



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.

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



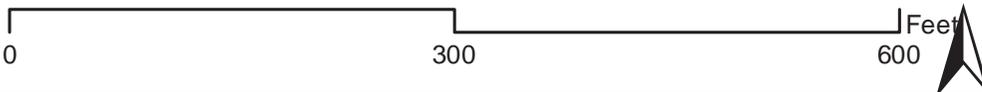
Project Location: 1631 Hacienda Ave.

Application Type: Pre-App

Planning File No.: PRE2008-03

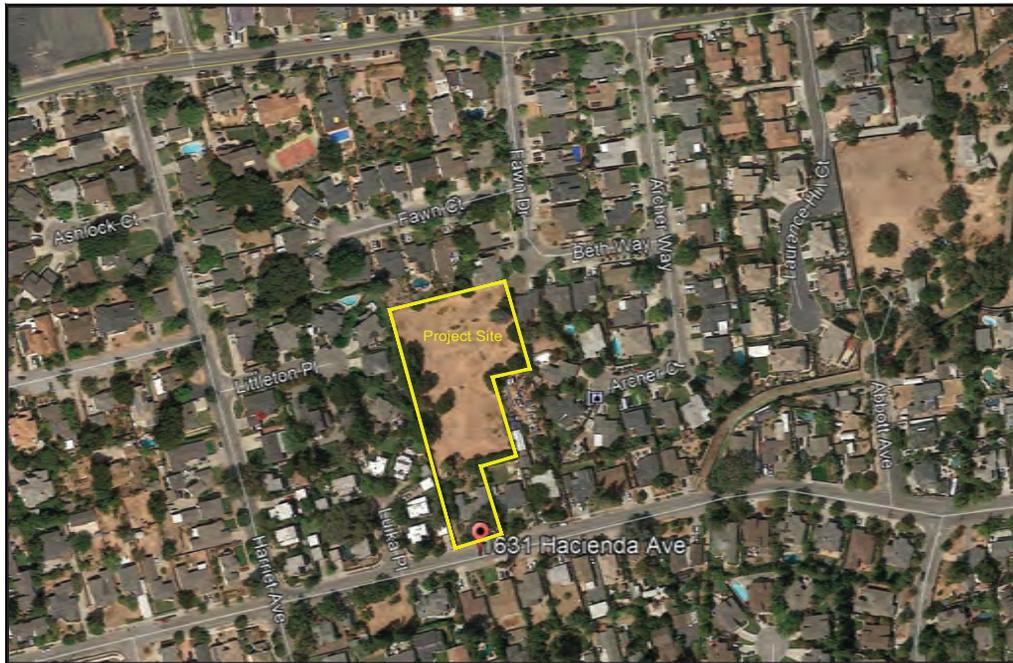


Community Development Department
Planning Division

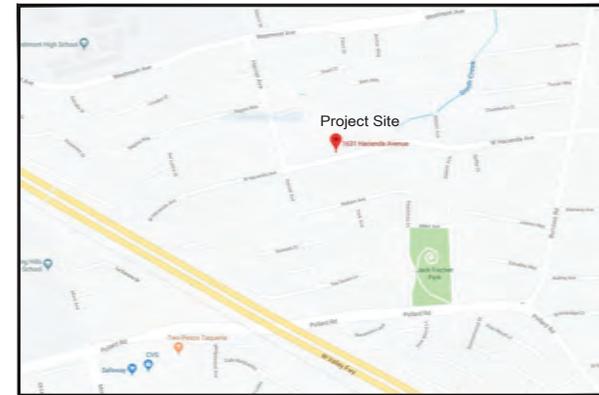


Pre-Application (Tier 2 - Major) 1631 Hacienda Ave Campbell, CA

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



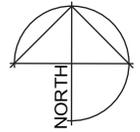
North



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.
All rights reserved.



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

Mark Gross & Associates, Inc.
6881 Research Drive, Irvine, California 92618
(949) 307-5000 Fax (949) 307-7000
Copyright © Mark Gross & Associates, Inc.
All rights reserved.



