 66499.41, subdivision (a)(2)(A)(ii)?

As stated in the answer to the previous question, a single-family-zoned parcel must satisfy the statutory definition of "vacant" by the time of application submittal.

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[5] City of Campbell Interim Ordinance No. 2334, August 4, 2025, https://ca-campbell.civicplus.com/DocumentCenter/View/24477/Ordinance-No-26-2347-SB-1123?bidId=, PDF page 8.
[6] City of Campbell Ordinance No. 26-2347, April 21, 2026, https://ca-campbell.civicplus.com/DocumentCenter/View/24477/Ordinance-No-26-2347-SB-1123?bidId=, PDF page 3.
[7] HAU 3283 Request for Technical Assistance, April 16, 2026, https://www.campbellca.gov/DocumentCenter/View/29536/Housing-Law-Request-Case-HAU0003283.
[8] Gov. Code, § 66499.41, subd. (a).
[9] Gov. Code, § 66499.41, subd. (a)(2)(A).

<u>Question 3</u>: Does Government Code section 66300.6, subdivision (a) apply to the approval of a stand-alone demolition permit for an existing residential unit?

The answer is "no." The HCA prevents a local government from approving "a housing development project that will require the demolition of one or more residential dwelling units" unless the project creates at least as many units as will be demolished.[10] This limits the scope of the section to only applications for housing development projects that demolish residential units as part of the development application.

A standalone demolition permit for an existing residential unit does not contain a replacement housing development project and therefore is not prohibited by the section. Note that a subsequent housing development would be subject to the "five-year lookback" provision of Government Code section 66499.41, subdivision (a)(2)(A)(ii)(III) to determine if the lot is eligible for the SHRA (specifically, whether the lot is considered vacant). Additionally, the subsequent development would be subject to a different "five-year-lookback" provision in Government Code section 66300.6, subdivision (b) requiring the replacement of protected units.

<u>Question 4</u>: If Government Code Section 66300.6, subdivision (a) does not apply to approval of a stand-alone demolition permit, may the City adopt a demolition control ordinance that limits issuance of demolition permits for existing residential units unless a replacement housing project has already received the necessary approvals?

HCD acknowledges receipt of this question but respectfully declines to provide a determination at this time. However, if the City chooses to pursue a local demolition control ordinance, it should be mindful of potential unintended consequences resulting from a restrictive demolition control ordinance as it may impede beneficial redevelopment of sites and housing production goals.

<u>Question 5</u>: Does Government Code section 65941.1 allow a preliminary application for a housing development project to be submitted after a formal application has already been filed, rather than prior to submitting the formal application?

The answer is "yes." The PSA does not prevent a preliminary application from being submitted after a formal development application has already been filed. Neither Government Code section 65941.1, nor Government Code section 65589.5, subdivision (o) – which requires that projects be subject only to the standards in place when a completed preliminary application is submitted – include language which requires a preliminary application to be submitted prior to the submittal of a formal application.

<u>Question 6</u>: Under Government Code section 65852.28, subdivision (b)(2)(A)(ii), may the City enforce limits on both numeric height and the number of stories, or must compliance be evaluated solely based on the numeric height limit?

[10] Gov. Code, § 66300.6, subd. (a).

The answer is “yes.” In allowing the local government to impose height limits no less than the height allowed pursuant to the existing zoning designation, Government Code section 65852.28 does not specify whether the limit must be measured in numeric height or the number of stories. Similarly, Government Code section 66499.40, subdivision (b)(6) requires that SHRA-enabled developments must “comply with existing height limits, if applicable,” without specifying whether the limit is in numeric height or the number of stories. In the absence of more specific language, the City is able to enforce either height limit, as applicable in the underlying zone. Note that the height limit imposed on a SHRA-enabled development must be exactly that of the underlying zone. The City may not impose a unique height limit applicable only to SHRA-enabled developments.

Question 7: Where a local definition of a half-story permits habitable floor area, is that area nonetheless excluded from the 1,750 square foot limit, or is the exclusion intended to apply only to non-habitable space, like the other examples provided in the statute?

