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**City of Campbell  
City Clerk's Office**

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Campbell has set the hour of 7:00 p.m., or shortly thereafter, on **Tuesday, July 16, 2024** in the City Hall Council Chambers, at 70 N. First Street, Campbell, California, as the time and place for a public hearing to consider the request of the PulteGroup, Inc. to allow the construction of a 108-unit housing development project, inclusive of 18 detached single-family homes and 90 townhome-style condominium units across 12 buildings with associated site improvements, including an 8-foot sound wall; creation of 30 residential lots, 11 common lots, and related public and private easements; and use of Density Bonus Law waivers and a concession from the Zoning Code and Multi-Family Development Design Standards (MFDDS), on property located at 251 Llewellyn Avenue. The application(s) under consideration includes a Major Housing Development Project Permit and Tentative Vesting Subdivision Map, with use of Density Bonus Law (DBL) submitted under an SB-330 preliminary application filed in compliance with Government Code § 65941.1. File No.: PLN-2023-164. The Planning is recommending that this item be deemed Exempt from CEQA pursuant to § 15183 (Projects Consistent with a Community Plan or Zoning), including partial reliance on a previously certified Program EIR per § 15168. Project Planner: Daniel Fama, Senior Planner.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City Clerk at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

This public hearing will be conducted in person as well as telecommunication and is compliant with provisions of the Brown Act. Interested persons may attend electronically, to do so please register to attend at: <https://campbellca.gov/signup>. After registering, you will receive a confirmation email containing information about joining the meeting. The City Council meeting will be live-streamed on Channel 26, the City's website and on YouTube (<https://www.youtube.com/user/CityofCampbell>) for those who only wish to view the meeting.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, assistive listening devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or [ClerksOffice@campbellca.gov](mailto:ClerksOffice@campbellca.gov) at least one week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

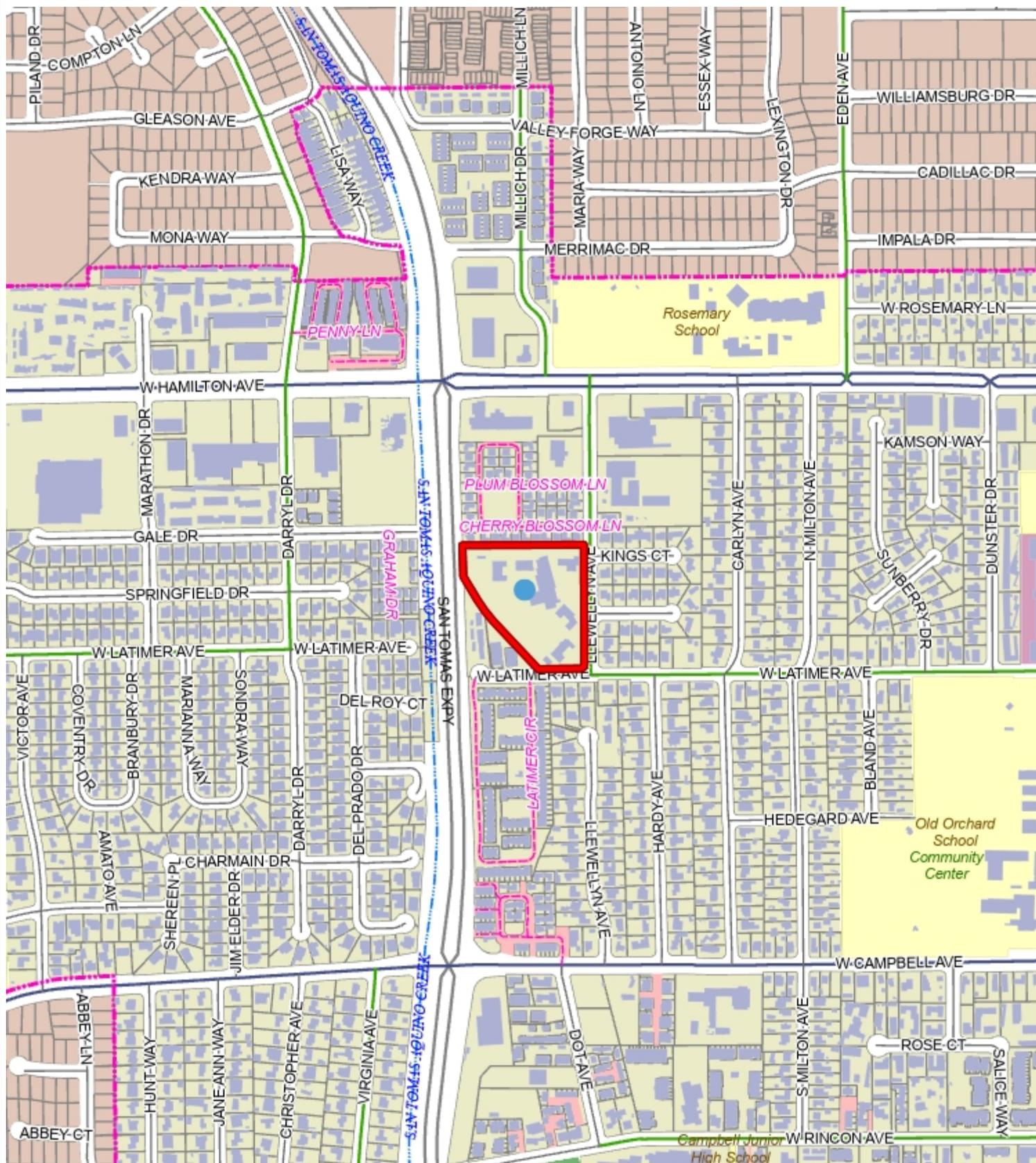
CITY COUNCIL  
CITY OF CAMPBELL

ANDREA SANDERS, CITY CLERK

PLEASE NOTE: When calling about this notice, please refer to: 251 Llewellyn Avenue.



# City of Campbell - 251 Llewellyn Ave



1,505 0 752 1,505 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Campbell IT, GIS Services

Scale 1:9,028

This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.