



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

March 22, 2018

**NOTICE OF STUDY SESSION**  
**1631 Hacienda Avenue**

Notice is hereby given that the Planning Commission of the City of Campbell will consider a Pre-Application (PRE2018-03) for a conceptual six-lot single-family residential subdivision on property located at **1631 Hacienda Avenue** during their regular Planning Commission meeting of **Tuesday, March 27, 2018**. The meeting begins at 7:30 p.m. in the Council Chamber at Campbell City Hall, 70 N. First Street, Campbell. This Study Session item will be the fourth and final item on the agenda.

Questions or comments regarding the Study Session may be addressed to Daniel Fama, Senior Planner, in the Community Development Department at (408) 866-2140 or via email at [danielf@cityofcampbell.com](mailto:danielf@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: **1631 Hacienda Avenue**

# Project Location Map



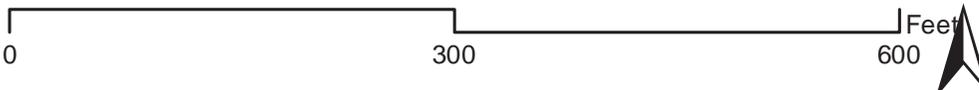
**Project Location:** 1631 Hacienda Ave.

**Application Type:** Pre-App

**Planning File No.:** PRE2008-03

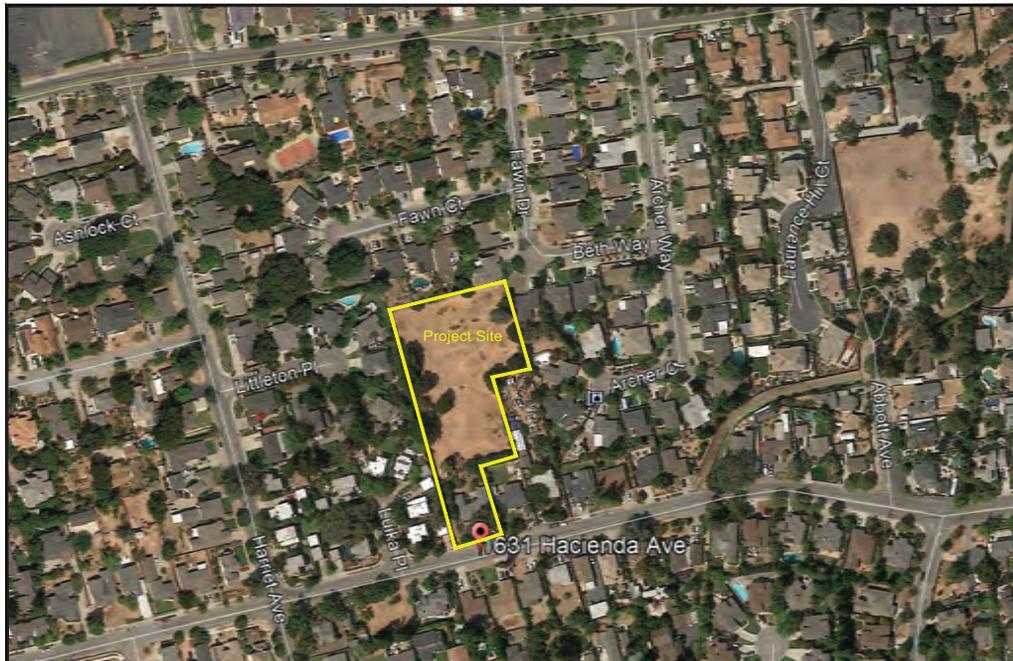


Community Development Department  
Planning Division

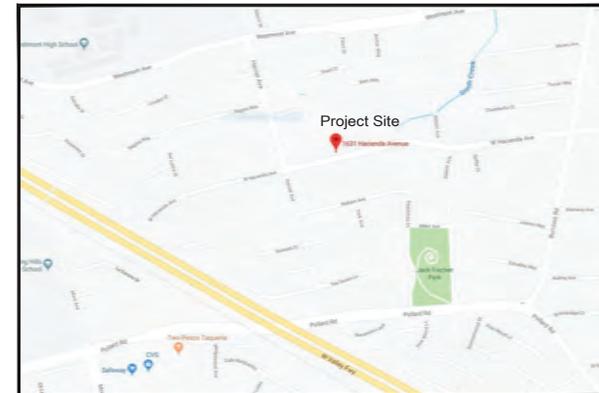


# Pre-Application (Tier 2 - Major) 1631 Hacienda Ave Campbell, CA

Aerial View of Site :