The answer is “yes, the half-story is not counted toward the 1,750 square foot limit.” Government Code section 66499.40, subdivision (b)(9) requires that the units in a SHRA project must not have an average total floorspace area greater than 1,750 net habitable square feet. Government Code section 66499.41, subdivision (a)(6) defines “net habitable square feet” as “means the finished and heated floor area fully enclosed by the inside surface” of the building edge, “excluding garages, carports, parking spaces, cellars, half-stories, and unfinished attics and basements.” However, this definition of net habitable square feet is only for the purposes of determining a project’s eligibility to use the SHRA, not for compliance with local development standards. Pursuant to Government Code section 65852.28, subdivision (b)(1), a local government may impose objective standards related to the housing development, provided they do not otherwise conflict with the other provisions of the SHRA.[11]

Conclusion

A parcel should satisfy the statutory definition of “vacant” under the SHRA by the time of application submittal. The HCA does not prohibit the City from approving a standalone demolition permit, and the PSA and HAA do not require that a preliminary application be submitted prior to a formal application in order to achieve vesting. The City is not prevented from imposing numeric or story-based height limits on SHRA projects. Finally, a local definition of floor area that includes half-stories is not applicable to whether a project’s average unit floor area exceeds the SHRA’s limit.

[11] Gov. Code § 65852.28, subd. (b)(2) prevents a local government from imposing objective development standards that would physically preclude the densities allowed by the SHRA. While HCD is not currently aware of a conflict between the City’s local definition of floor area for its own standards and the SHRA’s parameters for eligible projects, in the event of an unforeseen conflict between these requirements, the City would be precluded from imposing them on a SHRA project.

HCD remains committed to supporting the City of Campbell in facilitating housing at all income levels and hopes the City finds this clarification helpful. If you have questions or need additional information, please contact David Ying at david.ying@hcd.ca.gov.

Sincerely,



Brian Heaton
Section Chief, Land Use Policy

Grow Campbell Together

Responsible growth for Campbell

What a demolition ordinance should include, for neighbors and for new housing

WHITE OAKS MANOR

White Oaks Manor neighbors · Campbell City Council, Oral Communications · October 20, 2026

Speaker 1 · Opening

We support new housing. The order of steps matters.

1124 Holmes Ave

Demolished by the end of August 2026

Fenced, vacant lot. No approved project.

Demolished first

1115 Holmes Ave

Demolished September 29, 2026

Fenced, vacant lot. No approved project.

Demolished first

1995 White Oaks Rd

City reviewed the application and identified deficiencies

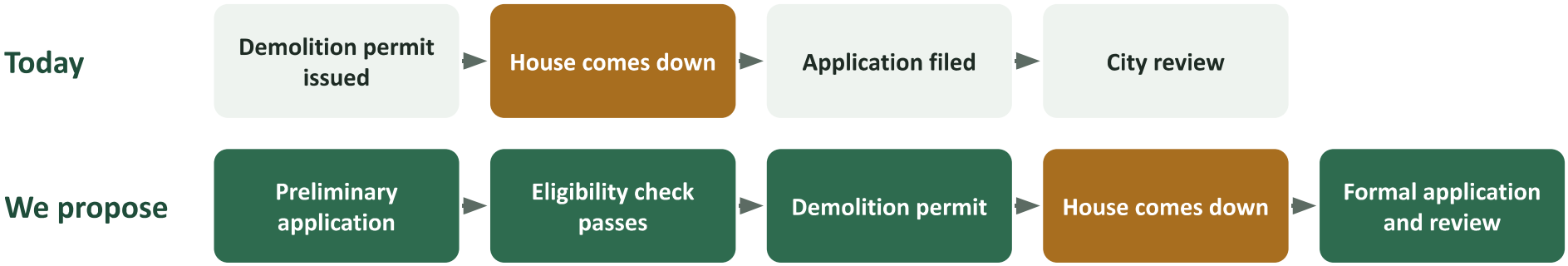
Owner responded. Review ongoing. House still standing.

Review first

Review first, demolition second. Staff are drafting a demolition ordinance (tentatively December 1). That ordinance is the right place to make this order the rule.

