



**CITY OF CAMPBELL**  
**Community Development Department**

March 2, 2018

**NOTICE OF STUDY SESSION**  
**1429 & 1445 Westmont Avenue**

Notice is hereby given that the Planning Commission of the City of Campbell will consider a Pre-Application (PRE2018-01) for a proposed subdivision to create six single-family lots and one common lot on property located at **1429 & 1445 Westmont Avenue**. The meeting will begin at 7:30 p.m. on **Tuesday, March 13, 2018**, in the City Hall Council Chambers, 70 North First Street. Discussion will be limited to the overall project design concept. As a Pre-Application, no action or decisions will be made for this item at this meeting.

Questions or comments regarding the Study Session may be addressed to Stephen Rose, Associate Planner, in the Community Development Department at (408) 866-2140 or via email at [stephenr@cityofcampbell.com](mailto:stephenr@cityofcampbell.com).

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **1429 & 1445 Westmont Avenue**

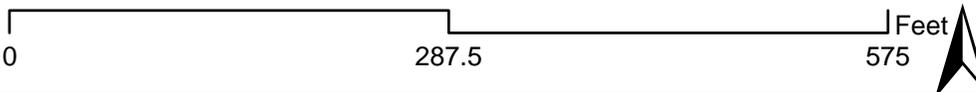
# Project Location Map



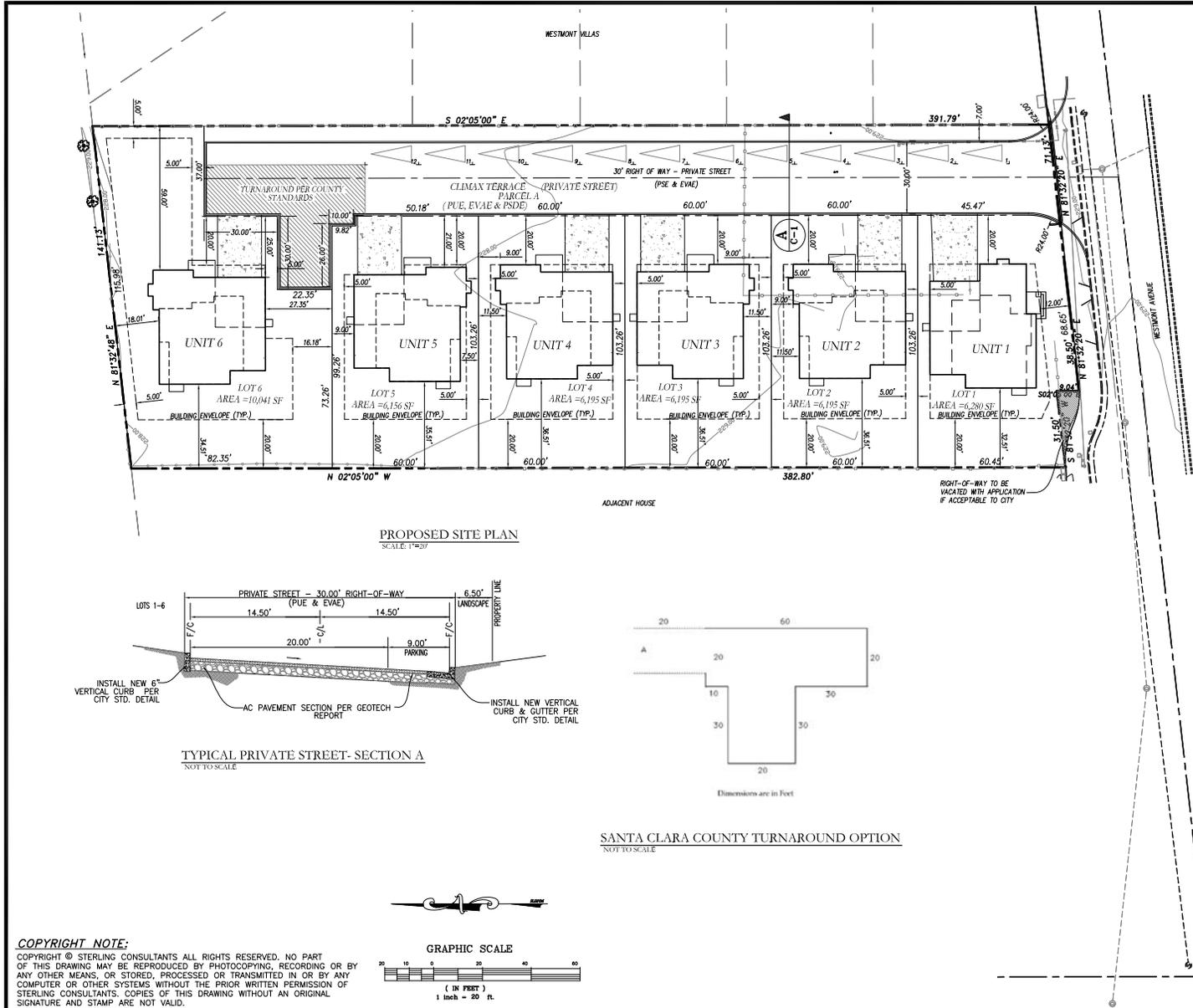
**Project Location:** 1429 and 1445 Westmont Avenue

