



**CITY OF CAMPBELL**  
Community Development Department

**December 21, 2018**

**NOTICE OF APPLICATION TO EXTEND AN APPROVAL  
FOR A TWO-LOT TENTATIVE PARCEL MAP**

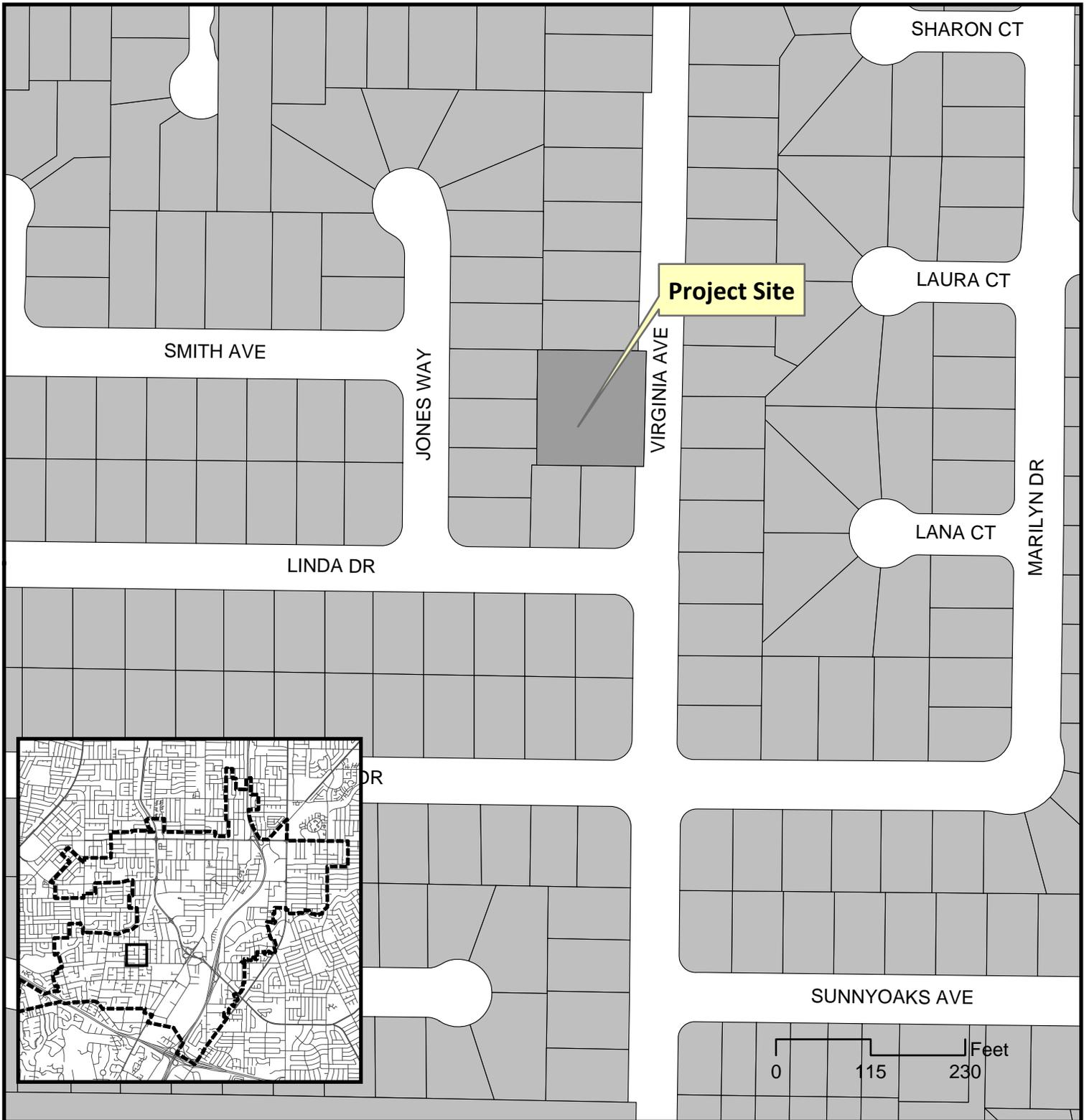
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for a Tentative Parcel Map for the following project proposal:

**File No.:** PLN2018-358  
**Applicant:** Wiley Gao  
**Project Address:** 871 Virginia Ave  
**Property Owner:** Wiley Gao  
**Zoning District:** R-1-6 (Single-Family Residential)  
**General Plan:** Low Density Residential < 6 Units/Gr. Acre  
**Project Description:** Extend approval for one year to split one lot into two lots.