Speaker 2 · Before demolition

Before demolition: screen the project first



Under the City's current rules, a single-family lot must be vacant before a Starter Home application can be filed. Our proposal works within that rule: demolition still comes before the formal application, but only after the project passes screening.

1124 Holmes Avenue

The City's May 20 review found all but one proposed lot below the 1,200 sq ft minimum. Under the City's rules, the next step was to demolish and reapply. Today the lot is vacant, with no approved project.

A screening step, not a project approval

Preliminary application: Gov. Code §65941.1. HCD (July 17, 2026): state law does not prohibit a standalone demolition permit.

Speaker 3 · Protect tenants

Confirm who lived there before a home comes down

5 years

State law protects homes occupied by tenants or lower-income households in the past five years. HCD's July letter reminded Campbell these protections still apply.

The gap today

Occupancy forms come with a development application, but a standalone demolition permit can come first. The forms are checkboxes, signed to the best of the owner's knowledge, with nothing attached.

We ask that the ordinance include:

Occupancy forms before any residential demolition permit

Including one issued with no application

Details on who lived there

Past five years, on what terms, and how the signer knows

Staff authority to request records

Such as utility bills or leases

A staff check before demolition

Replacement or tenant-protection obligations identified first

Speaker 4 · After demolition

After demolition: no long-vacant lots

Under the City's interim ordinance, a single-family lot must be vacant when a Starter Home application is filed. Two Holmes Avenue lots are vacant today, with no approved project.

A time limit

If no complete application is filed within a set number of months, the lot must be restored and maintained, with penalties.

Site standards

Secure fencing, dust and stormwater control, tree protection, weed and debris removal, and interim landscaping.

A cleanup bond or deposit

Covers cleanup if a project stalls, so the cost doesn't fall on the City or the neighbors.

Prompt review

Once an application is filed, staff complete the completeness review quickly.

Notice to neighbors, and no added delay

Notice

Posted notice on the property before demolition begins

Mailed notice to nearby residents

A public list of demolition permits and Starter Home applications, with current status

Why this won't delay housing

No new approval step. Nothing requires approving a project before demolition.

Tools that already exist. The preliminary application and occupancy forms, used earlier.

Fewer dead ends. Tying the check to the permit avoids demolish-and-reapply.

If a step adds no approval and shortens the time a lot sits vacant, where is the delay?

Speaker 6 · Closing

Where state law leaves room, the choice is the Council's



Deliver what the state requires.
Protect the community already here.

Those goals are not in conflict.

HCD, July 17, 2026

Asked whether Campbell may limit demolition permits, HCD did not say the City is barred from doing so.

The minimum, not the whole job

The City has worked hard to follow state law. Where the state has not decided, the decision rests with this Council, with the City Attorney's guidance.

Speaker 6 · Our asks

We ask the Council to have staff consider and report back on

1 Including these elements in the demolition ordinance

- A preliminary application (Gov. Code §65941.1) and a passing eligibility check before a demolition permit on a single-family lot
- Occupancy and Housing Crisis Act forms before any residential demolition permit, with occupancy detail and records
- A time limit and site standards for lots left vacant
- A cleanup bond and an escalating vacant-lot fee
- Prompt review after demolition
- Notice to neighbors

2 A City Attorney analysis
in the staff report of what state law allows, including how far demolition can be coordinated with Starter Home approvals

3 An early draft for public input
through a Planning Commission review or study session, before adoption

4 Making it effective promptly
including as an urgency ordinance if the findings support it, because homes are coming down now

5 Applying the City Code consistently
including the Section 7 "minimum extent necessary" exception standard (Interim Ordinance No. 2334), with a documented basis for every exception

Full record and sources: campbellneighborhooddevelopment.org

MEMORANDUM

Community Development Department
Planning Division

To: Chair Fields and Planning Commissioners **Date**: October 27, 2026

From: Daniel Fama, Senior Planner

Via: Rob Eastwood, Community Development Director

Subject: Public Comment – Replacement Housing and Demolition Control Ordinance

Public Comment

The City received correspondence from Eugenia Huang, owner of 1995 White Oaks Road, and Chris Lindsey, Campbell YIMBY Lead, raising concerns regarding the proposed ordinance's potential effects on housing development under the Starter Home Revitalization Act. Ms. Huang questions whether the ordinance's definition of demolition and associated approval requirements conflict with Senate Bill 1116 (2026), particularly regarding the ability to render an existing dwelling "untenantable" to establish eligibility for a Starter Home project. Mr. Lindsey raises a similar concern that the ordinance could create a circular approval process preventing otherwise eligible Starter Home projects from proceeding. He also questions whether the City could deny a housing development based solely on the type of housing proposed, notwithstanding compliance with applicable regulations.

