



CITY OF CAMPBELL
Community Development Department

May 13, 2016

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **May 24, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Velimir Sulic for a Tentative Parcel Map (PLN2016-46) to allow a two-lot single-family residential subdivision on property owned by Shahin Jahanbani located at **44 El Caminito Avenue** in the R-1-6 (Single-Family Residential) Zoning District. Staff is recommending that this project be deemed Categorical Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project 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 of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

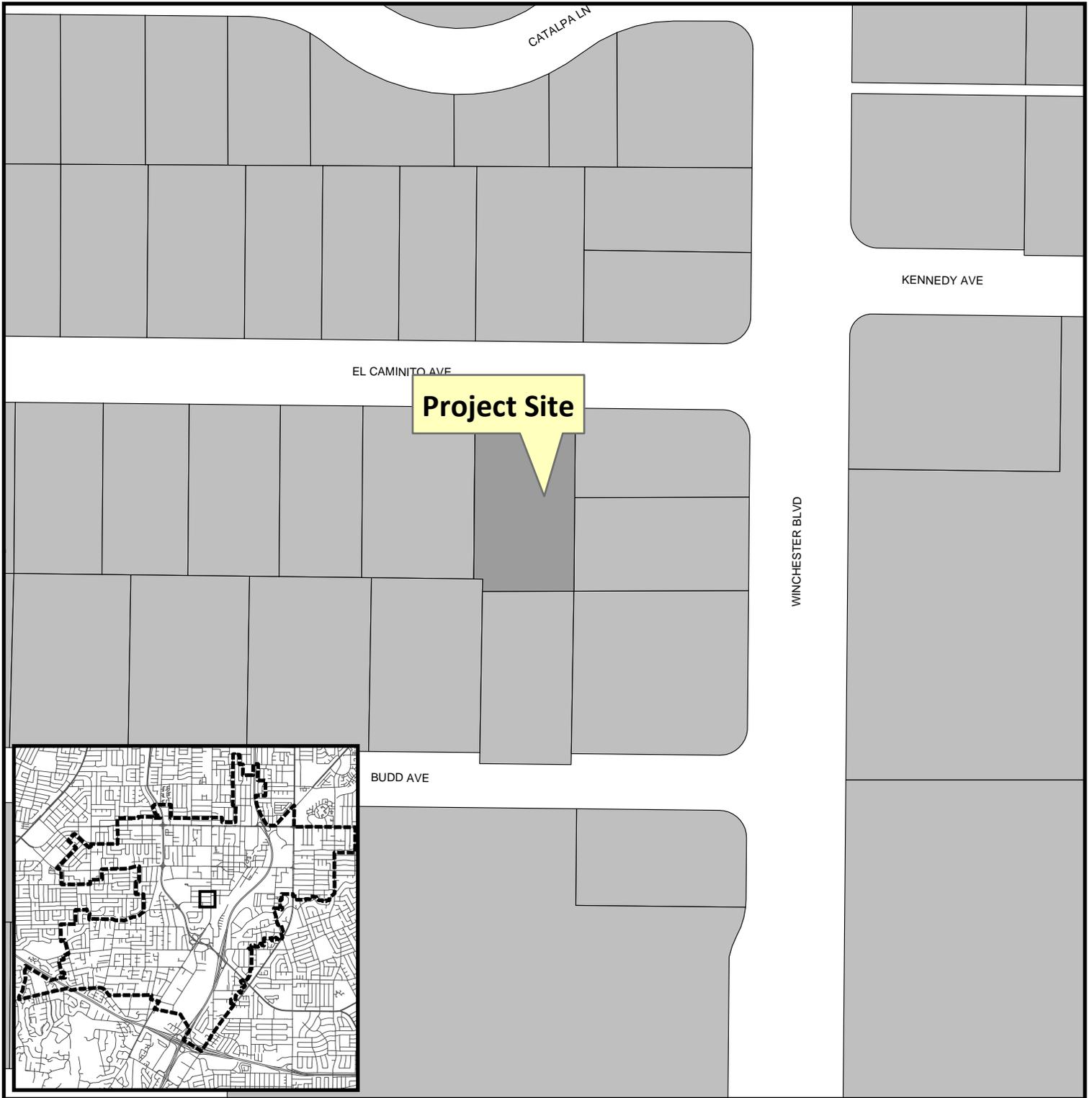
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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: **44 El Caminito Avenue**