Hacienda Street Holdings, LLC
1631 W. Hacienda Ave, Campbell, CA

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

Sheet No. A-3.1

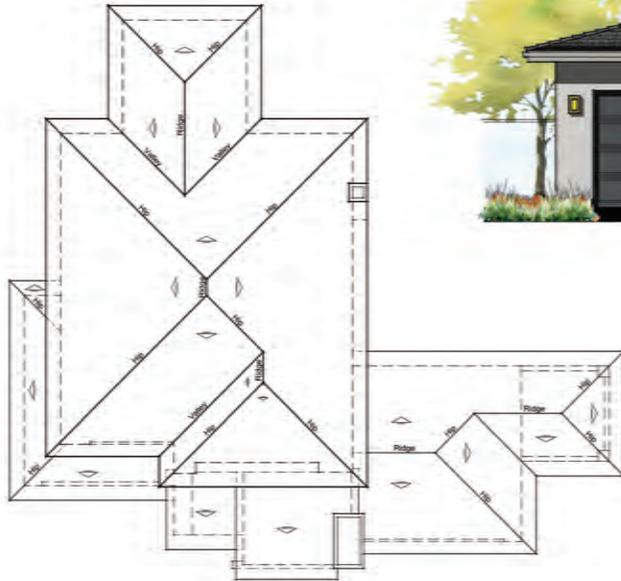


Front Elevation

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

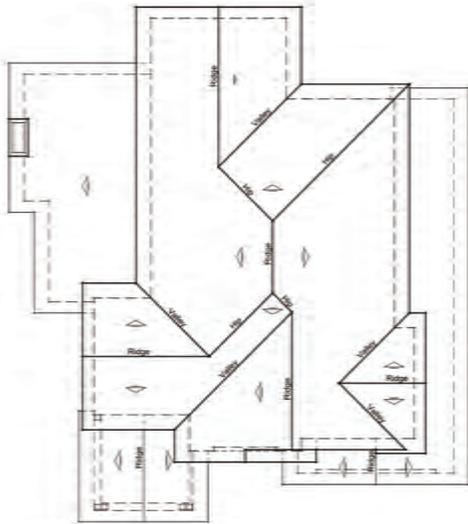
Scale: 1/8" = 1'-0"



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"



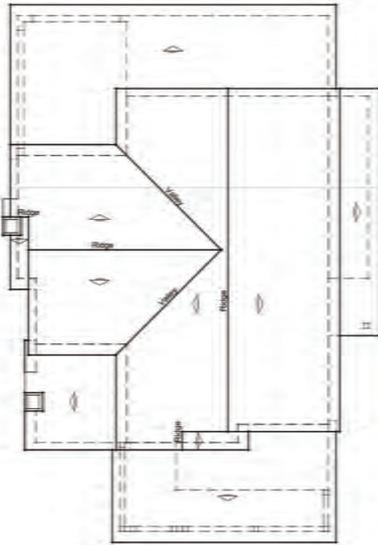
Rear Elevation

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

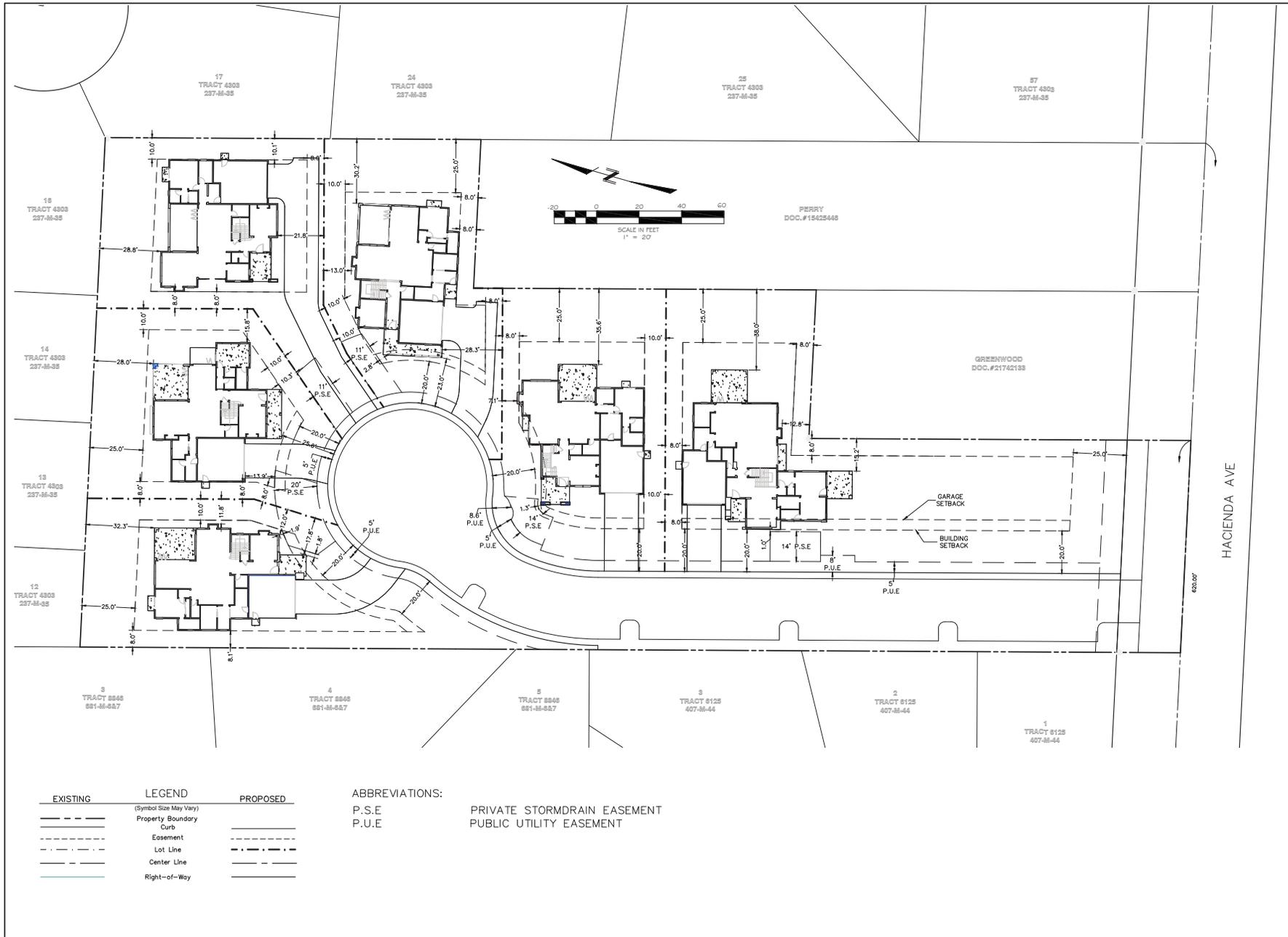
Scale: 1/4" = 1'-0"