**Application Type:** Pre-Application

**Planning File No.:** PRE2018-01



Community Development Department  
Planning Division



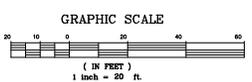
- PROJECT GENERAL NOTES:**
- OWNER(S) : CLIMAX LABORATORIES, INC.  
1839 MONTEREY RD#10,  
SAN JOSE, CA 95112  
CONTACT: YEPING ZHAO
  - DEVELOPER : CLIMAX LABORATORIES, INC.  
1839 MONTEREY RD#10,  
SAN JOSE, CA 95112  
CONTACT: YEPING ZHAO
  - CIVIL ENGINEER : STERLING CONSULTANTS  
11040 BOLLINGER CANYON ROAD, SUITE E-102  
SAN RAMON, CA 94582  
CONTACT: DILIP S. KISHANAN, P.E., CSD  
TEL: 925-705-3633; FAX: 866-866-6343
  - SOILS ENGINEER : TBD
  - APNs: 403-10-116, 403-10-117
  - EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
  - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
  - SITE AREA: 54,673 SF (1.25 ACRES )
  - NUMBER OF LOTS : 6 LOTS
  - LOT AREAS - NET : MINIMUM=6,612 SF; MAXIMUM=10,408 SF
  - GENERAL PLAN: LOW DENSITY RESIDENTIAL (LESS THAN 6 UNITS/GROSS ACRE)
  - EXISTING ZONING: R-1-6-SINGLE FAMILY RESIDENTIAL
  - PROPOSED ZONING: R-1-6-SINGLE FAMILY RESIDENTIAL
  - SETBACKS : FRONT=20'; BACK=20'; SIDE=5'; STREET SIDE CORNER=12'
  - DENSITY: 4.80 DU / ACRE
  - WATER SYSTEM: SAN JOSE WATER COMPANY
  - SEWER SYSTEM: WEST VALLEY SANITATION
  - STORM DRAIN SYSTEM: CITY OF CAMPBELL
  - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (P.G.&E.)
  - CABLE: COMCAST CABLE
  - TOPOGRAPHY: EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN NOVEMBER 2017.
  - BOUNDARY: EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN NOVEMBER 2017.
  - STREETS: ACCESS TO THE PROPOSED LOTS IS THROUGH A NEW PRIVATE STREET FROM WESTMONT AVENUE.
  - FLOOD ZONE: ZONE X; PANEL NO. 0238J
  - GRADING: TENTATIVE GRADES FOR THE PROPOSED SUBDIVISION IS SHOWN ON SHEET TM-3.
  - DIMENSIONS: LOT DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
  - CONTOURS: EXISTING CONTOURS ARE SHOWN.
  - UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.
  - STORMWATER: STORMWATER COMPLIANCE WILL BE ACHIEVED THROUGH MULTIPLE AT-GRADE BIO-RETENTION PLANTERS; THE PROPOSED PRIVATE STREET WILL BE TREATED ALONG THE LANDSCAPE PLANTER TO THE EAST WHILE EACH LOT WILL TREAT ITS OWN RUNOFF ON LOT BY A BIO-RETENTION PLANTER WITHIN THE FRONT SETBACK.

