



CITY OF CAMPBELL
Community Development Department

June 17, 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, **June 28, 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'.

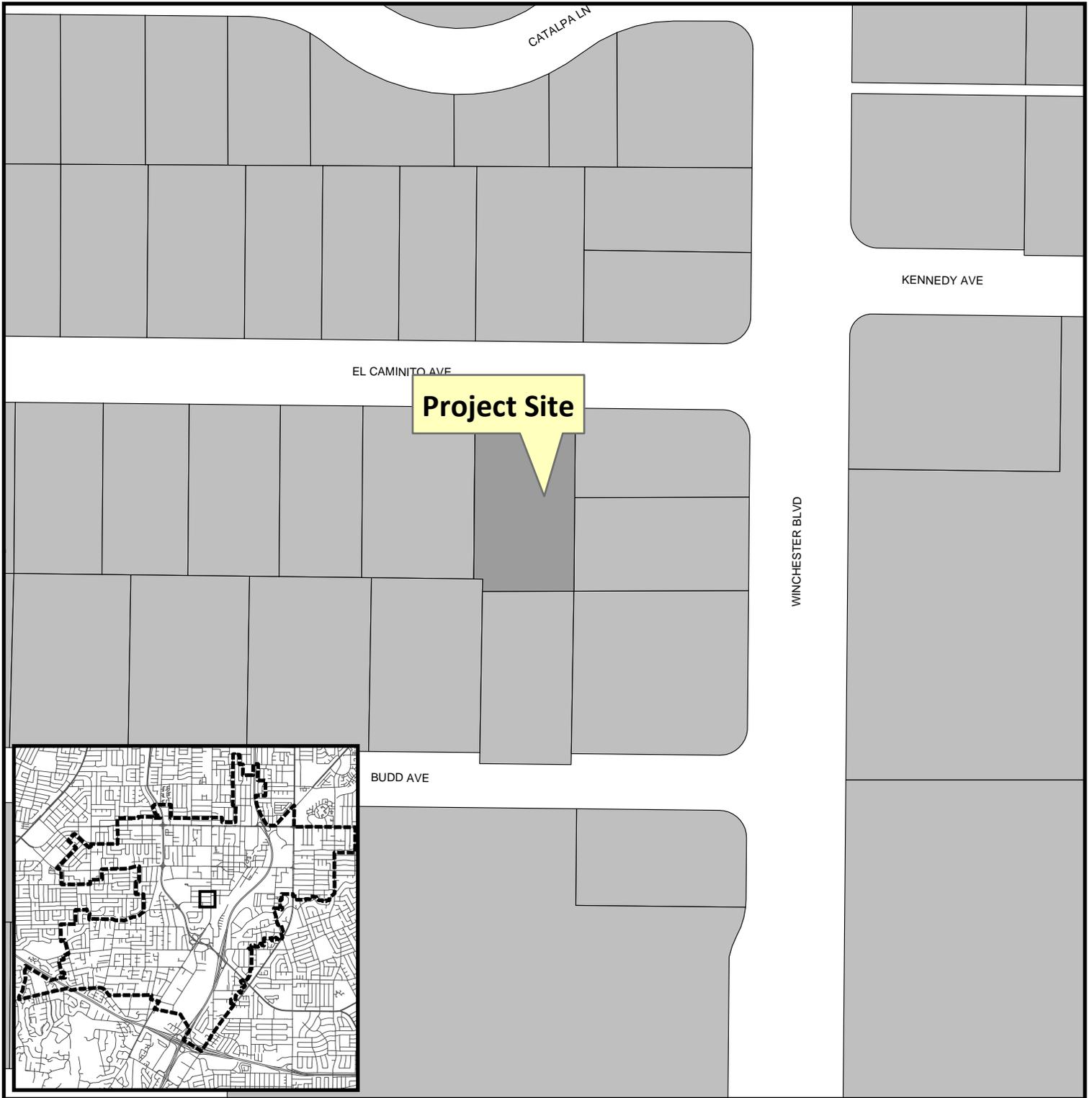
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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

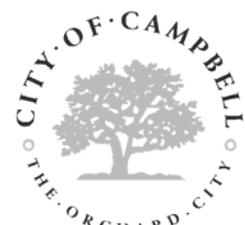
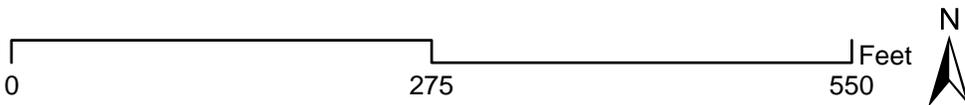