Staff Response

The proposed ordinance is intended to prevent the premature elimination of existing dwelling units before replacement housing has been approved. Its definition of demolition encompasses not only the physical removal of a structure, but also actions that eliminate a dwelling unit through the removal or disconnection of essential building systems necessary for continued lawful occupancy. This may involve the combined effect of removing multiple systems or an individual action that effectively eliminates the dwelling unit. The ordinance expressly excludes temporary removal or disconnection of building systems undertaken as part of authorized repair, alteration, or reconstruction, provided the dwelling is restored for lawful occupancy.

In contrast, SB 1116 revises the definition of a vacant parcel eligible for a Starter Home project in a single-family zoning district by incorporating specified characteristics from Civil Code Section 1941.1(a). These provisions originate in landlord-tenant law and establish standards for determining whether a dwelling is tenantable for rental purposes. They are not equivalent to determining whether a structure remains an existing dwelling unit or may lawfully be occupied by its owner.

More broadly, SB 1116 establishes eligibility criteria for a particular housing development process but does not expressly confer a right to undertake otherwise regulated activities for the purpose of establishing that eligibility. The proposed ordinance reflects the City's exercise of its land use authority to prevent the premature elimination of existing housing while accommodating redevelopment consistent with State law. SB 1116 does not preclude the City from exercising this authority.

Separately, the City intends to implement SB 1116 through a new interim ordinance in 2027. That legislative action will address the revised eligibility requirements, development standards, and other changes to the Starter Home Revitalization Act. The proposed demolition ordinance is a separate regulatory measure addressing the preservation and replacement of existing housing.

Encl:

1. Eugenia Huang Email
2. Campbell YIMBY Letter

Daniel Fama

From: Eugenia Huang <>
Sent: Monday, October 26, 2026 10:16 PM
To: Planning Division
Subject: FOR PUBLIC COMMENT: Item #4 Replacement Housing & Demolition Control Ordinance

You don't often get email from eugenia@cypresslakeventures.com. Learn why this is important

WARNING: This email originated from an external sender! Please do not open attachments or click on links unless you are certain it is legitimate.

Dear Chair Fields and Members of the Planning Commission,

I am the owner of 1995 White Oaks Road, where I have submitted plans for 6 fee simple townhomes under the Starter Home legislation.

I have no objection in principle to the City requiring approved replacement housing plans before demolition. **My concern is whether the proposed ordinance's broad definition of "demolition," would effectively prevent otherwise eligible properties from using the Starter Home Revitalization Act as amended by SB 1116.**

SB 1116 revises the definition of "vacant" for qualifying single-family-zoned properties to include properties with a permanent structure that is abandoned or untenantable. Those changes apply to applications received on or after January 1, 2027.

However, proposed Section 21.16.085.C.5 defines demolition to include not only removal of a building, but also removal or disconnection of systems necessary for lawful occupancy, including water supply, plumbing, heating, electrical service, and cooking facilities. Proposed Section 21.16.085.E.3 generally prohibits demolition until a proposed development project has received the required approvals.

These provisions appear to create a potential circular approval problem: a single-family-zoned property must satisfy the statutory vacancy requirement when the starter-home application is submitted, yet the City may prohibit work that would establish that condition until after replacement development is approved.

Government Code Section 65852.28, as amended by SB 1116, limits the City's authority to impose objective zoning, subdivision, and design standards that conflict with the statute or physically preclude the development it protects. Would parts of how the "Replacement Housing and Demolition Control Ordinance" is currently written violate state law?

The July 17, 2026, HCD letter cautioned that restrictive demolition controls could impede beneficial redevelopment and housing production. Please note that letter also predates SB 1116's enactment.

