

# MARAVILLA HOMEOWNERS ASSOCIATION

CAMPBELL, CALIFORNIA

## PARKING MODIFICATION & PATIO REPAIRS

### PROPERTY OWNER:

MARAVILLA HOMEOWNERS ASSOC.  
TEL: 408-827-8227

### PROPERTY ADDRESS:

555 W. CAMPBELL AVENUE  
CAMPBELL, CA 95008

INCLUDES 15-45 MARAVILLA COURT  
& 555 - 569 WEST CAMPBELL AVENUE

### SCOPE OF WORK

GUEST PARKING MODIFICATION:  
REASSIGN UP TO 5 OUT OF 20  
EXISTING GUEST PARKING SPACES  
FOR TEMPORARY USE BY  
MARAVILLA RESIDENTS

PATIO REPAIRS:  
REPLACE CRACKED STUCCO ON  
PATIO WALLS ALONG WEST  
CAMPBELL AVENUE

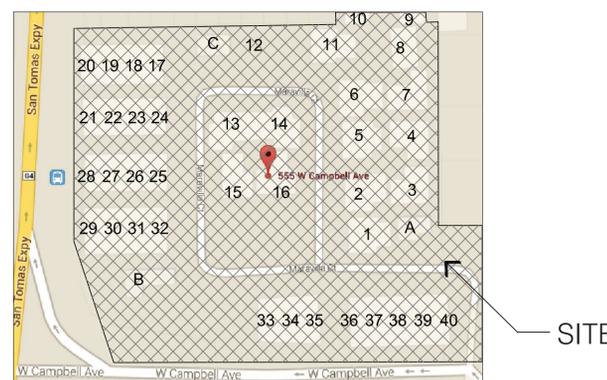
### SITE LOCATION:



### SHEET INDEX:

1. SITE PHOTOGRAPHY
2. GUEST PARKING MODIFICATION
3. PATIO WALL STUCCO REPAIR
4. PATIO STAIR WALL SAFETY MODIFICATION

### SITE MAP:

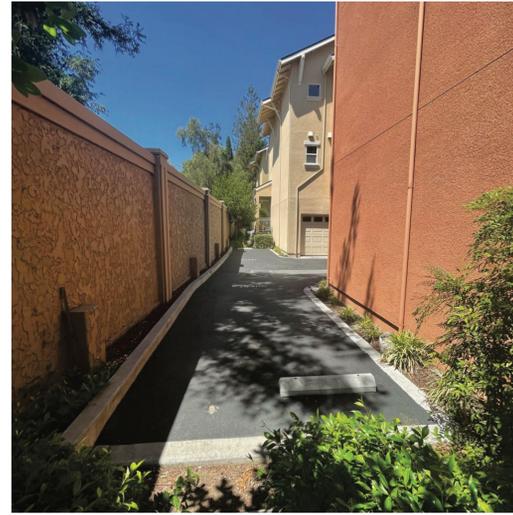


THIS SUBDIVISION CONSISTS OF 40 RESIDENTIAL LOTS

MARAVILLA - CAMPBELL, CA - PARKING MODIFICATION & PATIO REPAIRS

May 24, 2023

# SITE PHOTOGRAPHY



1



2



3



4



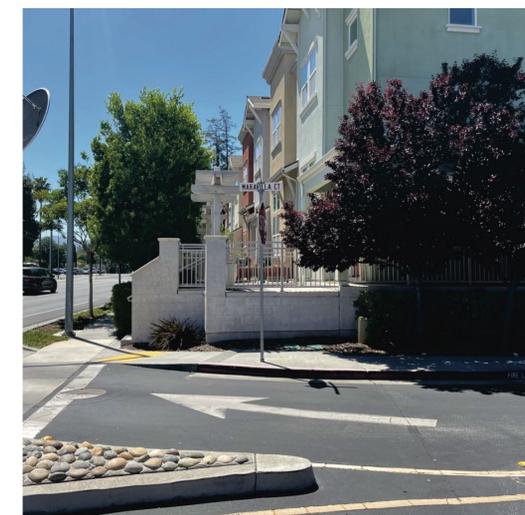
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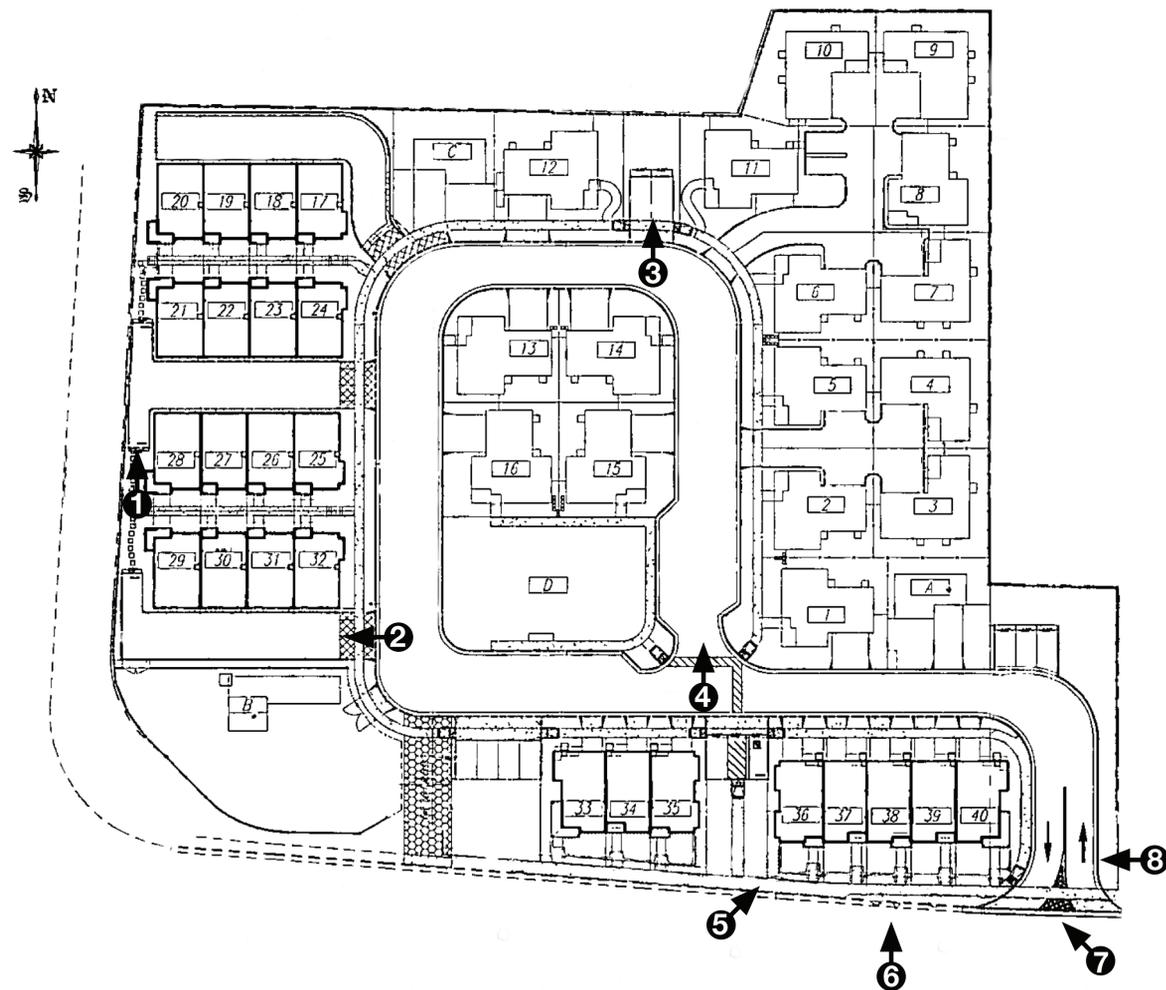
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7



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PROJECT:

**MARAVILLA HOA**

**PARKING MODIFICATION & PATIO REPAIRS**

PROJECT #

DATE: MAY 24, 2023

SCALE: NONE

SHEET DETAILS:

**SITE PHOTOGRAPHY**

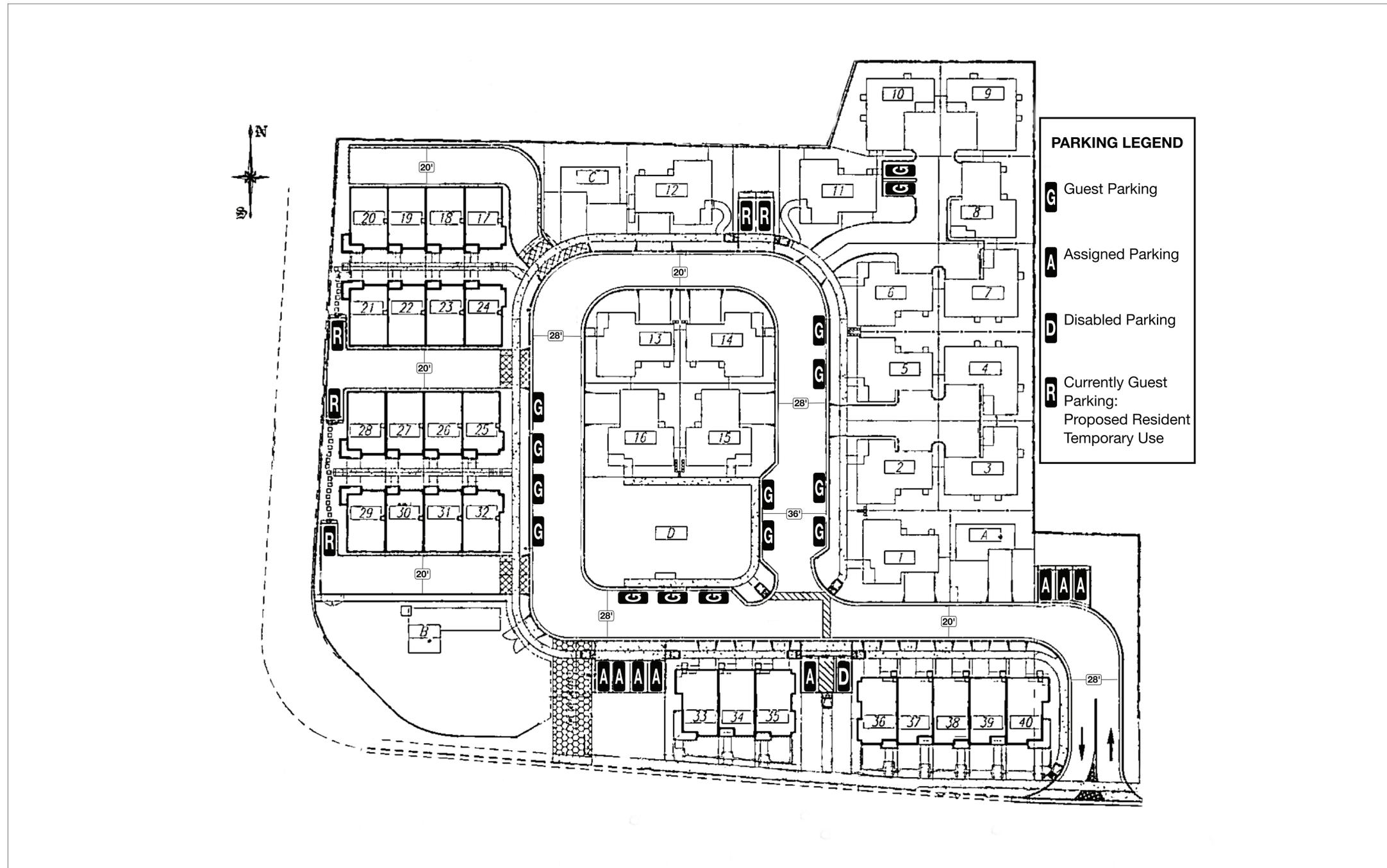
REVISIONS:

SHEET

**1**

OF 04 SHEETS

# GUEST PARKING MODIFICATION



The current Maravilla guest parking allocation is twenty (20) dedicated guest-only parking spaces for the forty (40) Maravilla homes. The proposed parking modification would reallocate up to a maximum of five (5) of the guest parking spaces for temporary parking use by Maravilla residents. The guest parking spaces that may be reallocated for temporary resident use are marked "R" in the above map. Temporary parking by residents would be controlled by Maravilla HOA rules and would require residents to obtain Management or Board approval for use. The remaining guest-only parking spaces (at least 15 spaces marked G in the above map) would continue to be controlled by the existing Maravilla HOA guest parking rules. The remaining guest parking spaces will be the most accessible and centrally-located spaces within Maravilla for easy access by visitors. Parking spaces converted to temporary resident use will be those that are less useful for visitor parking purposes due to their non-central location. No change is proposed to the existing Disabled parking or Assigned parking spaces.