**PROPOSED SITE PLAN**  
SCALE: 1"=20'

**TYPICAL PRIVATE STREET- SECTION A**  
NOT TO SCALE

**SANTA CLARA COUNTY TURNAROUND OPTION**  
NOT TO SCALE

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|------------------------|----|------|-----------|-----------|--|
| DATE: JANUARY 11, 2018 |    |      |           |           |  |
| SCALE: AS NOTED        |    |      |           |           |  |
| DRAWN: DSK             |    |      |           |           |  |
| DESIGNED: DSK          |    |      |           |           |  |
| ENGINEER: DSK          |    |      |           |           |  |
| MANAGER: DSK           |    |      |           |           |  |
| NO.                    | BY | DATE | REVISIONS | CITY APPR |  |



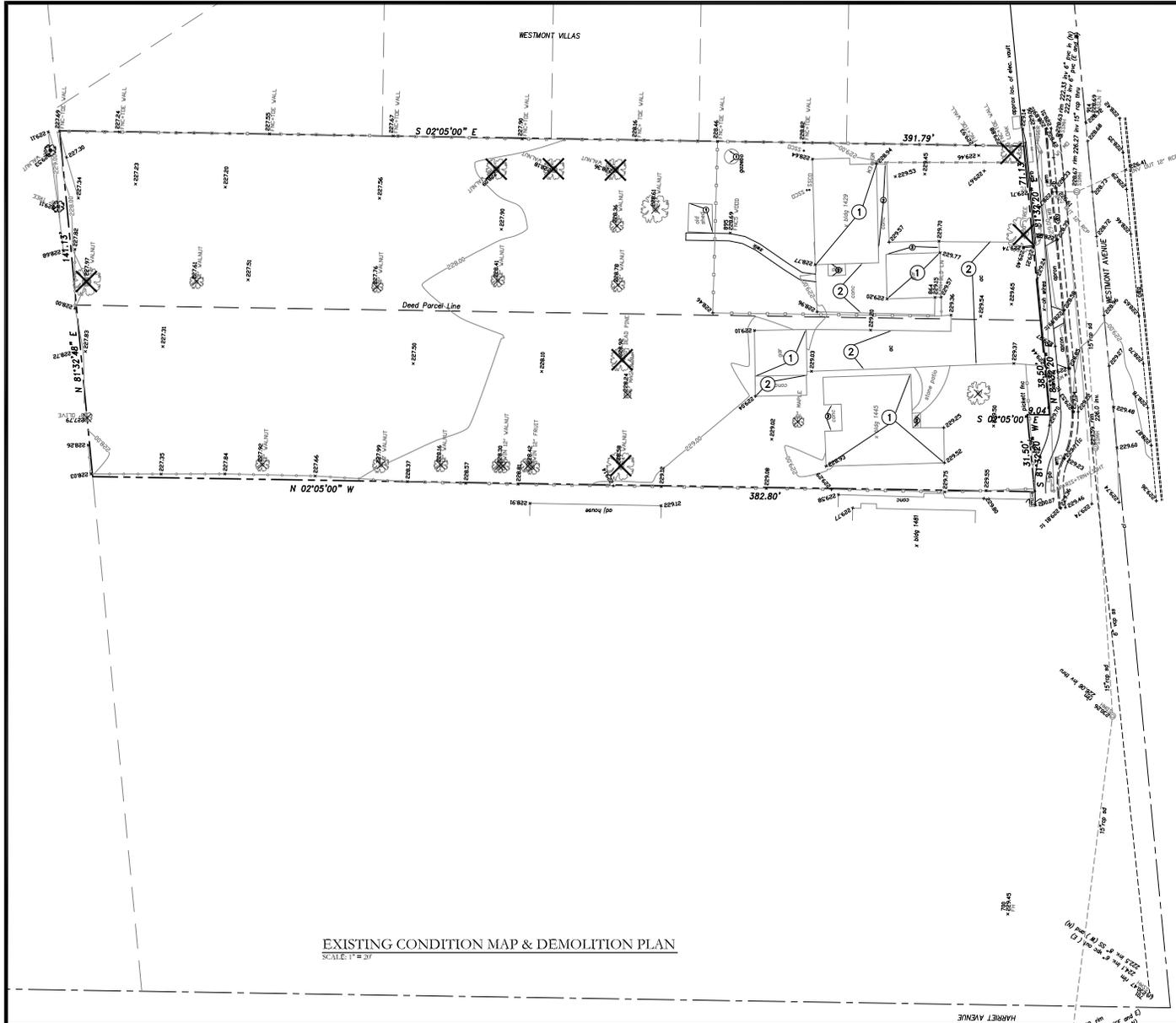
PREPARED BY: OR UNDER THE DIRECTION OF:  
**STERLING CONSULTANTS**  
ENGINEERING ■ SURVEYING ■ CONSTRUCTION SUPPORT  
11040 BOLLINGER CANYON RD, SUITE E-102  
SAN RAMON, CA 94582  
PHONE: 925-705-3633  
1sterlingengineers@gmail.com FAX: 866-866-6343