Project Location: 44 El Caminto Avenue

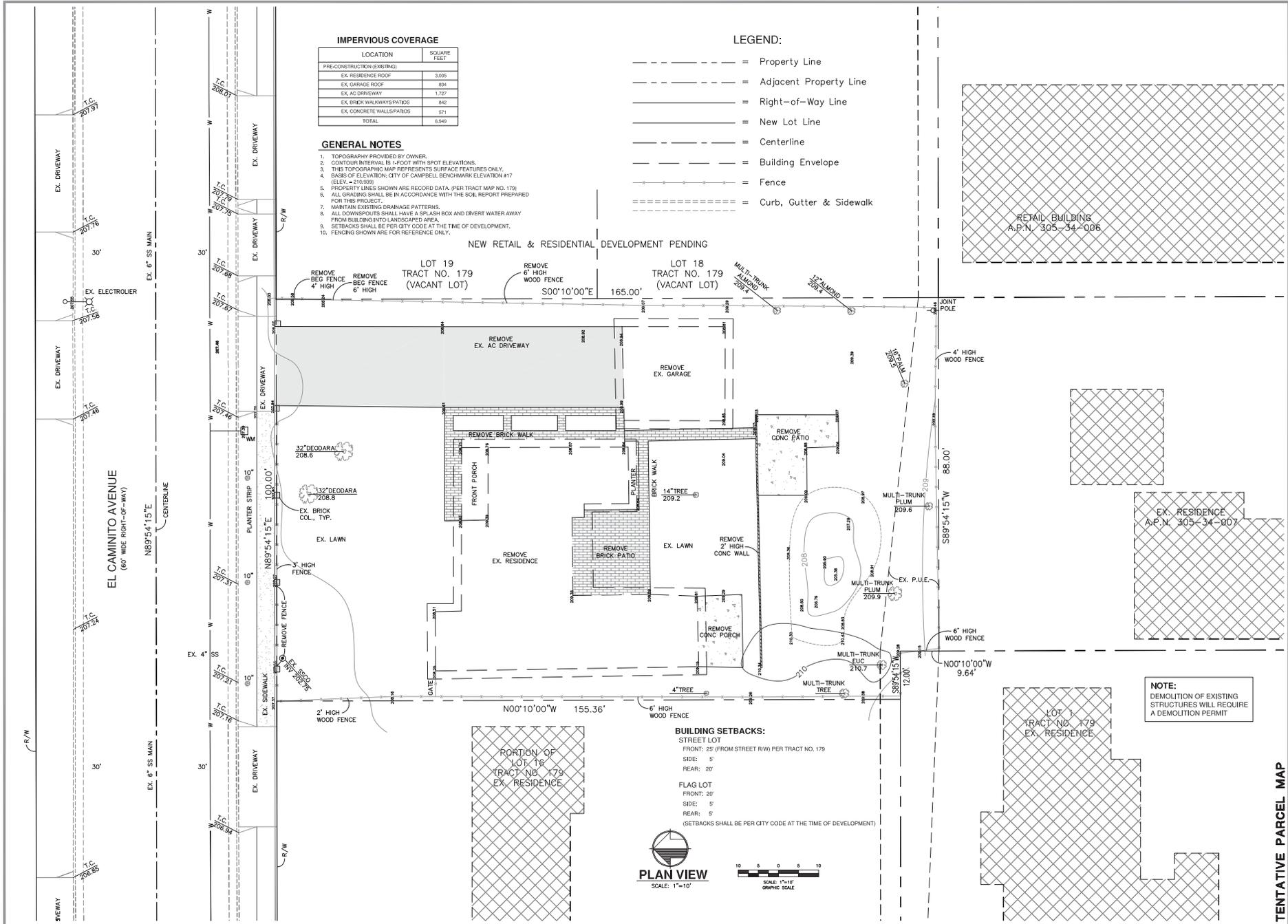
Application Type: Parcel Map

Planning File No.: PLN2016-46

Description: 2-lot parcel map



Community Development Department
Planning Division



IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
PRE-CONSTRUCTION (EXISTING)	
EX. RESIDENCE ROOF	3,005
EX. GARAGE ROOF	884
EX. AC DRIVEWAY	1,727
EX. BRICK WALKWAYS/PATIOS	862
EX. CONCRETE WALLS/PATIOS	571
TOTAL	6,949

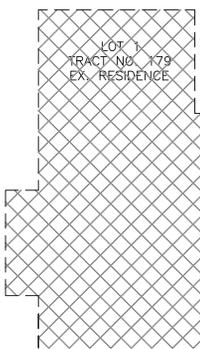
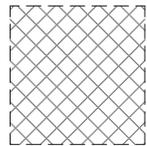
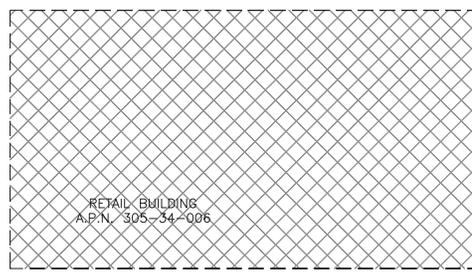
- GENERAL NOTES**
- TOPOGRAPHY PROVIDED BY OWNER.
 - CONTOUR INTERVAL IS 1-FOOT WITH SPOT ELEVATIONS.
 - THIS TOPOGRAPHIC MAP REPRESENTS SURFACE FEATURES ONLY.
 - BASES OF ELEVATION: CITY OF CAMPBELL BENCHMARK ELEVATION #17 (ELEV. = 210.595)
 - PROPERTY LINES SHOWN ARE RECORD DATA (PER TRACT MAP NO. 179) FOR THIS PROJECT.
 - 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.