Project Location Map

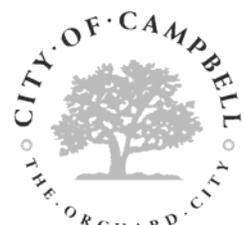
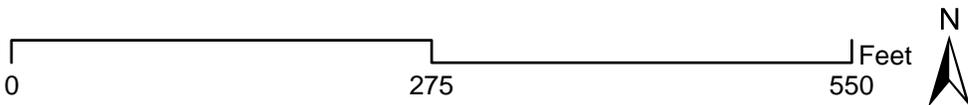


Project Location: 44 El Caminto Avenue

Application Type: Parcel Map

Planning File No.: PLN2016-46

Description: 2-lot parcel map



Community Development Department
Planning Division

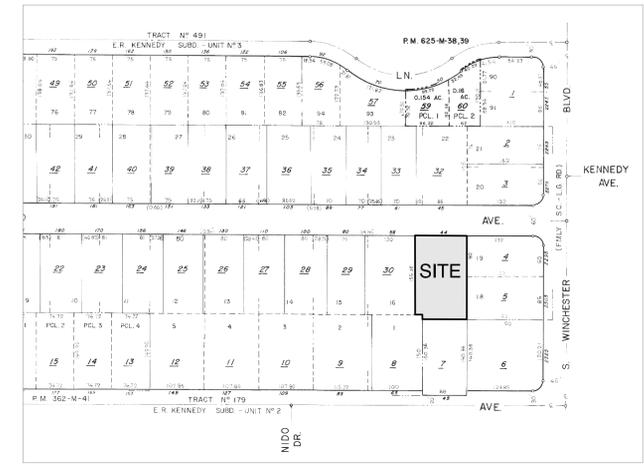
PLANS FOR
TENTATIVE PARCEL MAP
 2-LOT SUBDIVISION
 LANDS OF WU & JAHANBANI
 A.P.N. 305-34-031
 44 EL CAMINITO AVENUE
 Campbell, California

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE PLAN (EXISTING CONDITIONS - DEMOLITION PLAN)
3	NEW SITE PLAN
4	CONCEPTUAL GRADING & DRAINAGE PLAN
5	CONCEPTUAL UTILITY PLAN
6	MINOR PUBLIC STREET IMPROVEMENTS



VICINITY MAP
 N.T.S.



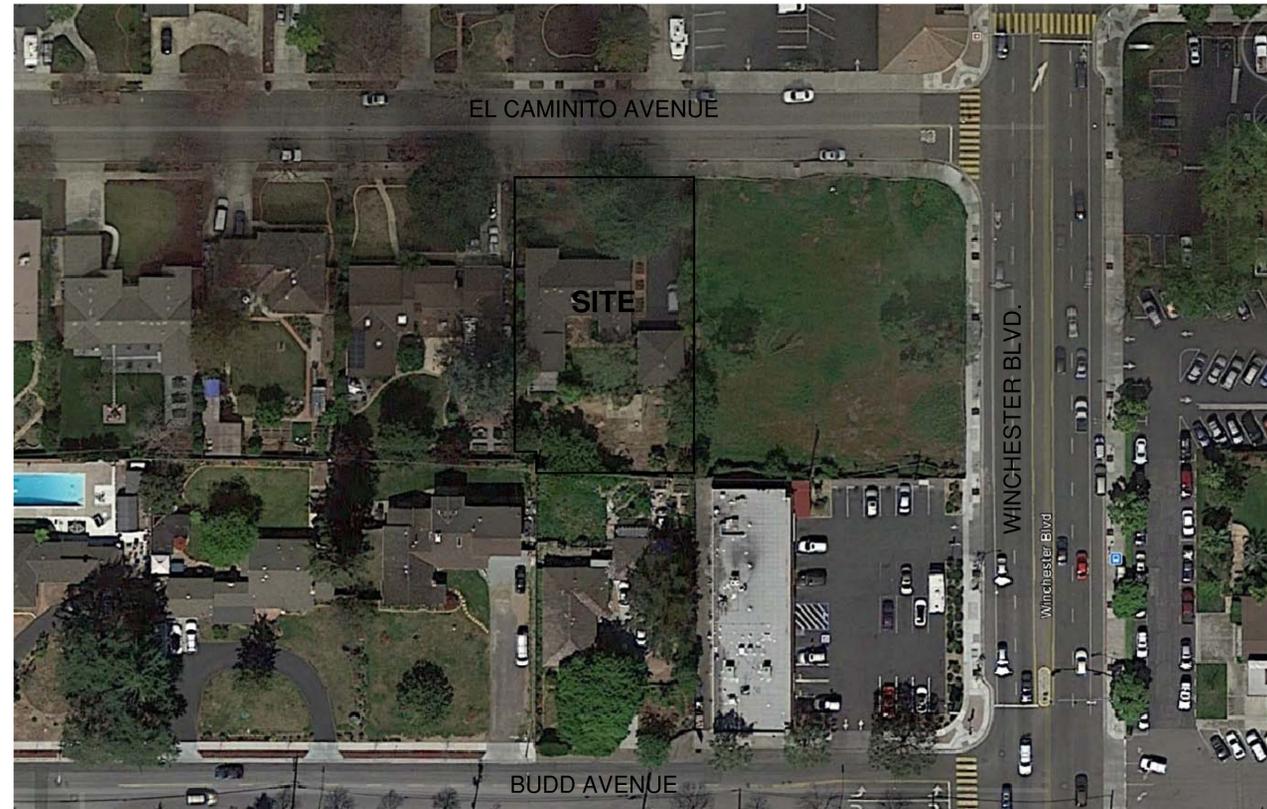
LOCATION MAP
 N.T.S.