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**GUEST PARKING MODIFICATION**

REVISIONS:

SHEET  
**2**  
OF 04 SHEETS

**PATIO WALL STUCCO REPAIR  
(555 - 569 WEST CAMPBELL AVENUE)**



Failed Stucco



Current Stucco



Proposed Veneer Option

The existing stucco layer on the CMU patio walls is defective and cracking and must be replaced. Budget permitting, the defective stucco will be removed and will be replaced with a neutral stone veneer. If cost of the stone veneer is above budget, then the defective stucco will be replaced with new textured stucco or stone-patterned stucco. Proposed work shall include temporarily removing the metal railings and gates as well as removing the vegetation immediately around the patios. The trees will be protected in the work areas. Masonry wall caps would be repaired or replaced. After the wall repair work is completed, new shrubs and ground cover will be planted to replace vegetation removed during wall repair work, and the reinstalled metal railings and gates will be painted a dark gray.

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**PATIO WALL STUCCO REPAIR**

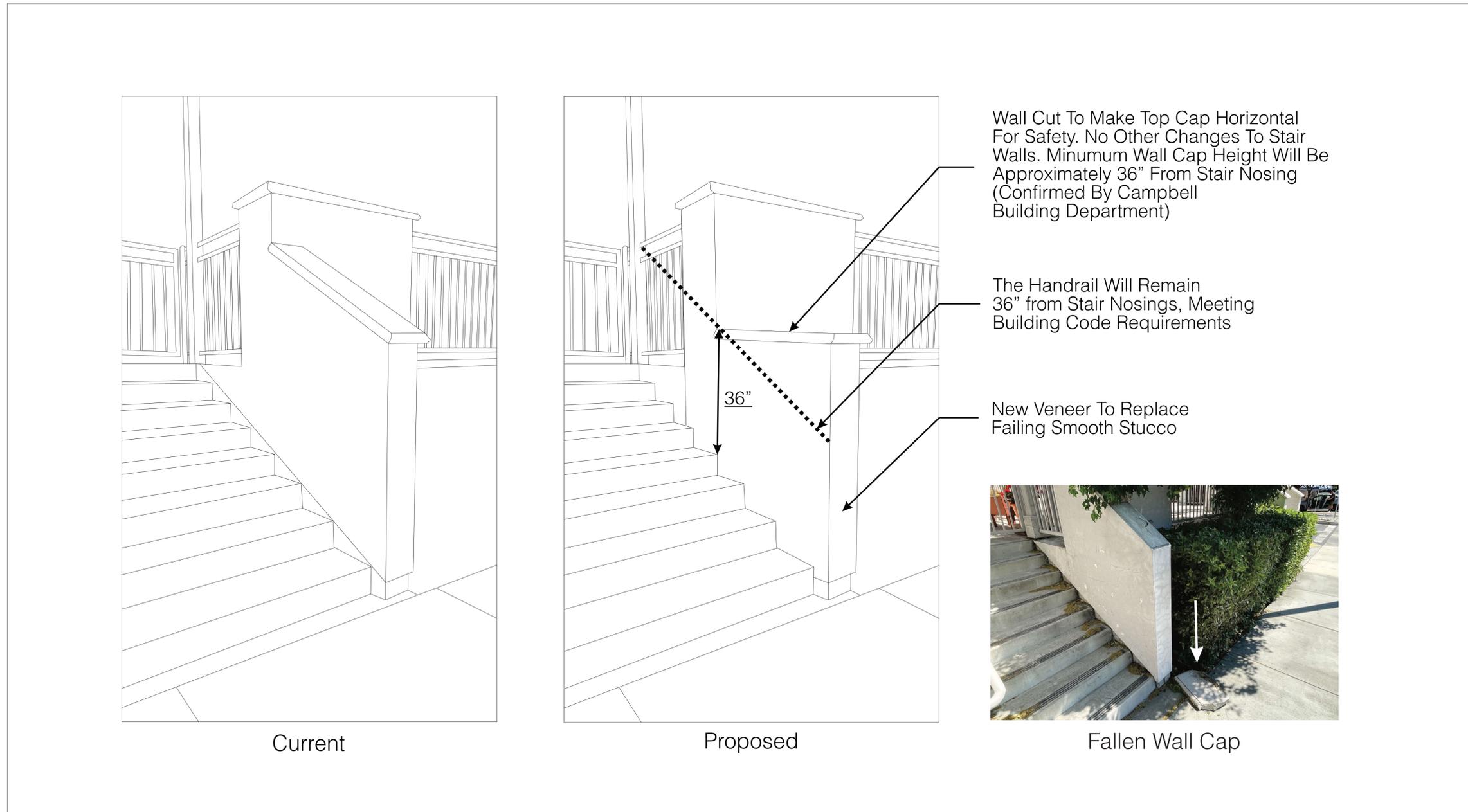
REVISIONS:


SHEET

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OF 04 SHEETS

**PATIO STAIR WALL SAFETY MODIFICATION  
(555 - 569 WEST CAMPBELL AVE)**



Existing sloped wall blocks view of sidewalk creating a safety hazard between people on stairs (especially children) and activity on sidewalk. Also sloped wall top caps have become loose and have fallen off onto public sidewalk, potentially creating a hazard for people on sidewalk and a liability for the homeowners. Proposed wall modification would cut CMU wall to form a horizontal top surface to provide a better sight line to the sidewalk and reduce risk of wall caps falling onto sidewalk. Metal handrails will be attached to wall 36 inches (nominal) above stair nosings.

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**PATIO STAIR WALL SAFETY MODIFICATION**

REVISIONS:

SHEET

**4**

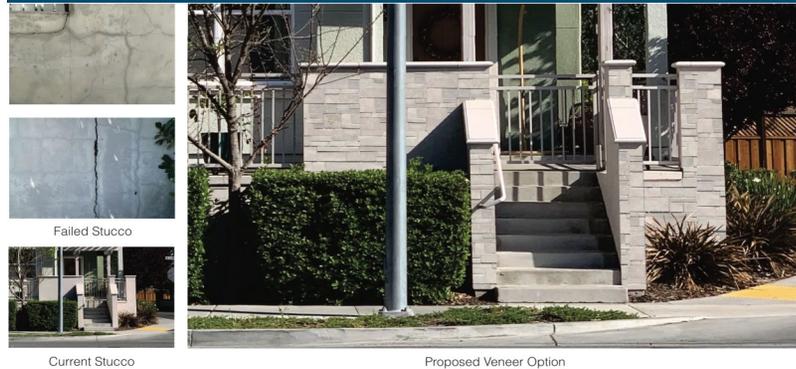
OF 04 SHEETS

## Location of Proposed Project




City of Campbell  
 70 North First Street  
 Campbell, CA 95008 -1423

## Project Image



# Courtesy Notice

Dear Campbell Resident,

June 14, 2023

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

**Project Address:** 555 W Campbell Avenue

**Zoning | Area Plan:** P-D | N/A

**Neighborhood Association(s):** Campbell Community Center Neighborhood Group

**Council District:** 4

**File No.:** PLN-2023-99

**APN:** 305-60-040

**Applicant:** Matthew Wisnieski

**Property Owner:** Maravilla HOA

**Application Type:** Minor P-D Modification & Parking Modification Permit

**Project Planner:** Larissa Lomen, Assistant Planner

**Email Contact:** larissal@campbellca.gov

**Project Description:**

To allow a minor modification to a P-D Permit with a parking modification permit to allow for a reduction in parking stalls and a façade alteration of the existing front porches.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

**Note:** Applications may change after initial application submittal. To view the project plans, please scan the QR code.

\*\*Asistencia en Español disponible,  
Simplemente marque (408) 866-2140 y pida traducción en Español