Left Elevation

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





Pre-Application (Tier 2 - Major)
1631 HACIENDA AVENUE
SITE PLAN

CALIFORNIA
CAMPBELL

NO	DATE	DESCRIPTION
▲		
▲		
▲		
▲		
▲		
▲		

REVISIONS	
PROJECT:	2017.607
FILE:	2017.607 SITE PLAN.DWG
DATE:	FEB 02, 2018
SCALE:	
DESIGNED BY:	DRR
DRAWN BY:	YC
REVIEWED BY:	DRR
- VER CONSULTANTS, INC	

EXISTING	LEGEND	PROPOSED
	(Symbol Size May Vary) Property Boundary	
	Curb	
	Easement	
	Lot Line	
	Center Line	
	Right-of-Way	

ABBREVIATIONS:
P.S.E PRIVATE STORMDRAIN EASEMENT
P.U.E PUBLIC UTILITY EASEMENT

TABLE OF CONTENTS

- 1.0 COVER SHEET
- 2.0 SITE PLAN

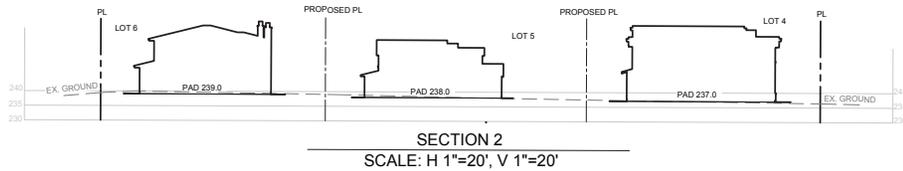
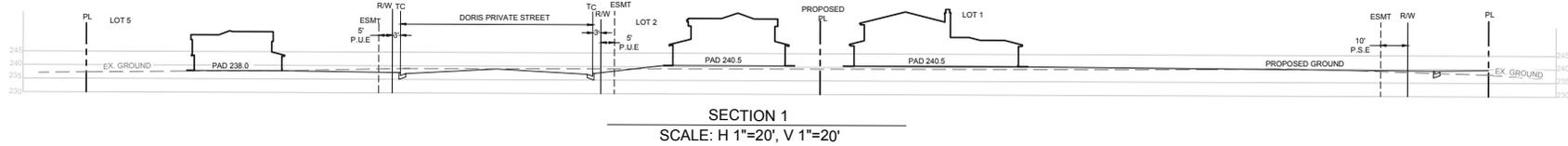
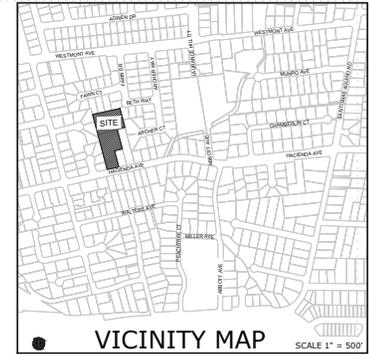
LOT NUMBER	NET LOT SIZE (S.F.)	GROSS LOT SIZE (S.F.)	LAND USE
①	18,436	21,225	SINGLE FAMILY RESIDENTIAL
②	10,162	12,384	SINGLE FAMILY RESIDENTIAL
③	9,480	10,683	SINGLE FAMILY RESIDENTIAL
④	10,035	10,523	SINGLE FAMILY RESIDENTIAL
⑤	9,327	10,162	SINGLE FAMILY RESIDENTIAL
⑥	10,845	13,986	SINGLE FAMILY RESIDENTIAL