Vicinity Map:



**Owner/Developer:**

Hacienda Street Holdings, LLC  
225 Demeter Street  
East Palo Alto, CA 94303  
312-519-0303  
Contact: Melissa Leet

**Architect:**

Mark Gross & Associates, Inc  
8881 Research Drive  
Irvine, CA 92618  
(949) 387-3800  
Contact: Doug McBeth

**Civil Engineer:**

VER Consultants  
1154 Park Ave  
San Jose, CA 95126  
Contact: Danny Raymond  
408-834-7889

**Project Data:**

Project Address: 1631 Hacienda Ave  
Campbell, CA

APN: 403-13-004 & 005

Zoning: R-1-9

General Plan: Low Density Residential

**Sheet Index:**

**ARCHITECTURAL**

- A-1 Cover Sheet
- A-2 Street Context Photos
- A-3 Site Photos
- A-3.1 Site Drone Photos
- A-4 Conceptual Elevations
- A-5 Conceptual Elevations
- A-6 Conceptual Elevations

**CIVIL**

- 1.1 Site Plan
- TM1 Tentative Map - Site Sections
- TM2 Tentative Map

**Scope:**

Proposed project consists of constructing 6 new single family homes with a private street on a 2.13 acre parcel. The existing structures will be demolished.



1631 Hacienda Ave

## Hacienda Avenue Site View



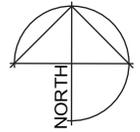
North



South



Reference Aerial View



Mark Gross & Associates, Inc.  
6881 Research Drive, Irvine, California 92618  
(949) 307-5000 Fax (949) 307-7000  
Copyright © Mark Gross & Associates, Inc.  
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Hacienda Street Holdings, LLC  
1631 W. Hacienda Ave, Campbell, CA



East



West



# Site Photos

Title  
Site Photos

Date  
February 1, 2018  
Project Number  
4382  
Scale  
1/4" = 1'-0"  
Revision

Sheet No.  
A-3



# Site Drone Photos

Title	Site Drone Photos
Date	February 1, 2018
Project Number	4382
Scale	1/4" = 1'-0"
Revision	

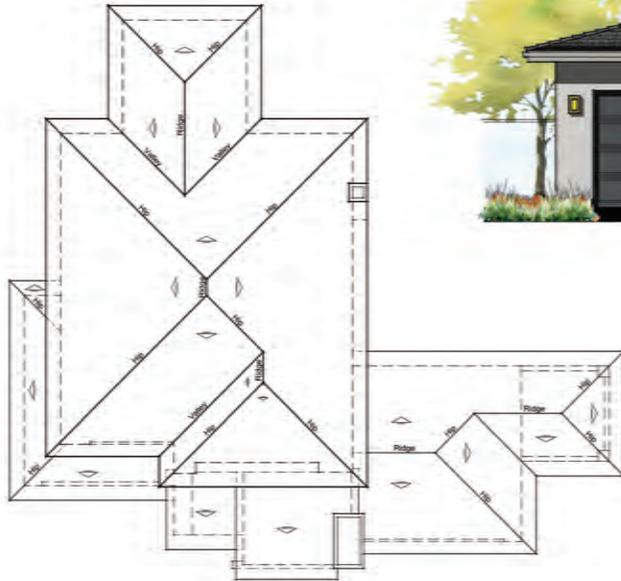


Front Elevation

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

**Materials**

- Standing Seam Metal Roof
- 3-Coat Stucco System
- Roll-Up Sectional Glass Garage Door
- Manufactured Stone Veneer
- Western Red Cedar Accent Siding