PREPARED FOR:  
CLIMAX LABORATORIES, LLC  
ATTN: YEPING ZHAO  
TEL: 408-799-8222

APN: 403-10-116, 403-10-117  
1429-1455 WESTMONT AVENUE  
**WESTMONT HOMES**  
SITE PLAN, NOTES & TYPICAL DETAILS  
CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SHEET NO.  
**C-1**  
1 of 3 SHEETS  
JOB NO. 2014-156

PRINTED: JANUARY 11, 2018



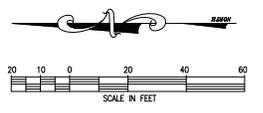
**DEMOLITION LEGEND**

- PROPERTY LINE
- EASEMENT LINE
-  REMOVE EXISTING TREE
-  TREE PROTECTION ZONE PER DETAIL ON THIS SHEET
- #22 TREE NUMBER PER PROJECT ARBORIST REPORT

**REMOVAL NOTES**

- ① REMOVE EXISTING BUILDING
- ② REMOVE EXISTING CONCRETE
- ③ REMOVE EXISTING WOODEN / REDWOOD FENCE
- ④ REMOVE EXISTING CHAIN LINK FENCE
- ⑤ REMOVE EXISTING GRAVEL DRIVEWAY

**EXISTING CONDITION MAP & DEMOLITION PLAN**  
SCALE: 1" = 20'



|                        |     |    |      |           |           |
|------------------------|-----|----|------|-----------|-----------|
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ENGINEERING ■ SURVEYING ■ CONSTRUCTION SUPPORT  
1160 BOLLINGER CANYON RD, SUITE E-102  
SAN RAMON, CA 94582  
1st Floor, 2015-156-001@gmail.com  
PHONE: 925.705.3633  
FAX: 866.966.0343

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ATTN: YEPING ZHAO  
TEL: 408-799-8222

APN: 403-10-116, 403-10-117  
1429-1455 WESTMONT AVENUE  
**WESTMONT HOMES**  
**EXISTING CONDITION MAP & DEMOLITION PLAN**  
CITY OF CAMPBELL  
SANTA CLARA COUNTY  
CALIFORNIA

SHEET NO.  
**C-2**  
2 of 3 SHEETS  
JOB NO.  
2014-156

PRELIMINARY ● NOT FOR CONSTRUCTION

PRINTED: JANUARY 11, 2018



1429 WESTMONT AVENUE



1429 WESTMONT AVENUE - ACROSS STREET



1429 WESTMONT AVENUE - NEIGHBOR TO EAST



1429 WESTMONT AVENUE NEIGHBOR



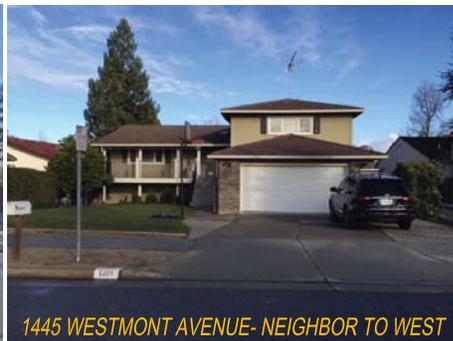
1445 WESTMONT AVENUE



1445 WESTMONT AVENUE

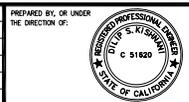


1445 WESTMONT AVENUE - ACROSS STREET



1445 WESTMONT AVENUE- NEIGHBOR TO WEST

|                        |     |    |      |           |           |
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| DATE: JANUARY 11, 2018 |     |    |      |           |           |
| SCALE: AS NOTED        |     |    |      |           |           |
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| DESIGNED: DSK          |     |    |      |           |           |
| ENGINEER: DSK          |     |    |      |           |           |
| MANAGER: DSK           | NO. | BY | DATE | REVISIONS | CITY APPR |