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

NEW RETAIL & RESIDENTIAL DEVELOPMENT PENDING

LOT 19 TRACT NO. 179 (VACANT LOT)
 LOT 18 TRACT NO. 179 (VACANT LOT)

- 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'
 (SETBACKS SHALL BE PER CITY CODE AT THE TIME OF DEVELOPMENT)



NOTE:
 DEMOLITION OF EXISTING STRUCTURES WILL REQUIRE A DEMOLITION PERMIT



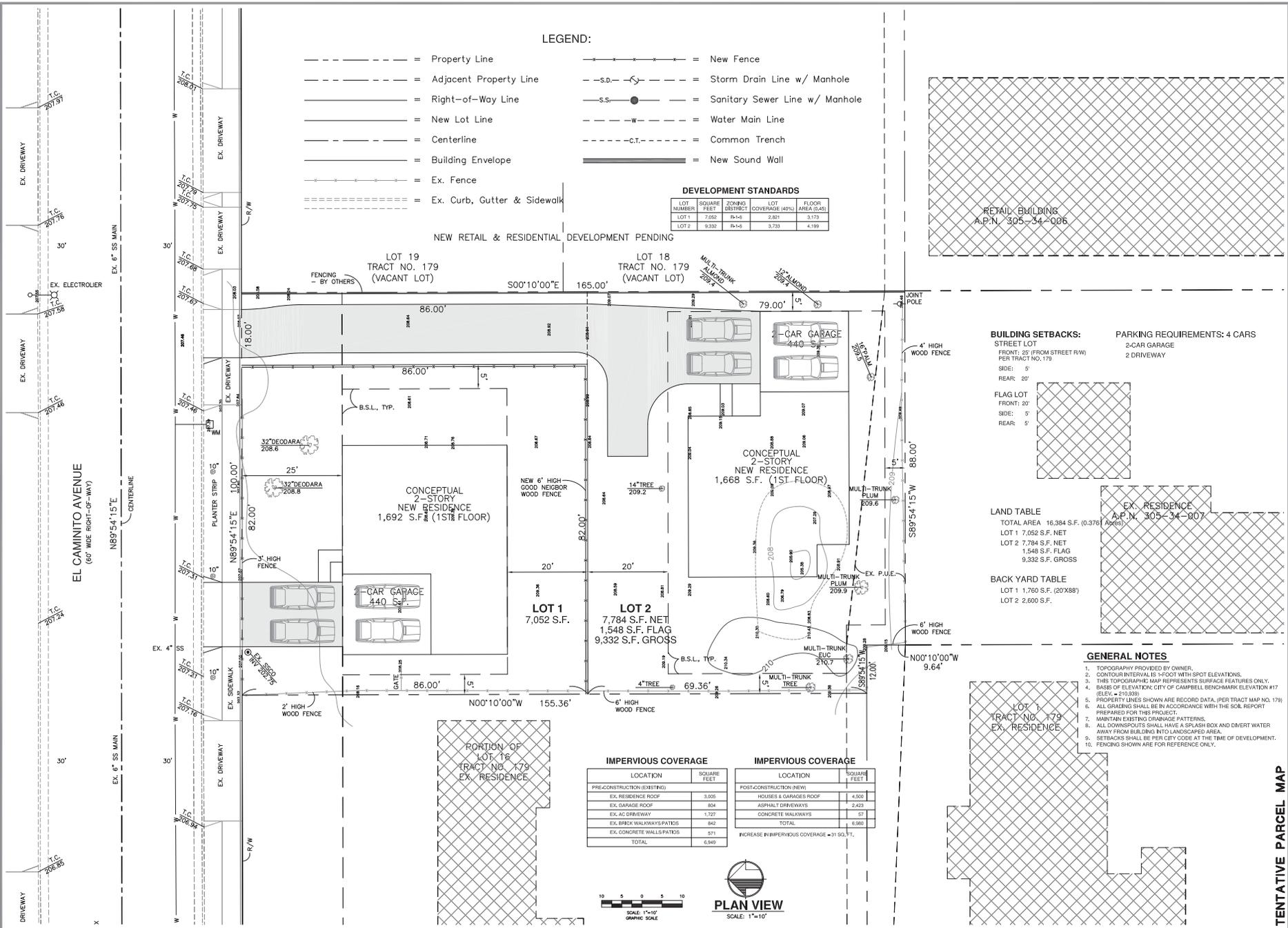
NO.	DATE	BY	REVISION DESCRIPTION

DESIGNED BY: V.S.
 DRAWN BY: R.S.C.
 CHECKED BY: V.S.
 SCALE: AS SHOWN
 APPROVED BY: AS SHOWN
PEOPLES ASSOCIATES
 STRUCTURAL ENGINEERS
 1986 Torrey Court
 Milpitas, CA 95035
 Tel: 408-957-9220
 Fax: 408-957-9220
 REGISTRATION NUMBER: 31,202
 DATE: 2-08-18

SITE PLAN
 (EXISTING CONDITIONS - DEMOLITION PLAN)
LANDS OF WU & JAHANBANI
 44 EL CAMINITO AVENUE
 CAMPBELL, CALIFORNIA

SHEET NUMBER
2
 OF 8 SHEETS
 DRAWING NO.
 16007-2

TENTATIVE PARCEL MAP



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