Roof Plan

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



Left Elevation

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



Right Elevation

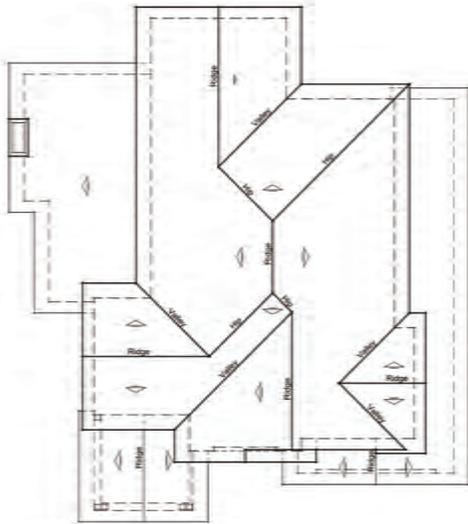
Scale: 1/8" = 1'-0"



Rear Elevation

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





**Roof Plan**

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



**Front Elevation**

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

**Materials**

- Composition Shingle Roof
- 3-Coat Stucco System
- Roll-Up Sectional Glass Garage Door
- Manufactured Stone Veneer
- Hardie Shake Siding
- Wood Posts And Out-Lookers



**Right Elevation**

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



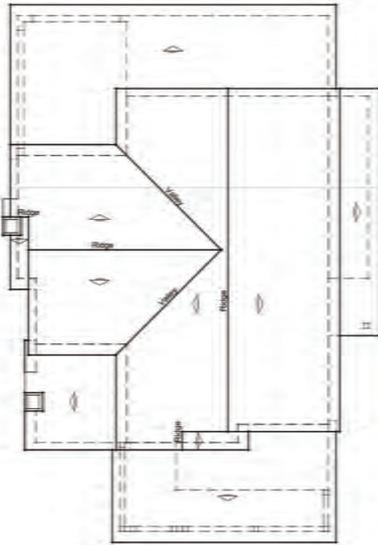
**Rear Elevation**

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



**Left Elevation**

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



**Roof Plan**

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



**Front Elevation**

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

**Materials**

- Composition Shingle Roof
- Standing Seam Metal Roof Accents
- 3-Coat Stucco System
- Roll-Up Sectional Glass Garage Door
- Hardie Panel & Batten Siding
- Wood Posts & Railing



**Right Elevation**

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



**Rear Elevation**

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



**Left Elevation**

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





# TABLE OF CONTENTS

- 1.0 COVER SHEET
- 2.0 SITE PLAN

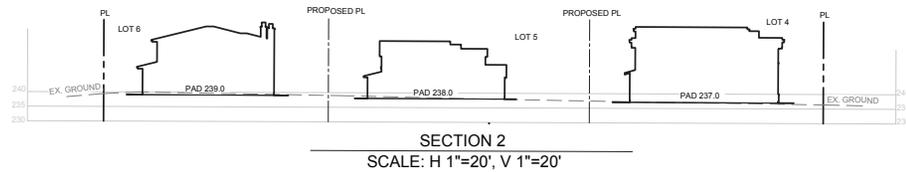
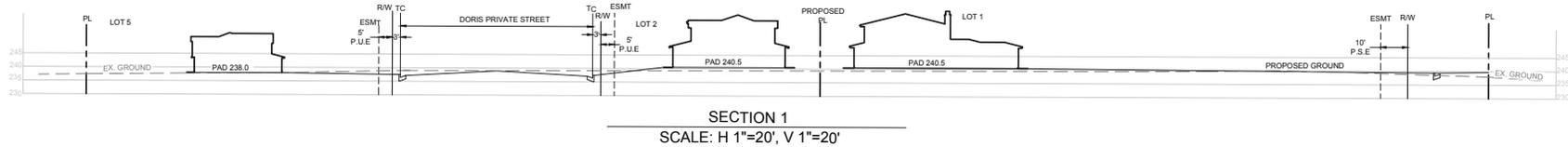
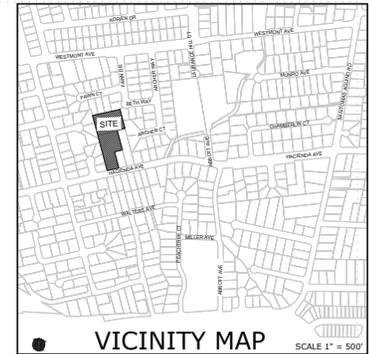
LOT NUMBER	NET LOT SIZE (S.F.)	GROSS LOT SIZE (S.F.)	LAND USE
①	18,436	21,225	SINGLE FAMILY RESIDENTIAL
②	10,162	12,384	SINGLE FAMILY RESIDENTIAL
③	9,480	10,683	SINGLE FAMILY RESIDENTIAL
④	10,035	10,523	SINGLE FAMILY RESIDENTIAL
⑤	9,327	10,162	SINGLE FAMILY RESIDENTIAL
⑥	10,845	13,966	SINGLE FAMILY RESIDENTIAL