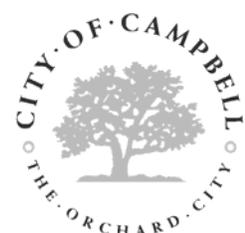
This request will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins January 3, 2019 and ends January 14, 2019. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. **January 14, 2019**. The Director will consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Cindy McCormick, Senior Planner, in the Community Development Department, at (408) 871-5103 or by email [cindym@cityofcampbell.com](mailto:cindym@cityofcampbell.com).

# Project Location Map



Project Location: 871 Virginia Ave  
Application Type: Extension of Approval  
Planning File No.: PLN2016-147 & PLN2016-148  
Description: The applicant has requested an extension of their approval for a Tentative Parcel Map to split one lot into two lots. The original approval expired and will be extended for one year.



Community Development Department  
Planning Division

PLANS FOR  
**TENTATIVE PARCEL MAP**  
 2-LOT SUBDIVISION  
 LANDS OF AGH ARCHITECTURE & DESIGN CONSULTING, LLC.  
 A.P.N. 406-04-027  
 871 VIRGINIA AVENUE  
 Campbell, California

**LEGEND:**

- = Property Line
- - - = Adjacent Property Line
- = Right-of-Way Line
- = New Lot Line
- = Centerline
- = Building Envelope
- = Fence
- = Curb, Gutter & Sidewalk

**BUILDING SETBACKS:**  
 FRONT: 25' (FROM STREET R/W)  
 SIDE: 5' (6' SHOWN)  
 REAR: 15' (LOT 1) & 25' (LOT 2)

**BACK YARD TABLE**  
 LOT 1 1,200 S.F. (15'X80')  
 LOT 2 1,500 S.F. (25'X60')

**PARKING REQUIREMENTS: 4 CARS**  
 2-CAR IN GARAGE  
 2 IN DRIVEWAY

**IMPERVIOUS COVERAGE**

LOCATION	SQUARE FEET
PRE-CONSTRUCTION (EXISTING)	
EX. RESIDENCE ROOF	3,600
EX. GARAGE ROOF	1,140
EX. WOOD STRUCTURES	1,115
EX. CONCRETE	5,221
<b>TOTAL</b>	<b>11,076</b>

**IMPERVIOUS COVERAGE**

LOCATION	SQUARE FEET
POST-CONSTRUCTION (NEW)	
HOUSES & GARAGES ROOF	6,150
DRIVEWAYS	962
CONCRETE PATIOS & WALKWAYS	1,372
PATIO	175
<b>TOTAL</b>	<b>8,659</b>

DECREASE IN IMPERVIOUS COVERAGE = 2,417 SQ. FT.