ABBREVIATIONS

A.D.	Area Drain
AC or A.C.	Asphalt Concrete
B.C.	Begin Curve
B.S.L.	Building Setback Line
B.V.C.	Begin Vertical Curve
B.W.	Bottom of Wall
C & G.	Curb and Gutter
C.B.	Catch Basin
C.O.	Clean Out
C.T.	Common Trench
CL	Centerline
Conc.	Concrete
D.W.	Driveway
E.C.	End Curve
E.P.	Edge of Pavement
E.V.A.E.	Emergency Vehicle Access Easement
E.V.C.	End Vertical Curve
Ex. or Exist.	Existing
F.F.	Finish Floor
F.G.	Finish Grade
F.H.	Fire Hydrant
F.L.	Flow Line
F.O.C.	Face of Curb
Find.	Found
Horiz.	Horizontal
I. & E.E.	Ingress and Egress Easement
Inv.	Invert
IP.	Iron Pipe
L.E.	Landscape Easement
L.F.	Linear Feet
L.L.	Lot Line
M.H.	Manhole
Max.	Maximum
Min.	Minimum
Mon.	Monument
N.T.S.	Not To Scale
NAT.	Natural
P.R.C.	Point of Reverse Curve
P.S.E.	Public Service Easement
P.U.E.	Public Utility Easement
P.V.I.	Point of Vertical Intersection
Pav.	Pavement
PL or Prop.	Property Line
R.C.E.	Road Construction Easement
R/W	Right-of-Way
Ret.	Retaining
S.D.	Storm Drain
S.D.E.	Storm Drain Easement
S.E.	Slope Easement
S.S.	Sanitary Sewer
S.S.E.	Sanitary Sewer Easement
S/W	Sidewalk
Sta.	Station
T.C.	Top of Curb
T.O.C.	Top of Cable
T.O.P.	Top of Pipe
T.W.	Top of Wall
Tel.	Telephone
TP	Top of Pavement
U.E.	Utilities Easement
Vert.	Vertical
W.	Water
W.E.	Water Easement
W.M.	Water Meter

GENERAL NOTES

- TOPOGRAPHY PROVIDED BY OWNER.
- CONTOUR INTERVAL IS 1-FOOT WITH SPOT ELEVATIONS.
- THIS TOPOGRAPHIC MAP REPRESENTS SURFACE FEATURES ONLY.
- BASIS OF ELEVATION: CITY OF CAMPBELL BENCHMARK ELEVATION #17 (ELEV. = 210.939)
- PROPERTY LINES SHOWN ARE RECORD DATA. (PER TRACT MAP NO. 179)
- 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.
- SETBACKS SHALL BE PER CITY CODE AT THE TIME OF DEVELOPMENT.
- FENCING SHOWN ARE FOR REFERENCE ONLY.



AERIAL VIEW
 N.T.S.