ADJACENT LAND USES:

- NORTH
- SOUTH
- EAST
- WEST

USE:

- RESIDENTIAL
- RESIDENTIAL
- RESIDENTIAL
- RESIDENTIAL



**1631 HACIENDA AVENUE**

OWNER & DEVELOPER  
 SACHNEEL PATEL  
 HACIENDA STREET HOLDINGS, LLC  
 255 SEMETER STREET  
 EAST PALO ALTO, CA 94303

CIVIL ENGINEER  
 VER CONSULTANTS, INC | ATTN: DANNY R. RAYMOND, R.C.E. 28616  
 1154 PARK AVE. SAN JOSE, CA 95128  
 PHONE: 408.813.2091

APN: 403-13-005 & 004  
 SITE ADDRESS: 1631 HACIENDA AVENUE  
 EXISTING USE: RESIDENTIAL  
 EXISTING LOTS: 2  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 PROPOSED LOTS: 6E  
 EXISTING ZONING: R-1-9  
 GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL  
 STORM DRAIN: CITY OF CAMPBELL  
 SANITARY SEWER: WEST VALLEY SANITATION  
 WATER: SAN JOSE WATER COMPANY

**NOTES**

- ALL EXISTING STRUCTURES WILL BE REMOVED
- THE PROPOSED SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF CAMPBELL.
- THERE ARE NO WELLS ON THE SITE.
- THE STORMWATER RUN-OFF FROM THE SITE WILL BE TREATED IN FULL COMPLIANCE WITH PROVISION C.3 OF THE MOST CURRENT MUNICIPAL REGIONAL STORMWATER NPDES PERMIT (MRP).