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 1060 BOLLINGER CANYON RD, SUITE E-102  
 SAN RAMON, CA 94582  
 Phone: 925.705.3633  
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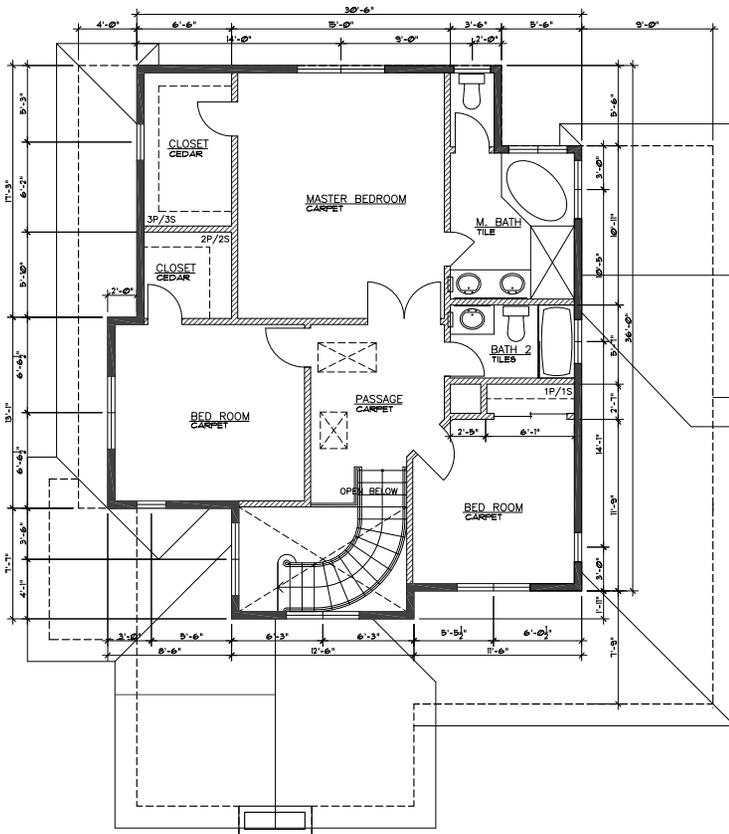
PREPARED FOR:  
 CLIMAX LABORATORIES, LLC  
 ATTN: YEPING ZHAO  
 TEL: 408-799-8222

APN: 403-10-116, 403-10-117  
 1429-1455 WESTMONT AVENUE  
**WESTMONT HOMES**  
**SITE PHOTOGRAPHS**  
 CITY OF CAMPBELL  
 SANTA CLARA COUNTY  
 CALIFORNIA