**GENERAL NOTES**

OWNER: LANDS OF AGH ARCHITECTURE & DESIGN CONSULTING, LLC.  
 OWNER REPRESENTATIVE: HELEN WU  
 1089 QUEENSBRIDGE COURT  
 SAN JOSE, CA 95120  
 (408) 596-1038  
 DEVELOPER: HELEN WU (SAME AS OWNER)  
 ENGINEER: SEE TITLE BLOCK  
 PROPERTY ADDRESS: 871 VIRGINIA AVENUE  
 CAMPBELL, CA 95008  
 EXISTING ZONING: R-1-6 (SINGLE FAMILY)  
 PROPOSED ZONING: R-1-6 (SINGLE FAMILY)  
 NET ACREAGE: 16,800 S.F. (0.3857 Acres)  
 EXISTING USE: SINGLE FAMILY RESIDENCE  
 PROPOSED USE: SINGLE FAMILY RESIDENCE  
 STORM: CITY OF CAMPBELL  
 EXISTING IN VIRGINIA AVENUE  
 SANITARY: WEST VALLEY SANITATION DISTRICT  
 EXISTING IN VIRGINIA AVENUE  
 WATER: SAN JOSE WATER CO.  
 EXISTING IN VIRGINIA AVENUE  
 GAS: P.G.&E.  
 EXISTING IN VIRGINIA AVENUE  
 ELECTRIC: P.G.&E.  
 EXISTING IN VIRGINIA AVENUE  
 TELEPHONE: AT&T  
 EXISTING IN VIRGINIA AVENUE  
 CABLE TV: COMCAST  
 EXISTING IN VIRGINIA AVENUE  
 A.P.N. 406-04-027

**LOT AREA TABLE**

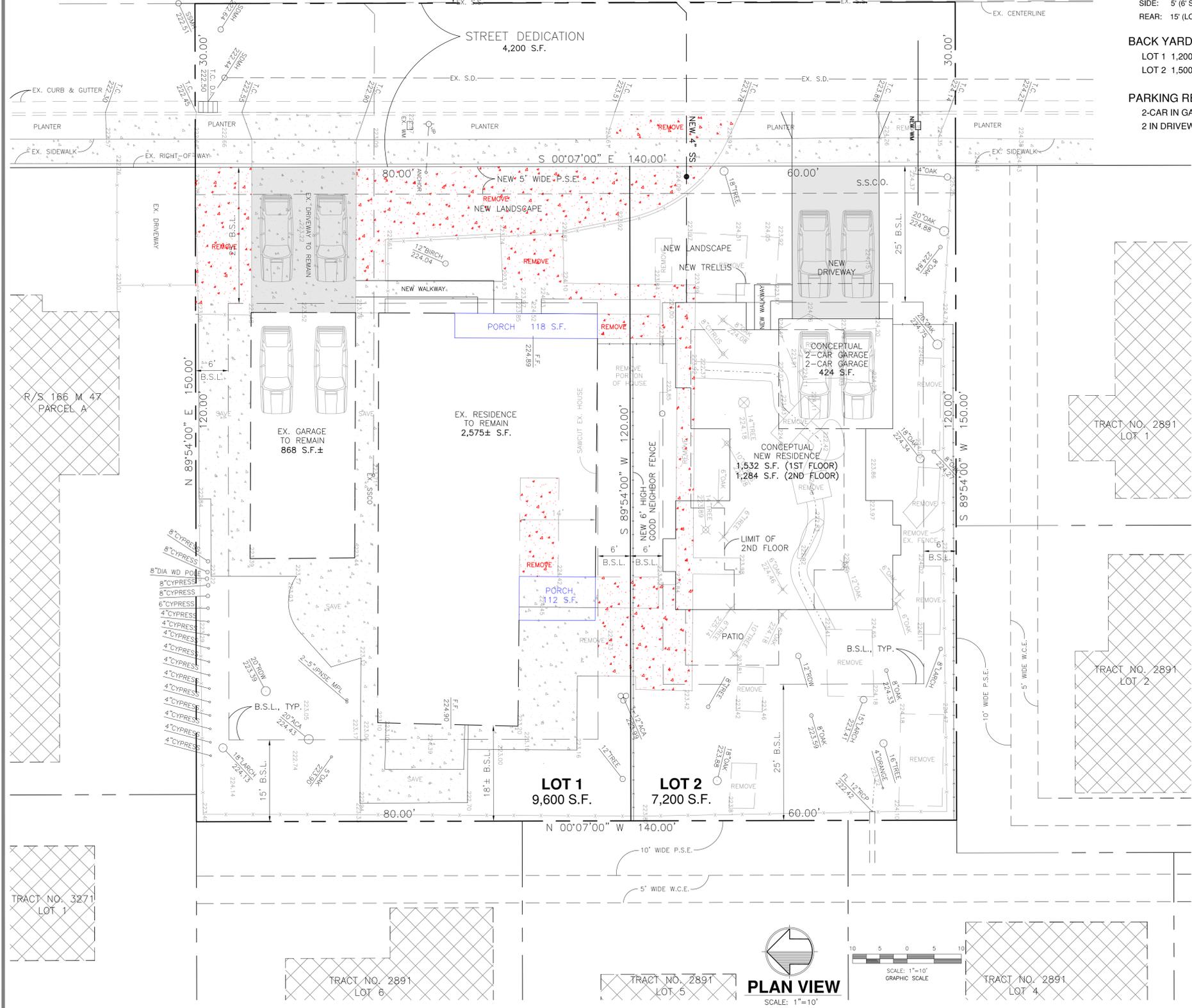
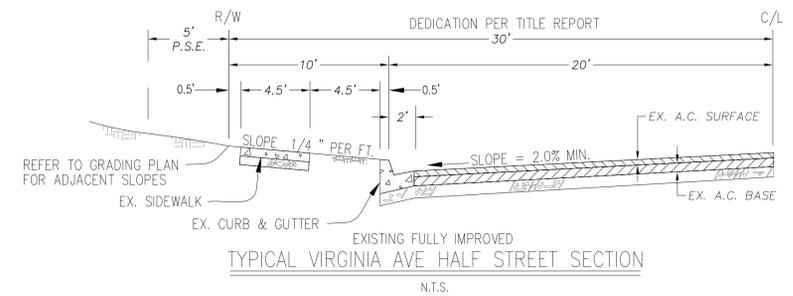
DESCRIPTION	SQUARE FEET	ACRES
TOTAL EXISTING PARCEL	21,000	0.482
STREET DEDICATION	4,200	0.096
LOT 1	9,600	0.220
LOT 2	7,200	0.166