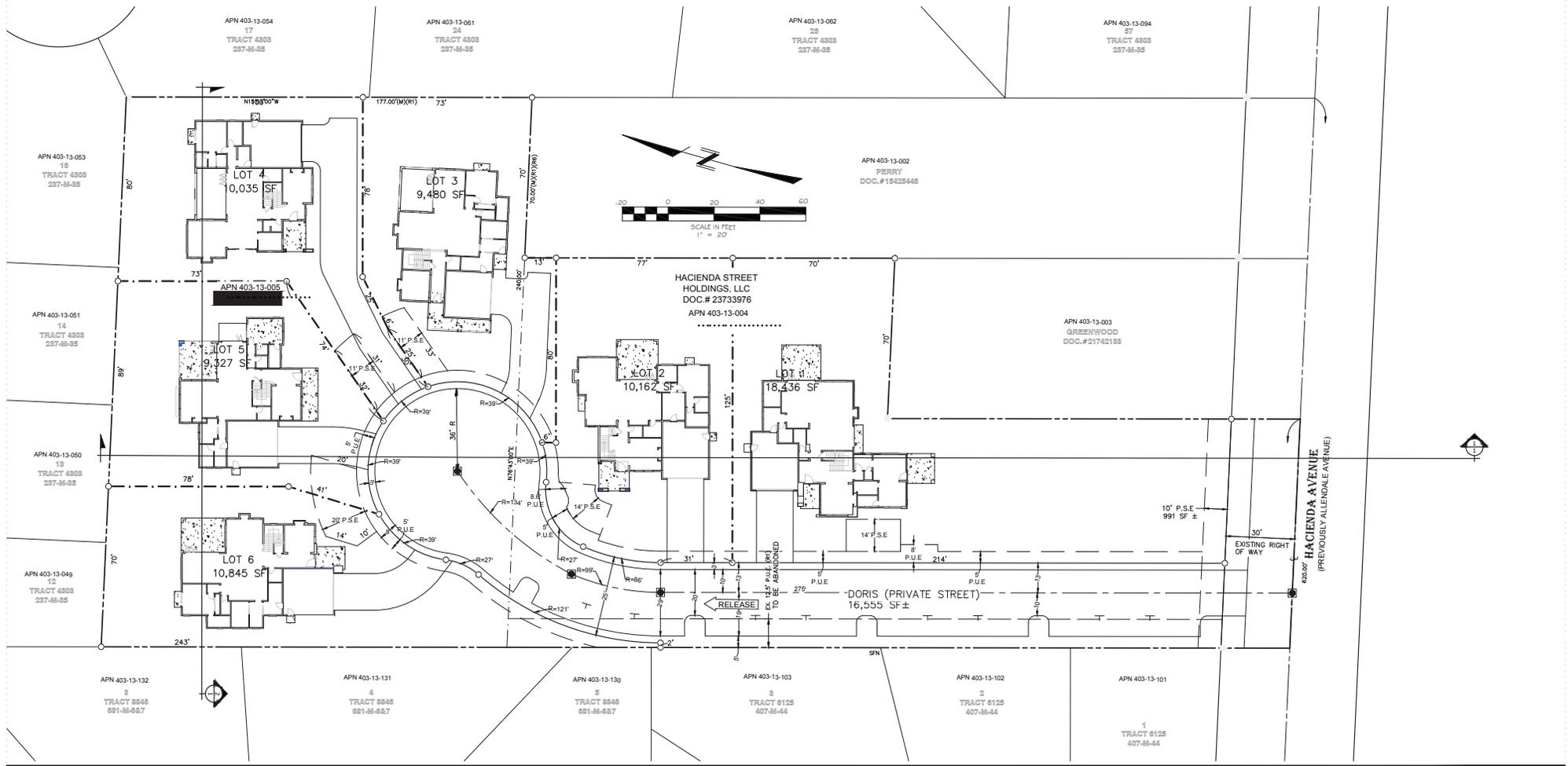
REVISIONS	PROJECT DATA
▲	PROJECT: 2017.607
▲	DRAWN: YZ
▲	DESIGN: DRR
▲	SCALE:
▲	DATE: FEB. 2, 2018
▲	VER-CONSULTANTS INC

TENTATIVE MAP  
 1631 HACIENDA AVENUE  
 CAMPBELL CALIFORNIA



NOTE: THE GRANT DEEDS WILL BE RECORDED PRIOR TO THE APPLICATION FOR SUBMITTAL OF THE FINAL MAP

EXISTING	LEGEND	PROPOSED
(Symbol Size May Vary)	Property Boundary	
---	Curb	---
---	Easement	---
---	Lot Line	---
---	Center Line	---
---	Right-of-Way	---
	3/4" IRON PIPE SET, TAGGED RC "26616"	○
	SET STREET MONUMENT, TAGGED RC "26616"	●
	FOUND IRON PIPE	●
	OVERLAND RELEASE	← RELEASE



REVISIONS	PROJECT DATA
▲	PROJECT: 2017.607
▲	DRAWN: YZ
▲	DESIGN: DRR
▲	SCALE:
▲	DATE: FEB. 2, 2018
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**TENTATIVE MAP**  
**1631 HACIENDA AVENUE**  
 CAMPBELL CALIFORNIA