Before recommending adoption, please direct staff and the City Attorney to provide a written analysis addressing:

1. Whether the ordinance's definition of demolition and its approval sequence conflict with SB 1116's revised vacancy standard.
2. Whether, and under what circumstances, the City may prohibit otherwise lawful, permitted work that would cause an existing structure to meet the statutory untenantability standard.
3. What lawful approval pathway remains for a property owner who seeks to pursue a qualifying starter-home project but cannot submit an eligible application before obtaining authorization for that work.
4. What amendments or exceptions, if any, are necessary to preserve that pathway while maintaining applicable tenant protections, replacement-housing requirements, and health and safety safeguards.

I am not asking the City to authorize unsafe work, tenant displacement, or avoidance of applicable housing protections. I am asking the City to distinguish between regulating the timing of demolition and effectively foreclosing access to a development process established by state law.

Please resolve this potential conflict before recommending adoption.

Thank you for considering my comments.

Respectfully,
Eugenia Huang

To: Campbell Planning Commission

From: Chris Lindsey, Campbell YIMBY Lead

Subject: Questions about Proposed Demolition Ordinance

Date: 10/27/26

Campbell City Planning Commissioners:

We are in favor of preventing unnecessary removal of housing stock and preventing parcels from remaining vacant long-term. However, when this demolition ordinance was first proposed at the April 21st city council meeting Mayor Furtado spoke in favor of using this ordinance to prevent SB1123 projects from being built in Single-Family Home (SFH) neighborhoods. See Attachment A for transcribed quotes from the April 21st meeting.

Thus, it is understandable that we have concerns about how this ordinance will be used and its overall effect on the ability to build SB1123 projects. Additionally, our colleagues at YIMBY Law submitted a letter to City Council on May 19th (see Attachment B) that raised concerns about an ordinance designed to thwart SB1123 housing production.

We have two questions for city staff and would like a "Yes" or "No" answer in response to each. If any of the answers are "Yes", we request that the ordinance to be changed such that the responses would all be "No".

Questions:

Upon passage of the demolition control ordinance as currently written:

1. Does this create a "Catch-22"-type scenario that would block SB1123 projects? For example, an application for a SB1123 project cannot be submitted on land that isn't vacant, but a demolition permit cannot be issued until there is an approved application for a replacement building.
2. Does the city have the ability to deny building applications for SFH neighborhoods based solely on the type of housing proposed? Such as only SFH buildings would be approved and Starter Home applications would be denied? Assuming the project meets all codes and regulations.

Attachment A

Transcribed quotes from the April 21st, 2026 City Council meeting. These were taken from the official recording of the meeting. Timestamps are in reference to the time on the youtube video.

Link:

https://www.youtube.com/live/yPrYgXRuACM?si=UUruc6ZZhtmCPjyZ

Quotes:

Mayor Furtado (1:04:06):

"...if we combine that with an instruction to develop a demolition control ordinance... if that is successful, that would prevent someone from creating a vacancy by simply knocking a house down because the demolition control ordinance could in fact state that in order to demolish this house, you have to have an approved project for a new house within an area that is zoned for single family housing. So, it would be sort of a two-step process. That would be, as far as we can tell right now, the best protection that we can offer."

Mayor Furtado (2:05:08):

"…I furthermore think that we should put more teeth into it by developing a demolition ordinance that would further add protection to that, to require in single-family zoned areas that someone's going to demolish what is considered a perfectly good home, that they have an approved plan for a single-family home that's going to replace it."

Attachment B

Excerpt from YIMBY Law letter to Campbell City Council on May 19th, 2026:

4. A demolition control ordinance proposed by the City that is clearly designed to stifle housing production under SB 1123 would violate state housing law and/or be deemed unconstitutional.

The City should resist the advances by the vocal opponents to medium-density housing who appeared at the April 21 meeting, along with Mr. Drury, urging for the adoption of a broad and unlawful demolition control ordinance. As noted above, demolition controls that require a concurrent application for replacement housing may be valid under state housing law given the risk that an unscrupulous applicant could seek demolition and then leverage SB 1123 to potentially bypass the No Net Loss provisions under state housing law. A demolition control ordinance, on the other hand, that requires all property owners to propose new housing, even for properties that have never been rented to, or occupied by, tenants, is deeply problematic, particularly in this case where the record is clear that the demolition control ordinance was proposed in order to thwart housing production under the vacancy provision in SB 1123.