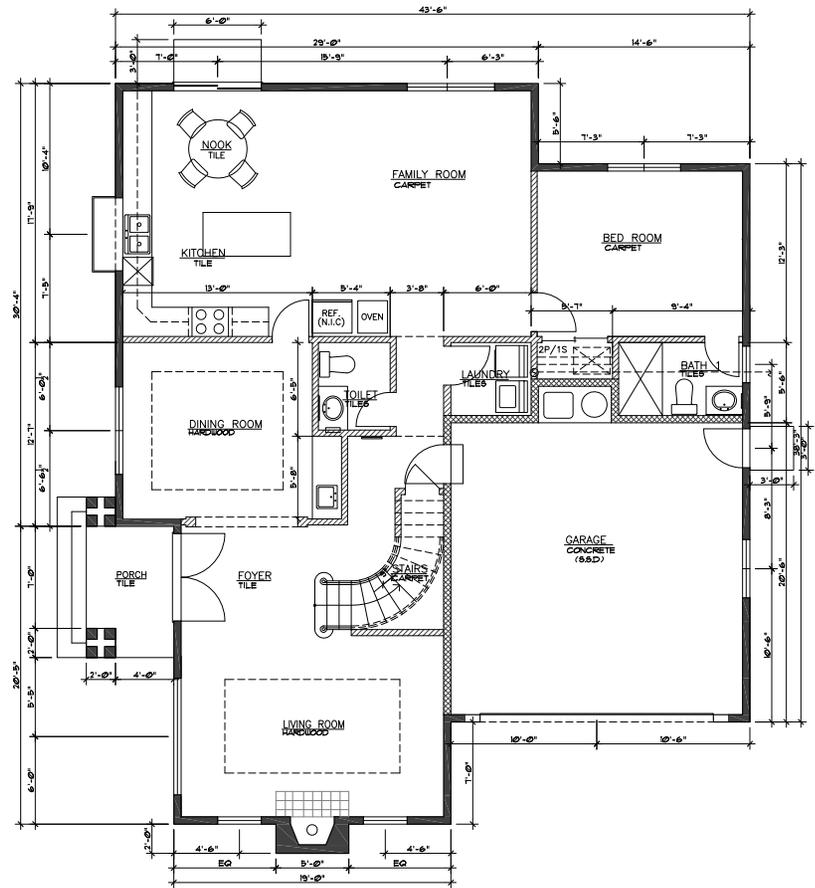
SHEET NO.  
**C-3**  
 3 of 3 SHEETS  
 JOB NO.  
 2014-156

PRELIMINARY ● NOT FOR CONSTRUCTION

PRINTED: JANUARY 11, 2018



SECOND FLOOR PLAN  
(UNIT 1) (1054 SF)



FIRST FLOOR PLAN  
(UNIT 1) (1916 SF)



OWNER:  
Yeping Zhao  
1024 Huntington Drive  
San Jose, CA 95129  
(408) 799-8222

**WESTMONT AVENUE  
6 HOUSES DEVELOPMENT**

**1429 & 1445 WESTMONT AVENUE  
CAMPBELL, CALIFORNIA 95008**

REVISIONS:

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SHEET TITLE:  
**FLOOR PLANS, UNIT 1**

DATE: Jan. 3, 2018 PROJECT NO.: IT-08  
SCALE: AS SHOWN DRAWN: HC

SHEET

**A-2.1**



OWNER:  
 Yeping Zhao  
 1024 Huntington Drive  
 San Jose, CA 95129  
 (408) 799-8222

**WESTMONT AVENUE  
 6 HOUSES DEVELOPMENT**

**1429 & 1445 WESTMONT AVENUE  
 CAMPBELL, CALIFORNIA 95008**

REVISIONS:

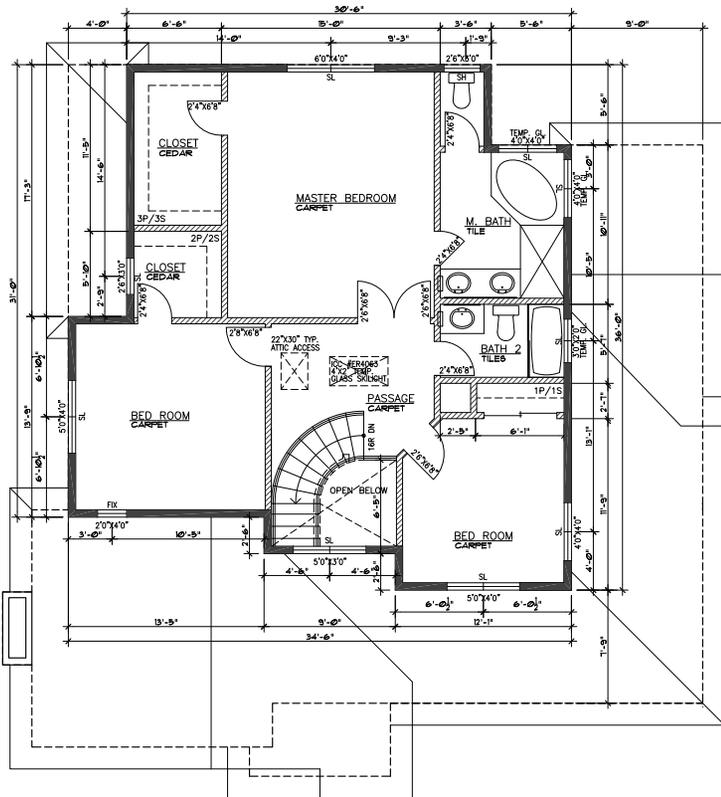
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SHEET TITLE:  
**FLOOR PLANS, UNIT 2-6**

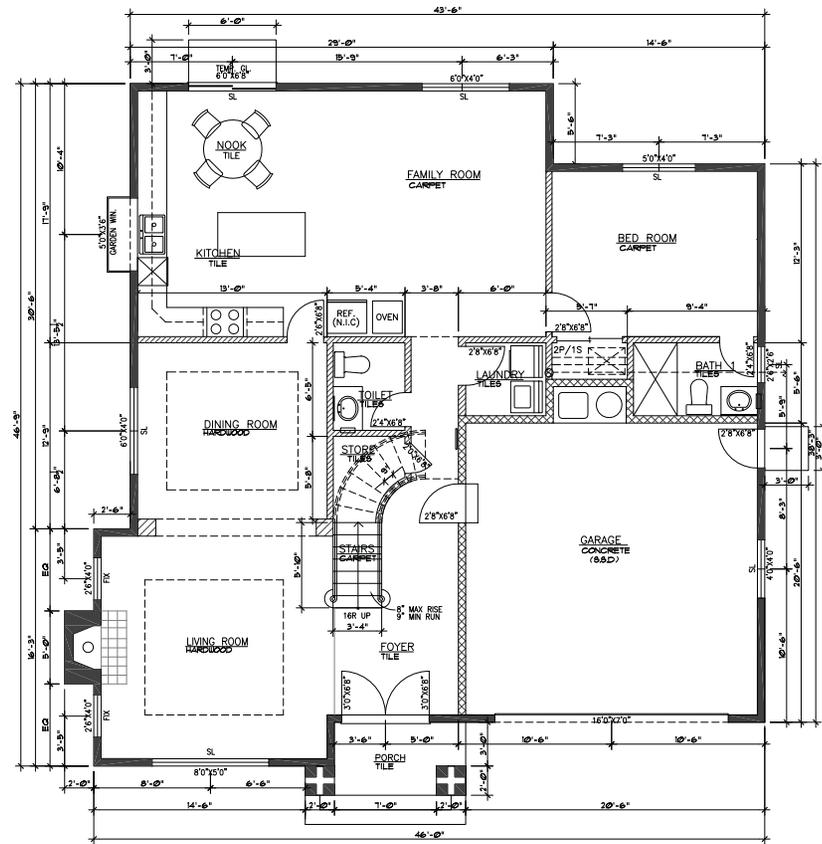
DATE: Jan. 3, 2018 PROJECT NO.: IT-08  
 SCALE: AS SHOWN DRAWN: HC  
 SHEET:

**A-2.2**

OF 3 SHEETS



SECOND FLOOR PLAN  
 (UNIT 2-6) (1054 SF)



FIRST FLOOR PLAN  
 (UNIT 2-6) (1916 SF)



FRONT ELEVATION (UNIT 2 TO 6)



LEFT ELEVATION, FACING STREET (UNIT 1)

# LHC

LHC Design, inc.  
13937 Lynde Avenue  
Saratoga, CA 95070  
(408) 483-1965



OWNER:  
Yeping Zhao  
1024 Huntington Drive  
San Jose, CA 95129  
(408) 799-8222

**WESTMONT AVENUE  
6 HOUSES DEVELOPMENT**  
**1429 & 1445 WESTMONT AVENUE  
CAMPBELL, CALIFORNIA 95008**

REVISIONS:

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SHEET TITLE:  
**BUILDING ELEVATIONS**

|                      |                      |
|----------------------|----------------------|
| DATE<br>Jan. 3, 2018 | PROJECT NO.<br>17-08 |
| SCALE<br>AS SHOWN    | DRAWN<br>HC          |

SHEET

**A-3.1**