GENERAL NOTES

OWNER: HELEN WU & SHAHIN JAHANBANI
 OWNER REPRESENTATIVE: SHAHIN JAHANBANI
 6130 OAK FOREST WAY
 SAN JOSE, CA 95120
 (408) 916-8665

DEVELOPER: HELEN WU & SHAHIN JAHANBANI
 (SAME AS OWNER)

ENGINEER: SEE TITLE BLOCK

PROPERTY ADDRESS: 44 EL CAMINITO AVENUE
 CAMPBELL, CA 94303

EXISTING ZONING: R-1-6 (SINGLE FAMILY)
 PROPOSED ZONING: R-1-6 (SINGLE FAMILY)
 NET ACREAGE: 16,384 S.F. (0.3761 Acres)
 EXISTING USE: SINGLE FAMILY RESIDENCE
 PROPOSED USE: SINGLE FAMILY RESIDENCE

STORM: CITY OF CAMPBELL
 EXISTING IN EL CAMINITO AVENUE

SANITARY: WEST VALLEY SANITATION DISTRICT
 EXISTING IN EL CAMINITO AVENUE

WATER: SAN JOSE WATER CO.
 EXISTING IN EL CAMINITO AVENUE

GAS: P.G.&E.
 EXISTING IN EL CAMINITO AVENUE

ELECTRIC: P.G.&E.
 EXISTING IN EL CAMINITO AVENUE

TELEPHONE: AT&T
 EXISTING IN EL CAMINITO AVENUE

CABLE TV: COMCAST
 EXISTING IN EL CAMINITO AVENUE

A.P.N. 305-34-031

OWNER: SHAHIN JAHANBANI



REV.	DATE	DESCRIPTION
1	03/16	REVISED PER CITY COMMENTS
0	02/16	RELEASED TO CLIENT & CITY

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

PEOPLES ASSOCIATES
 STRUCTURAL ENGINEERS
 1986 Tarab Court
 Milpitas, CA 95035
 408-957-9220
 Fax 408-957-9221
 REGISTRATION EXPIRES MARCH 31, 2017

TITLE SHEET
 LANDS OF WU & JAHANBANI
 44 EL CAMINITO AVENUE
 CAMPBELL, CALIFORNIA

SHEET NUMBER
1
 OF 6 SHEETS
 DRAWING NO.
 16007-1

TENTATIVE PARCEL MAP

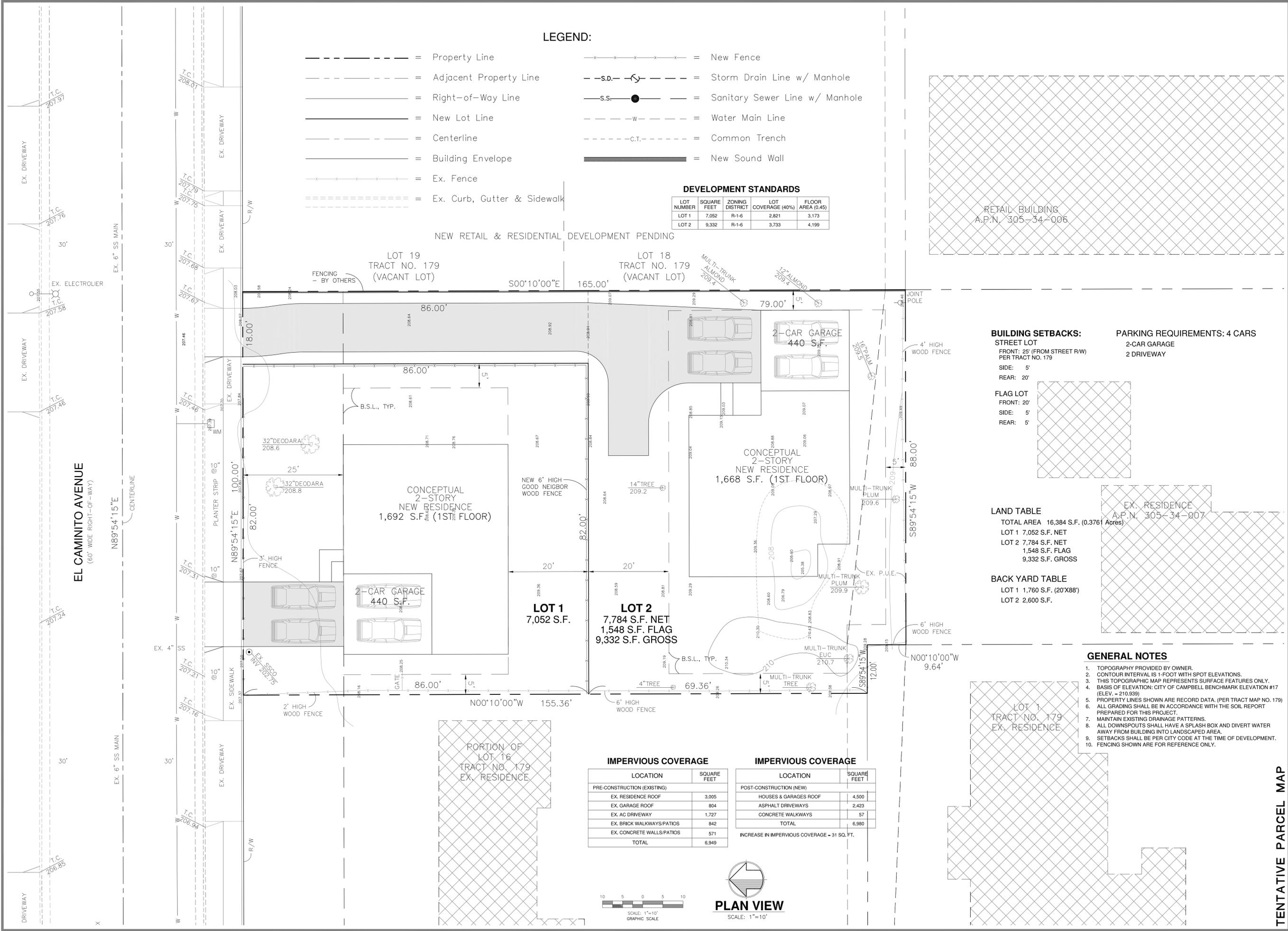
LEGEND:

- = Property Line
- - - = Adjacent Property Line
- - - = Right-of-Way Line
- = New Lot Line
- - - = Centerline
- = Building Envelope
- - - = Ex. Fence
- - - = Ex. Curb, Gutter & Sidewalk
- - - x - - - = New Fence
- - S.D. - - = Storm Drain Line w/ Manhole
- - S.S. - - = Sanitary Sewer Line w/ Manhole
- - - w - - - = Water Main Line
- - - c.t. - - - = Common Trench
- = New Sound Wall

DEVELOPMENT STANDARDS

LOT NUMBER	SQUARE FEET	ZONING DISTRICT	LOT COVERAGE (40%)	FLOOR AREA (0.45)
LOT 1	7,052	R-1-6	2,821	3,173
LOT 2	9,332	R-1-6	3,733	4,199

NEW RETAIL & RESIDENTIAL DEVELOPMENT PENDING



BUILDING SETBACKS:
STREET LOT
 FRONT: 25' (FROM STREET R/W) PER TRACT NO. 179
 SIDE: 5'
 REAR: 20'
FLAG LOT
 FRONT: 20'
 SIDE: 5'
 REAR: 5'

PARKING REQUIREMENTS: 4 CARS
 2-CAR GARAGE
 2 DRIVEWAY

LAND TABLE
 TOTAL AREA 16,384 S.F. (0.3761 Acres)
 LOT 1 7,052 S.F. NET
 LOT 2 7,784 S.F. NET
 1,548 S.F. FLAG
 9,332 S.F. GROSS

BACK YARD TABLE
 LOT 1 1,760 S.F. (20'X88')
 LOT 2 2,600 S.F.

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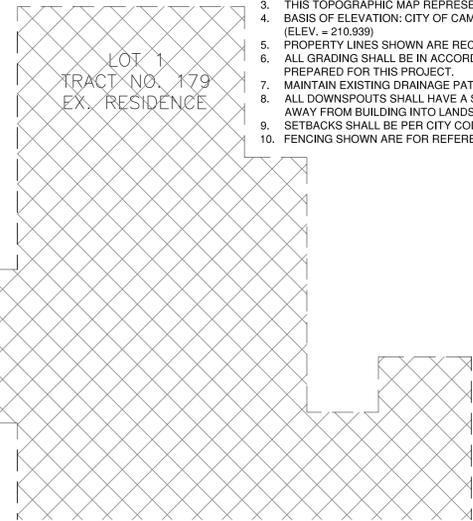
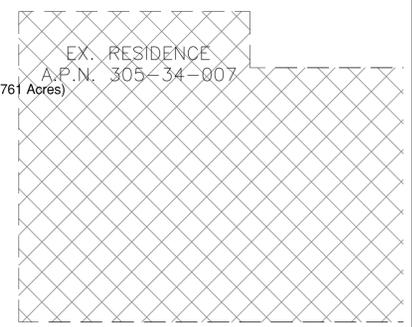
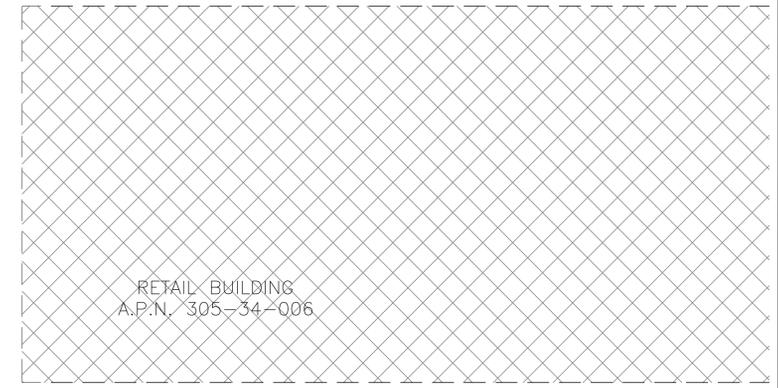
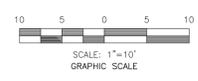
IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
PRE-CONSTRUCTION (EXISTING)	
EX. RESIDENCE ROOF	3,005
EX. GARAGE ROOF	804
EX. AC DRIVEWAY	1,727
EX. BRICK WALKWAYS/PATIOS	842
EX. CONCRETE WALLS/PATIOS	571
TOTAL	6,949

IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
POST-CONSTRUCTION (NEW)	
HOUSES & GARAGES ROOF	4,500
ASPHALT DRIVEWAYS	2,423
CONCRETE WALKWAYS	57
TOTAL	6,980

INCREASE IN IMPERVIOUS COVERAGE = 31 SQ. FT.



DESIGNED BY: V.S.
 DRAWN BY: R.S.C.
 CHECKED BY: V.S.
 SCALE: AS SHOWN
 REGISTRATION EXPIRES: MARCH 31, 2017

PEOPLES ASSOCIATES
 STRUCTURAL ENGINEERS
 1996 Tarab Court
 Milpitas, CA 95035
 408-957-9220
 Fax 408-957-9221
 P.E. NO. 29,588
 DATE: 2-08-16
 APPROVED BY: AS SHOWN

TENTATIVE PARCEL MAP
NEW SITE PLAN
LANDS OF WU & JAHANBANI
 44 EL CAMINITO AVENUE
 CAMPBELL, CALIFORNIA
 SHEET NUMBER **3**
 OF 6 SHEETS
 DRAWING NO. 16007-3

EL CAMINITO AVENUE
(60' WIDE RIGHT-OF-WAY)

N89°54'15"E
CENTERLINE

EX. 6" SS MAIN

EX. 6" SS MAIN

GENERAL NOTES

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LEGEND:

- = Property Line
- - - = Adjacent Property Line
- = Right-of-Way Line
- = New Lot Line
- - - = Centerline
- = Building Envelope
- x — x — = Fence
- = Curb, Gutter & Sidewalk
- = Direction of the Flow
- 2% — = Slope with Direction of Flow
- 16.06 PAV. = Design Elevation

NEW RETAIL & RESIDENTIAL DEVELOPMENT PENDING

LOT 19
TRACT NO. 179
(VACANT LOT)

LOT 18
TRACT NO. 179
(VACANT LOT)

RETAIL BUILDING
A.P.N. 305-34-006

CONCEPTUAL
2-STORY
NEW RESIDENCE
F.F. 210.5
PAD 208.0

CONCEPTUAL
2-STORY
NEW RESIDENCE
F.F. 209.0
PAD 208.5

EX. RESIDENCE
A.P.N. 305-34-007

2-CAR GARAGE
F.F. 208.0
PAD 208.0

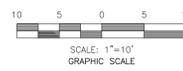
2-CAR GARAGE
F.F. 208.5
PAD 208.5

LOT 1

LOT 2

LOT 1
TRACT NO. 179
EX. RESIDENCE

PORTION OF
LOT 16
TRACT NO. 179
EX. RESIDENCE



TENTATIVE PARCEL MAP

**CONCEPTUAL
GRADING & DRAINAGE PLAN**
LANDS OF WU & JAHANBANI
44 EL CAMINITO AVENUE
CAMPBELL, CALIFORNIA

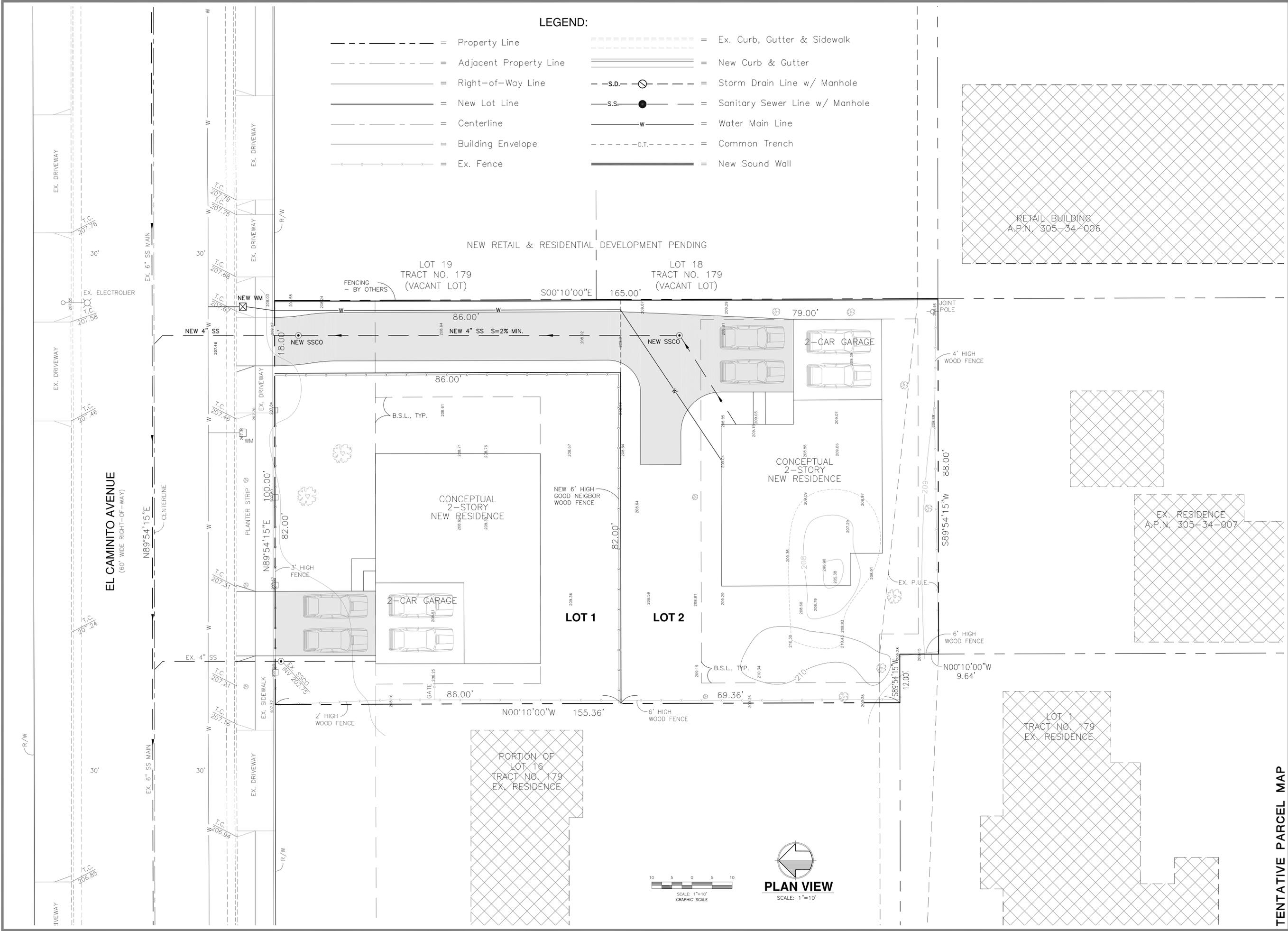
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CHECKED BY: V.S.
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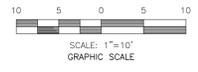


SHEET NUMBER
4
OF 6 SHEETS
DRAWING NO.
16007-4



LEGEND:

- = Property Line
- - - = Adjacent Property Line
- = Right-of-Way Line
- = New Lot Line
- - - = Centerline
- = Building Envelope
- x - x - = Ex. Fence
- = Ex. Curb, Gutter & Sidewalk
- ==== = New Curb & Gutter
- S.D. - = Storm Drain Line w/ Manhole
- S.S. - = Sanitary Sewer Line w/ Manhole
- W - = Water Main Line
- - - C.T. - = Common Trench
- = New Sound Wall



REV.	DATE	DESCRIPTION
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0	02.16	RELEASED TO CLIENT & CITY

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

REGISTRATION EXPIRES MARCH 31, 2017

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
1996 Tarab Court
Milpitas, CA 95035
408-957-9220 Fax 408-957-9221
P.E. NO. 29,588 DATE: 2-08-16