Moreover, an ordinance that requires any property owner to build new housing in connection with the demolition of an existing home raises constitutional concerns as an unlawful exaction, given that the City would be requiring a homeowner to process a new permit and spend a substantial fortune merely in exchange for a demolition authorization.[10] We note that several cities and counties, such as the City and County of San Francisco, and the cities of Berkeley, Los Angeles and City of Santa Monica have started this trend; in our opinion it is a matter of time before groups like the Pacific Legal Foundation or other property rights organizations challenge the constitutionality of those overbroad demolition control ordinances. A recent adoption of such an ordinance by the City would provide a clear pathway for such a challenge to emerge.

Link to full letter:

https://pub-campbell.escribemeetings.com/FileStream.ashx?DocumentId=1400

MEMORANDUM

Community Development Department
Planning Division

To: Chair Fields and Planning Commissioners **Date**: October 27, 2026

From: Stephen Rose, Senior Planner

Via: Rob Eastwood, Community Development Director

Subject: Desk Item – Public Hearing Agenda, Item 2 – Correspondence from CALHDF

Following publication of the agenda, staff received the attached correspondence from the California Housing Defense Fund (CalHDF).

In the letter, dated October 27, 2026, CalHDF urges the City to approve the proposed 40-unit residential development at 1380–1400 W. Campbell Avenue, citing protections under the Housing Accountability Act (HAA), Density Bonus Law (DBL), and California Environmental Quality Act (CEQA). The letter asserts that the project qualifies for the requested density bonus waivers and concessions and applicable CEQA exemptions, and cautions that denial could expose the City to legal challenges.

Encl:

1. CalHDF Letter, dated October 27, 2026

Oct 27, 2026

City of Campbell
70 N. First St.
Campbell, CA 95008

Re: Proposed Housing Development Project at 1380-1400 W. Campbell Avenue

By email: planning@campbellca.gov

Cc: clerksoffice@campbellca.gov; cmoffice@campbellca.gov; bill@southbaylaw.com; robe@campbellca.gov

Dear City of Campbell,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the City of its obligation to abide by all relevant state laws when evaluating the proposed 40-unit housing development project at 1380-1400 W. Campbell Avenue, which includes four low-income units and two moderate-income units. These laws include the Housing Accountability Act (HAA), the Density Bonus Law (DBL), AB 130, and California Environmental Quality Act (CEQA) guidelines

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would reduce the project's density unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA (Gov. Code, § 65589.5, subd. (j)(3)). The HAA's protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct "a thorough analysis of the economic, social, and environmental effects of the action." (*Id.* at subd. (b).)

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The City must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the City must not deny the project the proposed waivers and concessions with respect to Ground Floor Non-Residential Requirements, Tree Preservation Requirements, Transformer Screening, Adjacency Standards, and Building Type & Architectural Standards. If the City wishes to deny requested waivers, Government Code section 65915, subdivision (e)(1) requires findings that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. If the City wishes to deny requested concessions, Government Code section 65915, subdivision (d)(1) requires findings that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. The City, if it makes any such findings, bears the burden of proof. (Gov. Code, § 65915, subd. (d)(4).) Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id*. at subd. (p).) Additionally, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, 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." (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Furthermore, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to section 15332 of the CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. The project is also eligible for a statutory exemption from CEQA pursuant to AB 130. (Pub. Res. Code, § 21080.66.) Caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state's homelessness crisis; it will increase the city's tax base; it will bring new customers to local businesses; and it will reduce displacement of existing residents by reducing competition for existing housing. While no one project will solve the statewide

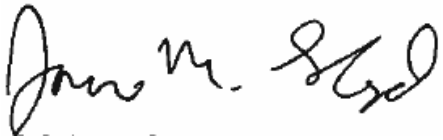
housing crisis, the proposed development is a step in the right direction. CalHDF urges the City to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations