



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



Notice of Public Hearing

Dear Campbell Resident,

April 12, 2024

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday April 23, 2024, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 68 Page Street

Zoning | Area Plan: R-1-6 | N/A

Neighborhood Association(s): Downtown Campbell Neighborhood Association

Council District: 2

File No.: PLN-2024-3

APN: 279-46-021

Applicant: SVEP Consultants LLC (Xavier Campos)

Application Type: Variance and Site and Architectural Review Permit

Property Owner: Wenge Zhang

Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

To allow construction of a 2-story approximately 1,471 square-foot single-family dwelling, with substandard street-side and interior-side setbacks and an increase to the allowable floor area ratio (FAR), including retention and alteration of an existing detached non-conforming garage.

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | 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



BASIS OF BEARINGS:

THE BEARING S 00°00'00" E FOR THE MONUMENT LINE OF PAGE STREET WAS ESTABLISHED BETWEEN TWO FOUND STREET MONUMENTS IN PAGE STREET, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 8357", FILED IN BOOK 643 OF MAPS, AT PAGE 30, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS FOR THIS MAP.

BENCHMARK:

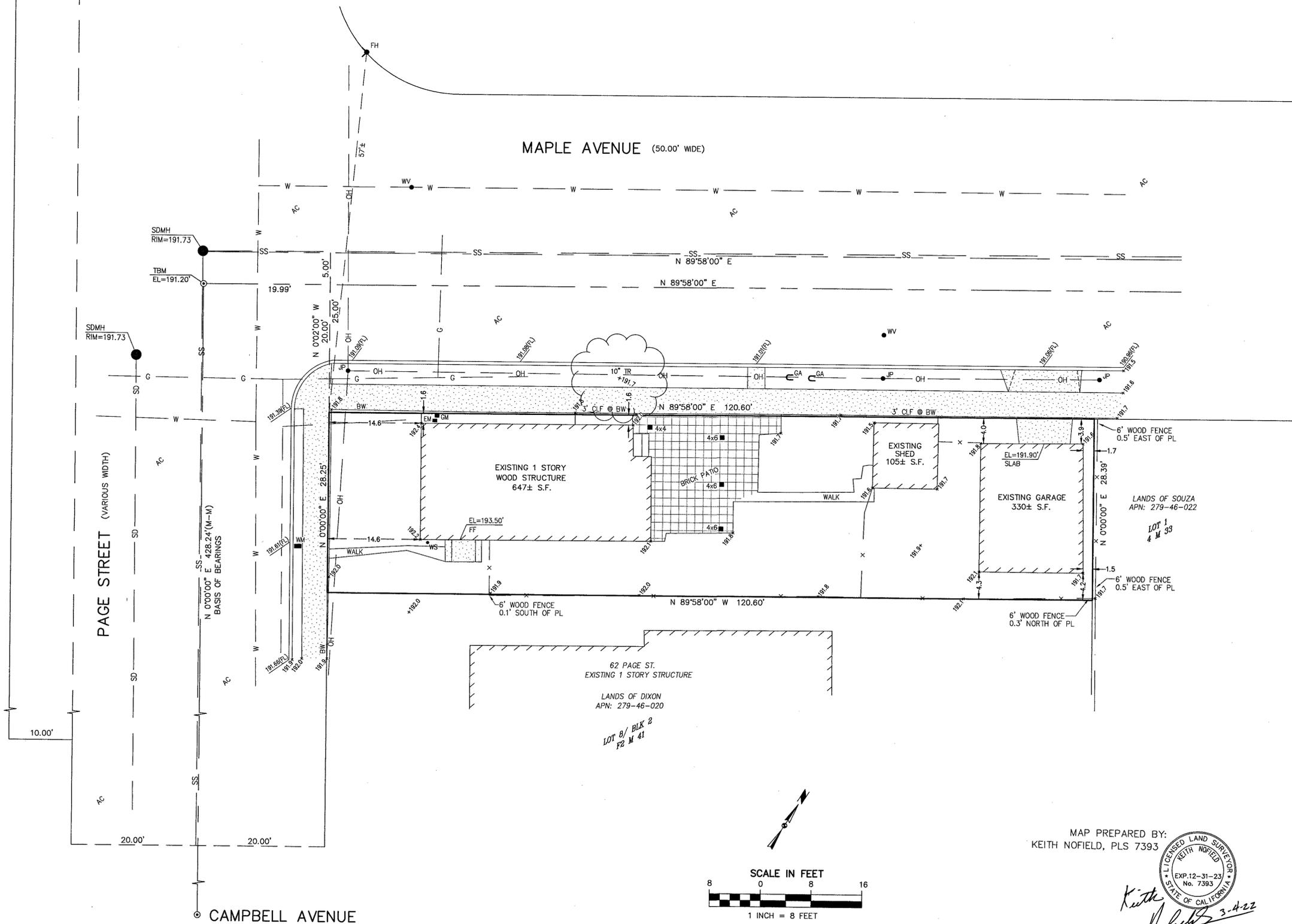
TEMPORARY BENCHMARK "TBM" ELEVATION = 191.20' (NAVD 1988); ESTABLISHED ON TOP OF A 2 5/8" DIAMETER BRASS DISK IN WELL AT THE INTERSECTION OF PAGE STREET AND MAPLE AVENUE, AS SHOWN HEREON. ESTABLISHED BY GPS METHODS FOR THIS PROJECT.

NOTES:

- UTILITY LOCATIONS ARE ONLY APPROXIMATE AND NOT INTENDED FOR USE WITH CONSTRUCTION. INFORMATION WAS ACQUIRED FROM A FIELD SURVEY. CONTACT "USA" AT 1-800-642-2440, LOCAL UTILITY COMPANIES, AND THE CITY OF CAMPBELL FOR ASSISTANCE WITH LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- DIMENSIONS ARE 90° MEASUREMENTS.
- BUILDING LOCATIONS ARE MEASURED AT GROUND LEVEL, AT THE EXISTING STUCCO/PANELING OF THE STRUCTURE.
- PROPERTY ADDRESS: 68 PAGE STREET, CAMPBELL
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS = 3,415 S.F.
- FEMA FLOOD ZONE: (ZONE X - UNSHADED): "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY WAS PROVIDED BY ORANGE COAST TITLE COMPANY OF NORTHERN CALIFORNIA, DATED NOVEMBER 30, 2021, UNDER ORDER NO. 520-2298038-60. IT WAS EXAMINED BY KEITH NOFIELD PROFESSIONAL LAND SURVEYING. ALL EASEMENTS IDENTIFIED IN THE REPORT HAVE BEEN SHOWN. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S SEAL AND SIGNATURE, IS NOT CONSIDERED AN ORIGINAL MAP.

LEGEND:

—	SUBJECT PROPERTY LINE
---	PROPERTY LINES / RIGHT OF WAY
---	CENTERLINE
---	MONUMENT LINE
---	DIMENSION LINE
x	FENCE (AS NOTED)
G	GAS LINE (PAINT MARKS)
W	WATER LINE (PAINT MARKS)
OH	OVERHEAD LINES
SD	STORM DRAINAGE LINE
SS	SANITARY SEWER LINE
⊙	FOUND STREET MONUMENT (643 M 31)
AC	ASHPALT CONCRETE
BW	BACK WALK
CLF	CHAIN LINK FENCE
EL	ELEVATION
EM	ELECTIC METER
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GA	GUY ANCHOR
GM	GAS METER
JP	JOINT POLE
(M-M)	MONUMENT TO MONUMENT
O.R.	OFFICIAL RECORDS
PL	PROPERTY LINE
S.F.	SQUARE FEET
SDMH	STORM DRAINAGE MANHOLE
SSMH	SANITARY SEWER MANHOLE
TBM	TEMPORARY BENCHMARK
TR	TREE (SPECIE UNKNOWN)
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE
12"	TREE DIAMETER
+	TREE DRIPLINE, SIZE & TYPE NOTED (IF KNOWN)
+191.0	GROUND ELEVATION
▨	CONCRETE



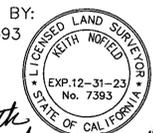
KEITH NOFIELD, PROFESSIONAL LAND SURVEYING
 5178 MOWRY AVENUE, STE. 2151, FREMONT, CA 94538
 (510) 488-2703 EMAIL: KN0F7393@GMAIL.COM

LANDS OF WANG
 68 PAGE STREET
 CAMPBELL, CA 95008
 (DOC. NO. 25233112 O.R.)
 APN: 279-46-021

TOPOGRAPHIC SURVEY
 PORTION LOT 9/ BLOCK 2
 CR & CW PAGE'S SUBDIVISION
 VOLUME F-2 MAPS, PAGE 41

FILENAME:	22.008 TS
CHECKED BY:	
DRAWN BY:	KLN
SCALE:	1" = 8'
DATE:	3/04/2022
PROJECT NO.:	22-008
SHEET NO.:	C-1

MAP PREPARED BY:
 KEITH NOFIELD, PLS 7393



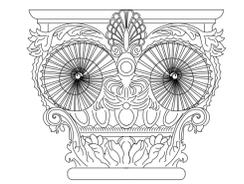
Keith Nofield 3-4-22

1 2 3 4 5 6 7



1 2 3 4 5 6 7

PROJECT NAME
68 PAGE ST.
 CAMPBELL, CA 95008



SHABI CONSULTING
 1889 LESLIE DRIVE
 PLEASANT HILL, CA
 TEL: (408) 489.4601
 WWW.SHABICONCONSULT.COM

SHEET TITLE
Isometric View

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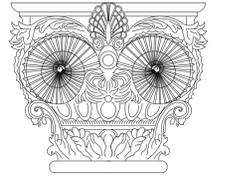
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	12/14/2023	PLANNING, BUILDING & FIRE COMMENTS
2	02/13/2024	PLANNING, BUILDING & FIRE COMMENTS
3	03/10/2024	PLANNING, BUILDING & FIRE COMMENTS
4	03/29/2024	PLANNING, BUILDING & FIRE COMMENTS

DRAWN	SH.R.
CHECKED	SHABI
DATE	09/22/2023
REVISED DATE	03/29/2024
FILE NO.	23-012
SHEET NO.	A-1.0



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SHEET TITLE
Site plan

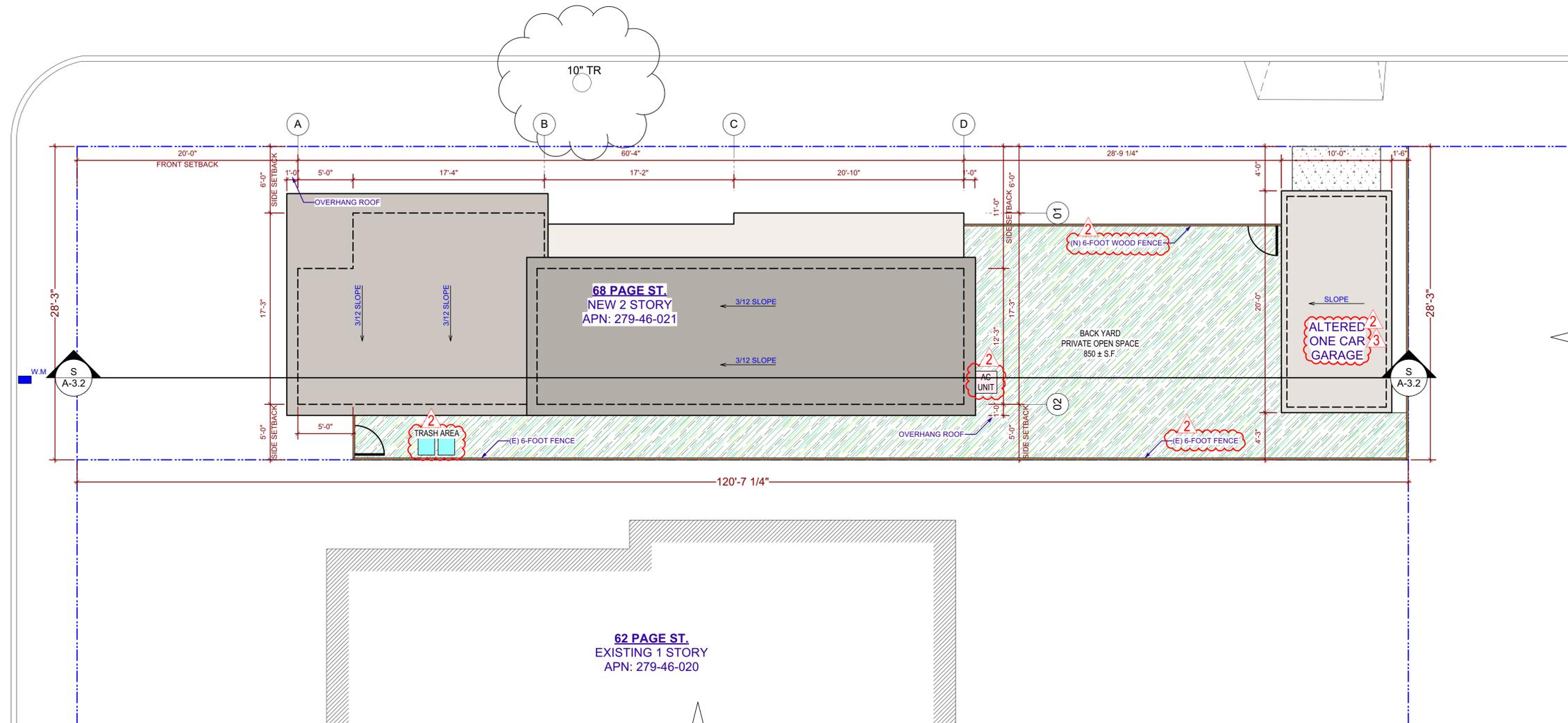
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MAPLE AVE.

PAGE ST.

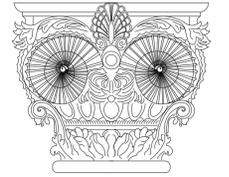


S Site Plan
 Scale: 3/16" = 1'-0"

	PROPERTY LINE
	NEW WALL TO BE CONSTRUCTED
	OUTLINE OF NEIGHBOR BUILDING:



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SHEET TITLE
1st & 2nd Floor Plans

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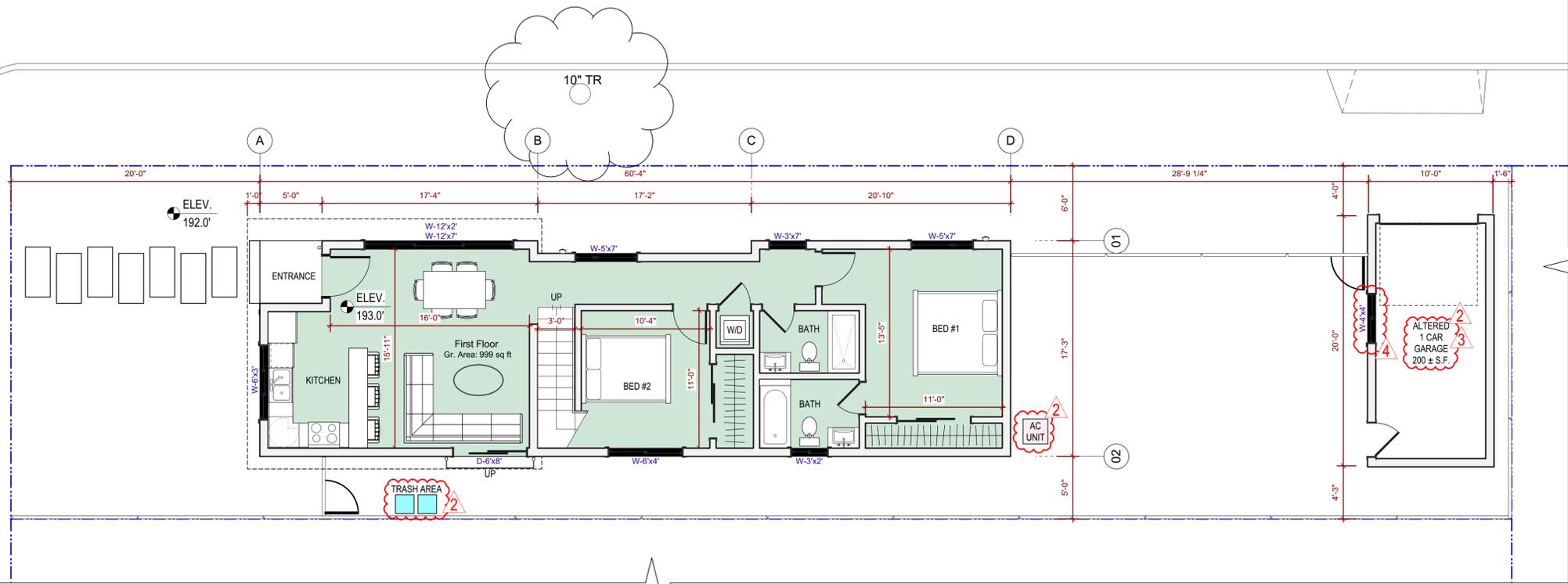
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SHEET NO.	A-2.1

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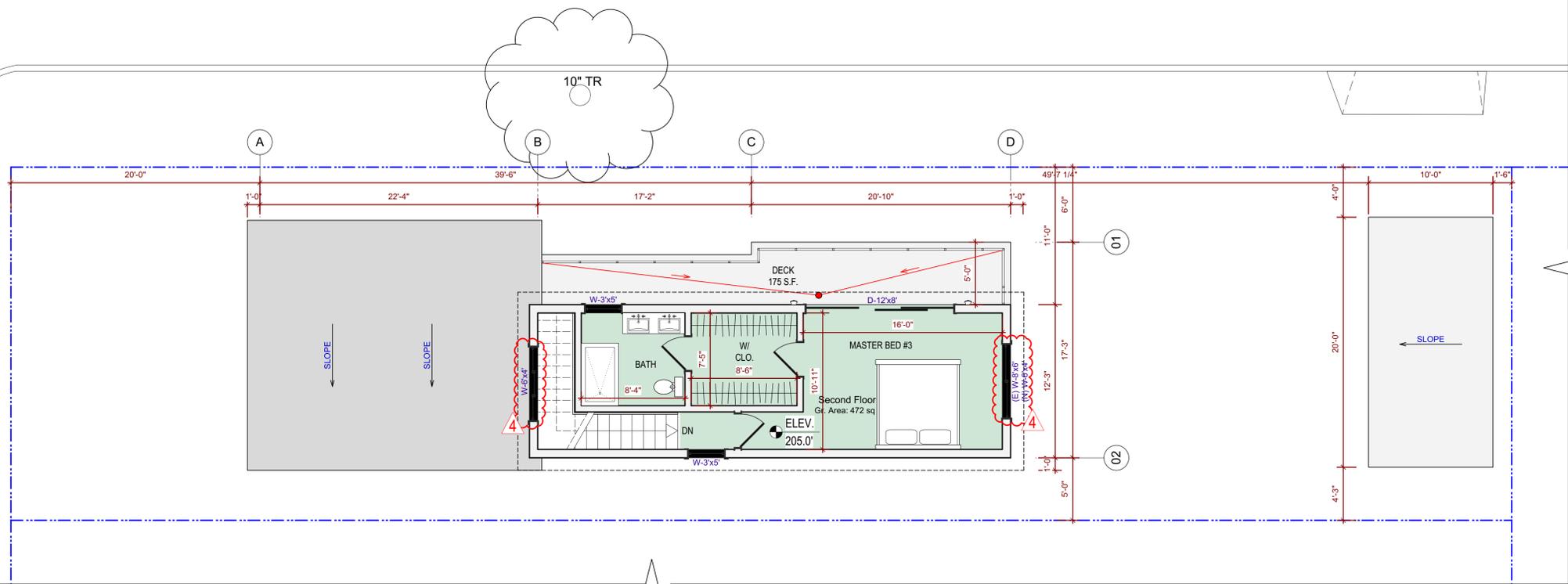
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MAPLE AVE.

MAPLE AVE.



1 First Floor Plan
 Scale: 3/16" = 1'-0"

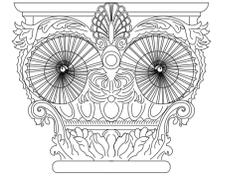


2 Second Floor Plan
 Scale: 3/16" = 1'-0"

	PROPERTY LINE
	NEW WALL TO BE CONSTRUCTED



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SHEET TITLE

Roof plan

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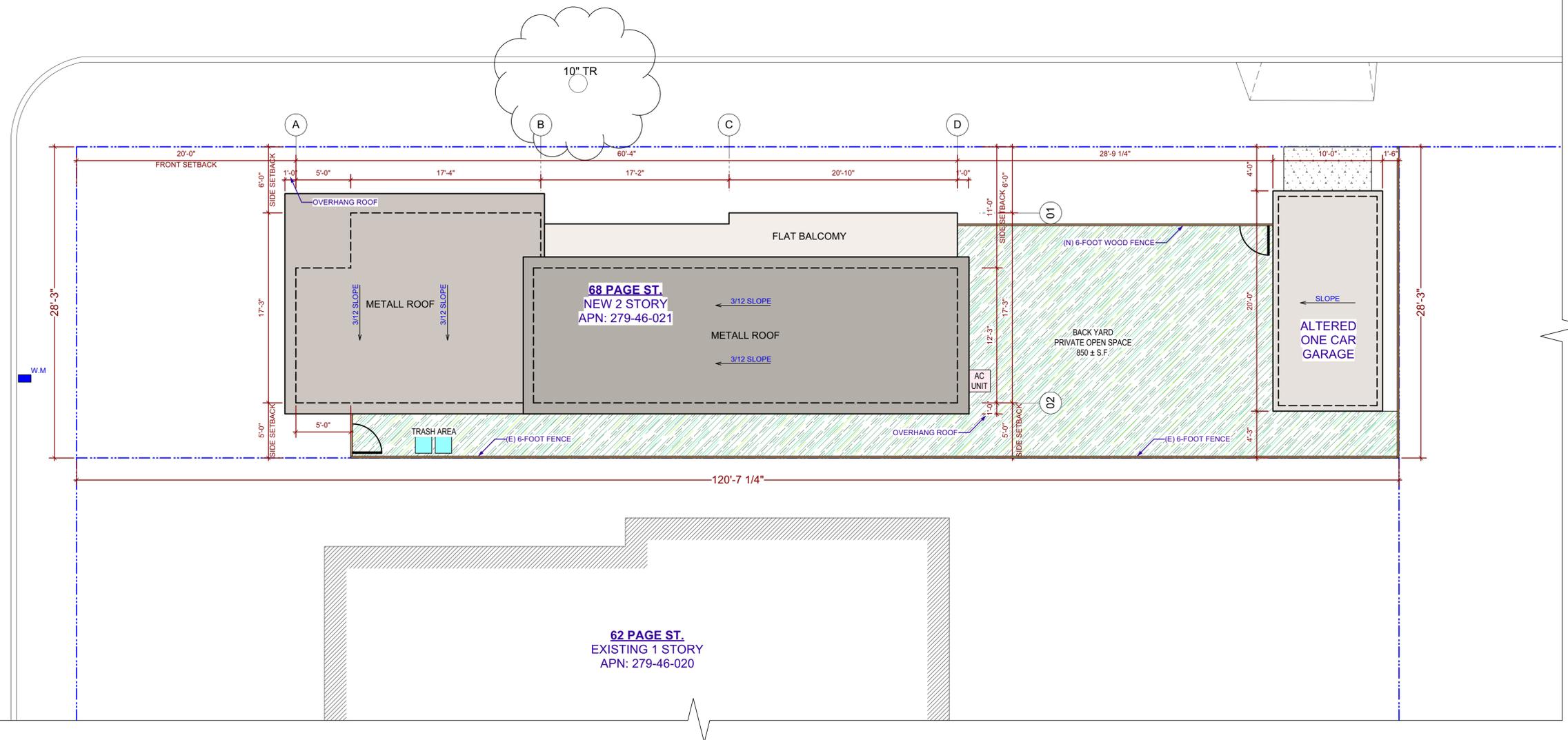
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REVISED DATE	03/29/2024
FILE NO.	23-012
SHEET NO.	A-2.2

MAPLE AVE.

PAGE ST.

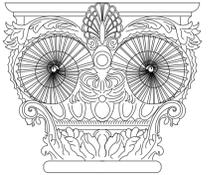


3 Roof Plan
 Scale: 3/16" = 1'-0"

	PROPERTY LINE
	NEW WALL TO BE CONSTRUCTED
	OUTLINE OF NEIGHBOR BUILDING:

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SHEET TITLE

Elevations

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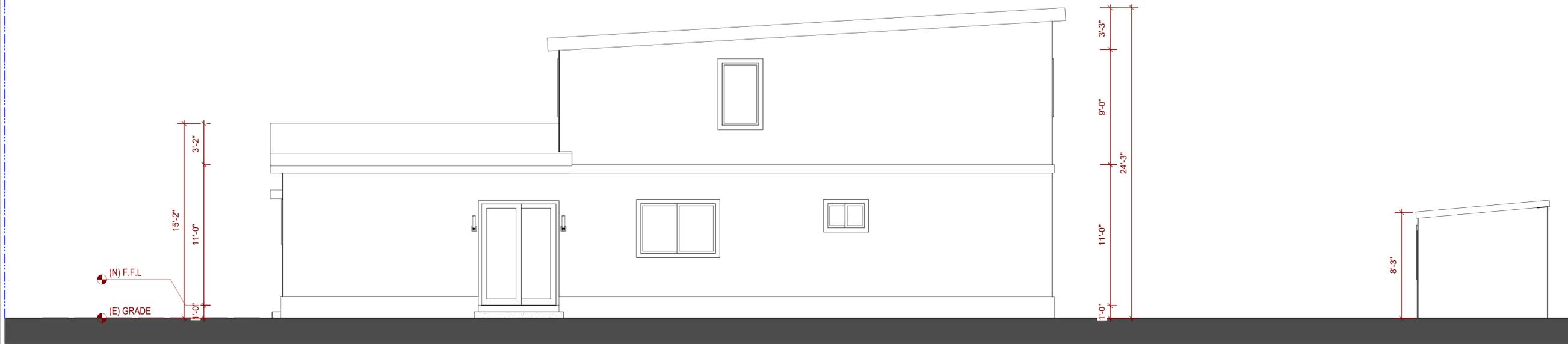
REVISED DATE 03/29/2024

FILE NO. 23-012

SHEET NO. **A-3.1**



L Left Elevation (North)
Scale: 1/4" = 1'-0"

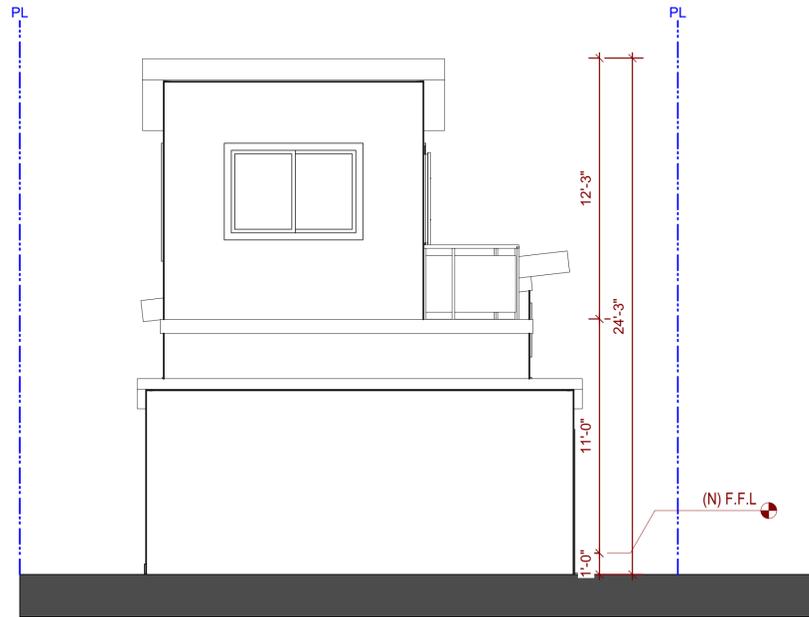


R Right Elevation (South)
Scale: 1/4" = 1'-0"

* NOTE:
ALL EXTERIOR MATERIALS AND ASSOCIATED COLORS, INCLUDING ROOFING (INCLUDING REQUIRED PHOTOSTATIC PLANS), ROOF EAVES, WALL CLADDING, DOORS, WINDOWS, TRIM, SILLS, AND RAILINGS, WITH SPECIFIC MANUFACTURE AND PRODUCT NUMBER NOTATIONS CONSISTENT WITH THE COLOR/MATERIAL SHEET.



F Front Elevation (West)
Scale: 1/4" = 1'-0"



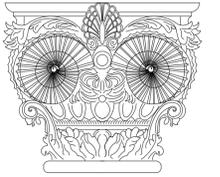
B Back Elevation (East)
Scale: 1/4" = 1'-0"



S Building Section
Scale: 1/4" = 1'-0"

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SHEET TITLE

**Elevations &
Section**

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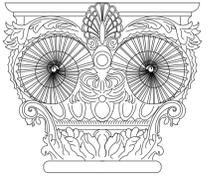
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SHEET NO. **A-3.2**

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SHEET TITLE

Color / Material Sheet

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FILE NO. 23-012

SHEET NO. **A-4.1**



PLYTANIUM
PLYWOOD SIDING PANEL T1-11 8 IN

2 DARK GREEN WOOD SIDING
N.T.S.



PLYTANIUM
PLYWOOD SIDING PANEL T1-11 8 IN

3 BROWN WOOD SIDING
N.T.S.



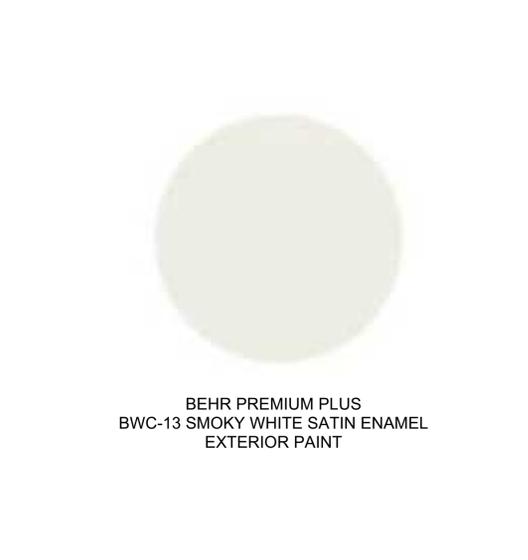
LP SMARTSIDE
440 SERIES CEDAR TETURE TRIM 4 IN

5 BLACK WINDOW / TRIM
N.T.S.



GIBRALTAR SM-RIB
#987646 8-FT. SM-RIB GALVAUME STEEL

6 BLACK METAL ROOF
N.T.S.



BEHR PREMIUM PLUS
BWC-13 SMOKY WHITE SATIN ENAMEL
EXTERIOR PAINT

1 WHITE STUCCO WALL
N.T.S.



KROSSWOOD DOORS
5 LITE MODERN KROSSWOOD COLLECTION

4 MODERN WOOD FRONT DOOR
N.T.S.



PEAK ALUMINUM RAILING
ALUMINUM DECK RAILING 6 IN CLEAR GLASS

8 BLACK STEEL GLASS RAIL
N.T.S.



OUTDOOR ESSENTIALS
6 FT. PRESSURE-TREATED PINE WOOD FLAT

9 HORIZONTAL WOOD FENCE
N.T.S.

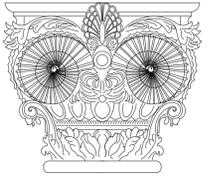


LAPUSBELLE
32 IN MATTE BLACK ALUMINUM HARDWIRED
LED OUTDOOR WALL LANTERN SCENCE

7 MODERN BLACK LIGHT
N.T.S.

PROJECT NAME

68 PAGE ST.
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SHEET TITLE

Privacy Plan

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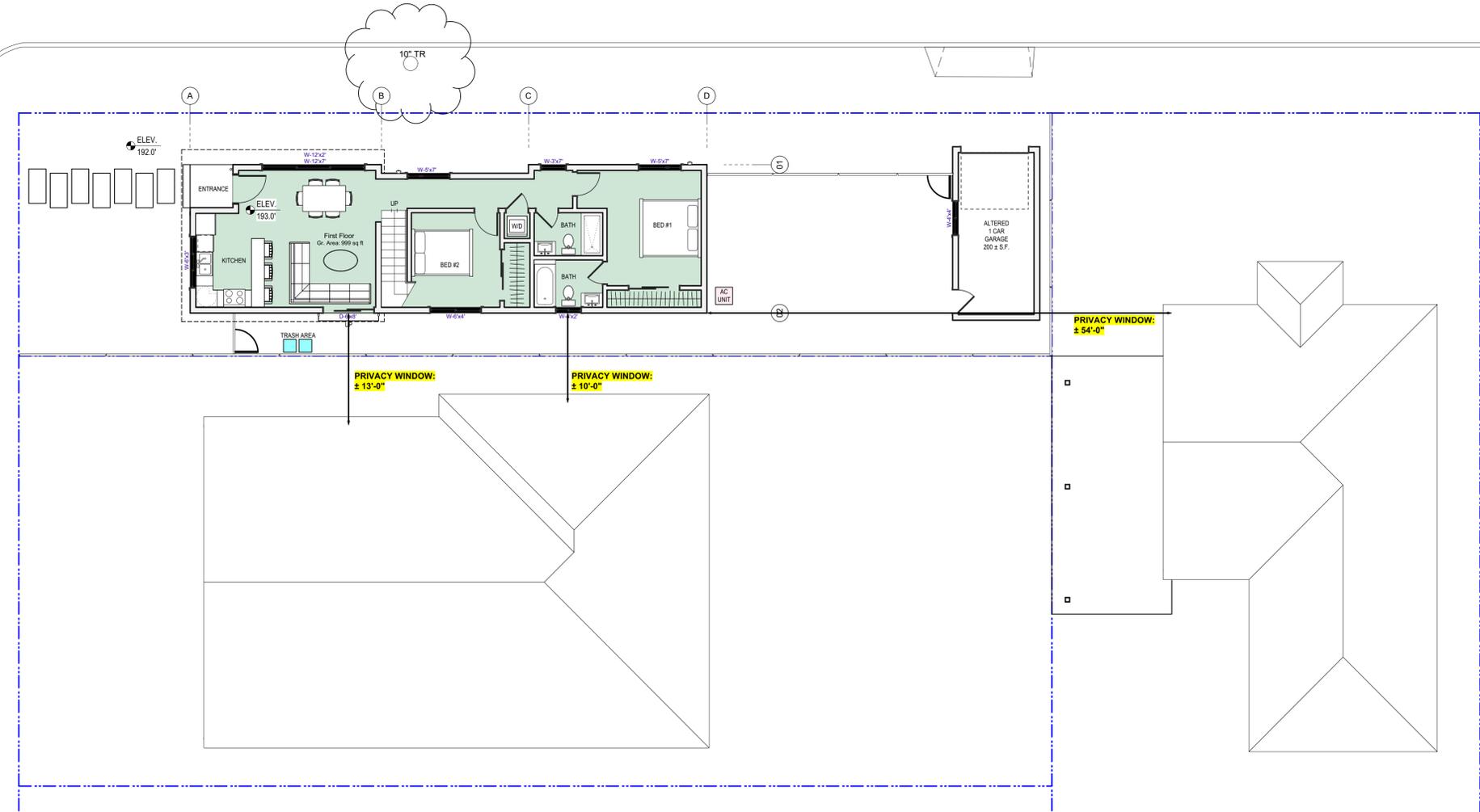
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FILE NO. 23-012

SHEET NO. **A-4.2**

MAPLE AVE.

PAGE ST.

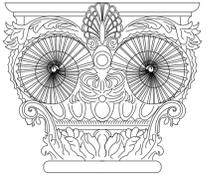


1 Privacy Plan
Scale: 1/8" = 1'-0"



PROJECT NAME

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SHEET TITLE

**Streetscape
Plan**

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MAPLE AVE



PAGE ST

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FILE NO. 23-012

SHEET NO. **A-4.3**