APPROVED BY:

CONCEPTUAL UTILITIES PLAN
LANDS OF WU & JAHANBANI
44 EL CAMINITO AVENUE
CAMPBELL, CALIFORNIA

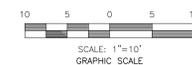
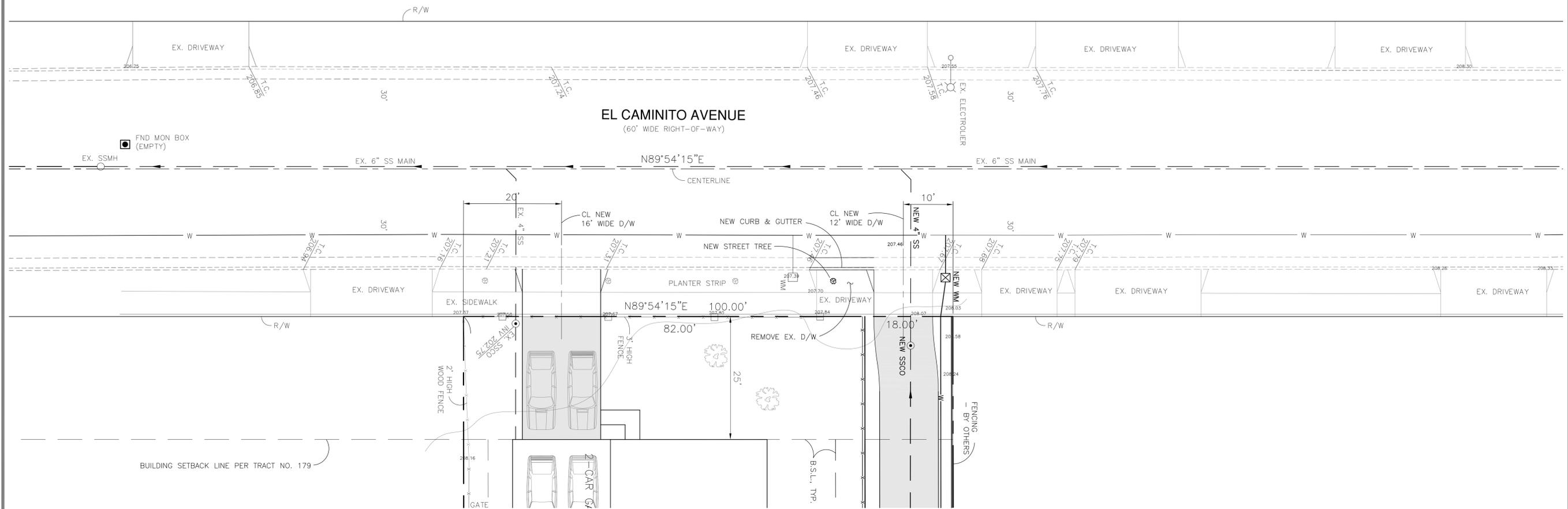
SHEET NUMBER
5
OF 6 SHEETS
DRAWING NO.
16007-5

TENTATIVE PARCEL MAP



LEGEND:

- = Property Line
- = Adjacent Property Line
- = Right-of-Way Line
- = New Lot Line
- = Centerline
- = Building Envelope
- = Ex. Fence
- ==== = Ex. Curb, Gutter & Sidewalk
- ==== = New Curb & Gutter
- -S.D.- O - - = Storm Drain Line w/ Manhole
- -S.S.- ● - - = Sanitary Sewer Line w/ Manhole
- -W- - = Water Main Line
- - - - -C.T.- - - = Common Trench
- ===== = New Sound Wall



TENTATIVE PARCEL MAP

MINOR STREET IMPROVEMENTS
LANDS OF WU & JAHANBANI
 44 EL CAMINITO AVENUE
 CAMPBELL, CALIFORNIA

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
 1986 Tarab Court
 Milpitas, CA 95035
 408-957-9220 Fax 408-957-9221
 P.E. NO. 29,588 DATE: 2-08-16
 REGISTRATION EXPIRES: MARCH 31, 2017

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

REV.	DATE	REVISION DESCRIPTION
1	03.16	REVISED PER CITY COMMENTS
0	02.16	RELEASED TO CLIENT & CITY

SHEET NUMBER
6
 OF 6 SHEETS
 DRAWING NO.
 16007-6