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

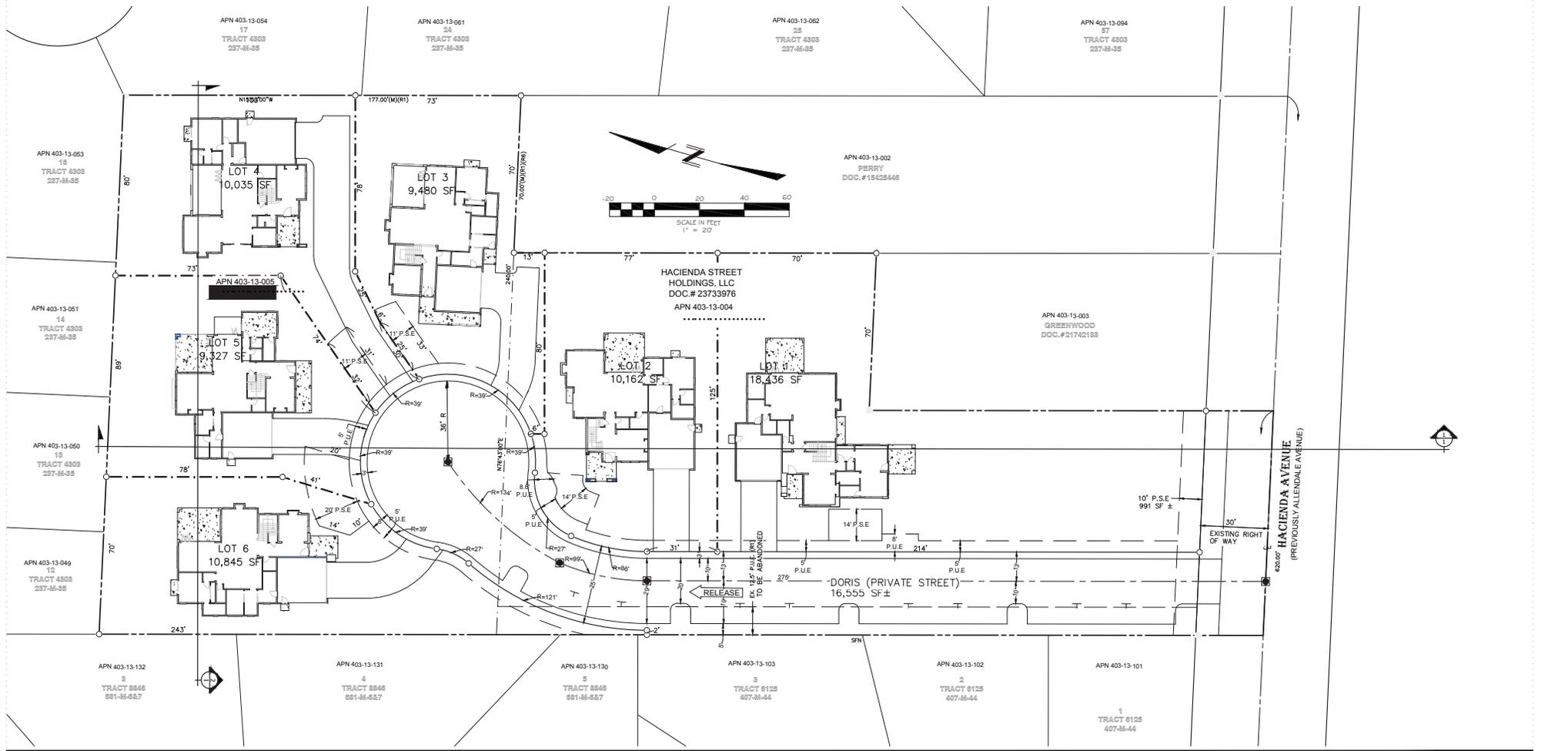


1 OF 2
 SHEET NUMBER



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
▲	VER-CONSULTANTS INC

TENTATIVE MAP
1631 HACIENDA AVENUE
 CAMPBELL CALIFORNIA