**DEVELOPMENT STANDARDS**

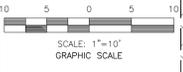
LOT NUMBER	SQUARE FEET	ZONING DISTRICT	LOT COVERAGE (40%)	FLOOR AREA (0.45)
LOT 1	9,600	R-1-6	3,840	4,320
LOT 2	7,200	R-1-6	2,880	3,240

**GENERAL NOTES**

- TOPOGRAPHY SURVEY PERFORMED DEC. 22, 2015.
- CONTOUR INTERVAL IS 1-FOOT WITH SPOT ELEVATIONS.
- THIS TOPOGRAPHIC MAP REPRESENTS SURFACE FEATURES ONLY.
- BASIS OF ELEVATION: CITY OF CAMPBELL BENCHMARK ELEVATION #58 (ELEV. = 215.129)
- PROPERTY LINES SHOWN ARE RECORD DATA. [TRACT NO. 2891 & RECORD OF SURVEY (BOOK 166 OF MAPS PAGE 47)]
- ALL GRADING SHALL BE IN ACCORDANCE WITH THE SOIL REPORT PREPARED FOR THIS PROJECT.
- MAINTAIN EXISTING DRAINAGE PATTERNS.
- ALL DOWNSPOUTS SHALL HAVE A SPLASH BOX AND DIVERT WATER AWAY FROM BUILDING INTO LANDSCAPED AREA.



**PLAN VIEW**  
 SCALE: 1"=10'



REV.	DATE	RELEASED TO CLIENT & CITY	REVISION DESCRIPTION
0	08/16		

DESIGNED BY: V.S.  
 DRAWN BY: R.S.C.  
 CHECKED BY: V.S.  
 SCALE: AS SHOWN

**PEOPLES ASSOCIATES**  
 STRUCTURAL ENGINEERS  
 1996 Tarab Court  
 Milpitas, CA 95035  
 408-957-9221  
 Fax 408-957-9220  
 REGISTRATION EXPIRES MARCH 31, 2027

**TENTATIVE PARCEL MAP**  
**2-LOT SUBDIVISION**  
 LANDS OF AGH ARCHITECTURE & DESIGN CONSULTING, LLC.  
 871 VIRGINIA AVENUE  
 CAMPBELL, CALIFORNIA