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
1986 Torrey Court
Campbell, CA 95035
408-857-9220
For 408-857-9221

REGISTERED PROFESSIONAL ENGINEER
No. 29,688
DATE: 2-08-18
AS SHOWN

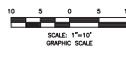
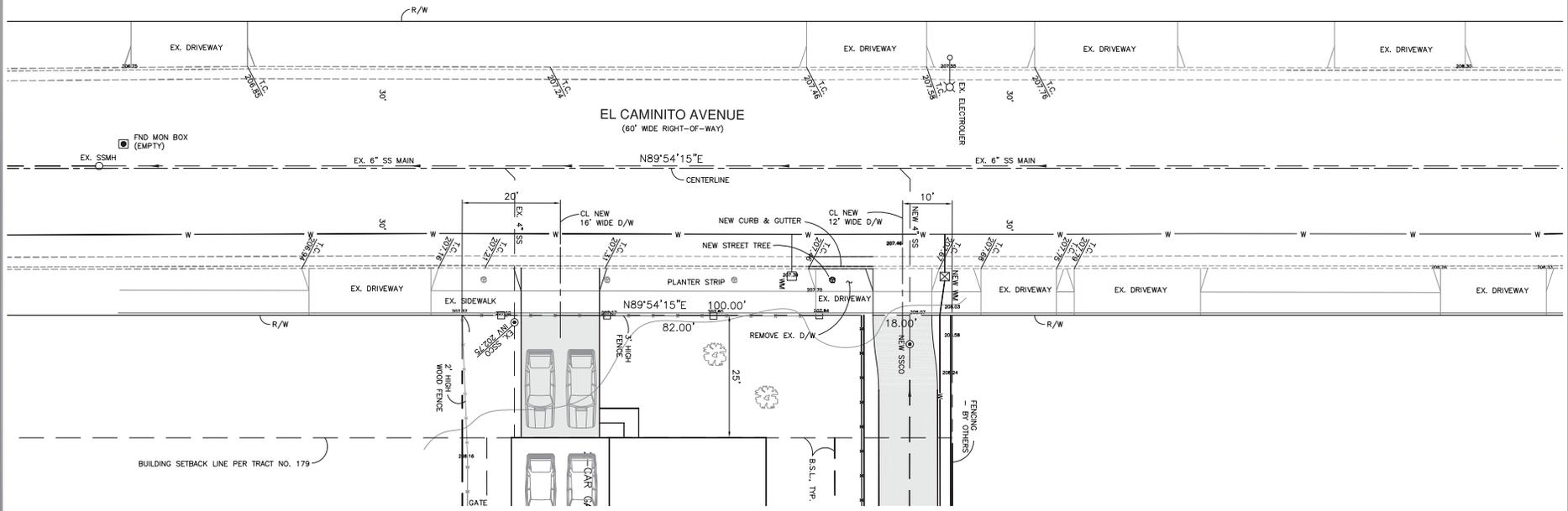
DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 2-08-18

APPROVED BY: AS SHOWN



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.---○--- = 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

PEOPLES ASSOCIATES
 STRUCTURAL ENGINEERS
 1986 Torrey Court
 Milpitas, CA 95035
 Tel. 408-957-9220
 Fax 408-957-9220
 P.E. No. 29,688 D.C.E. No. 2,081-B

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

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

DESIGNED BY	V.S.
DRAWN BY	R.S.C.
CHECKED BY	V.S.
SCALE	AS SHOWN
DATE	08/15/17
PROJECT	MINOR STREET IMPROVEMENTS
LOCATION	44 EL CAMINITO AVENUE, CAMPBELL, CA
BY	V.S.