



CITY OF CAMPBELL
Community Development Department

March 17, 2017

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, **March 28, 2017**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Madison Park of Campbell, LLC for a Planned Development Permit (PLN2016-233) and a Tentative Vesting Subdivision Map (PLN2016-234) to allow construction of a six-unit townhome building; creation of six private lots, two common area lots, reconfiguration of existing common area lots, and vacation of excess City right-of-way; and a Parking Modification Permit (PLN2016-235) to allow consideration of private driveways as guest parking, on property located at **500 Sam Cava Lane** and a Minor Modification (PLN2016-303) to a previously approved and modified Planned Development Permit (PLN2015-170/PLN2015-48/PLN2013-337) to allow reconfiguration of parking stalls within a common area lot of the 'Madison' townhome project, located along **Lottie Lane**, a new private street, within the P-D (Planned Development) Zoning District. A second addendum to the previously adopted Mitigated Negative Declaration will be prepared for this project.

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'.

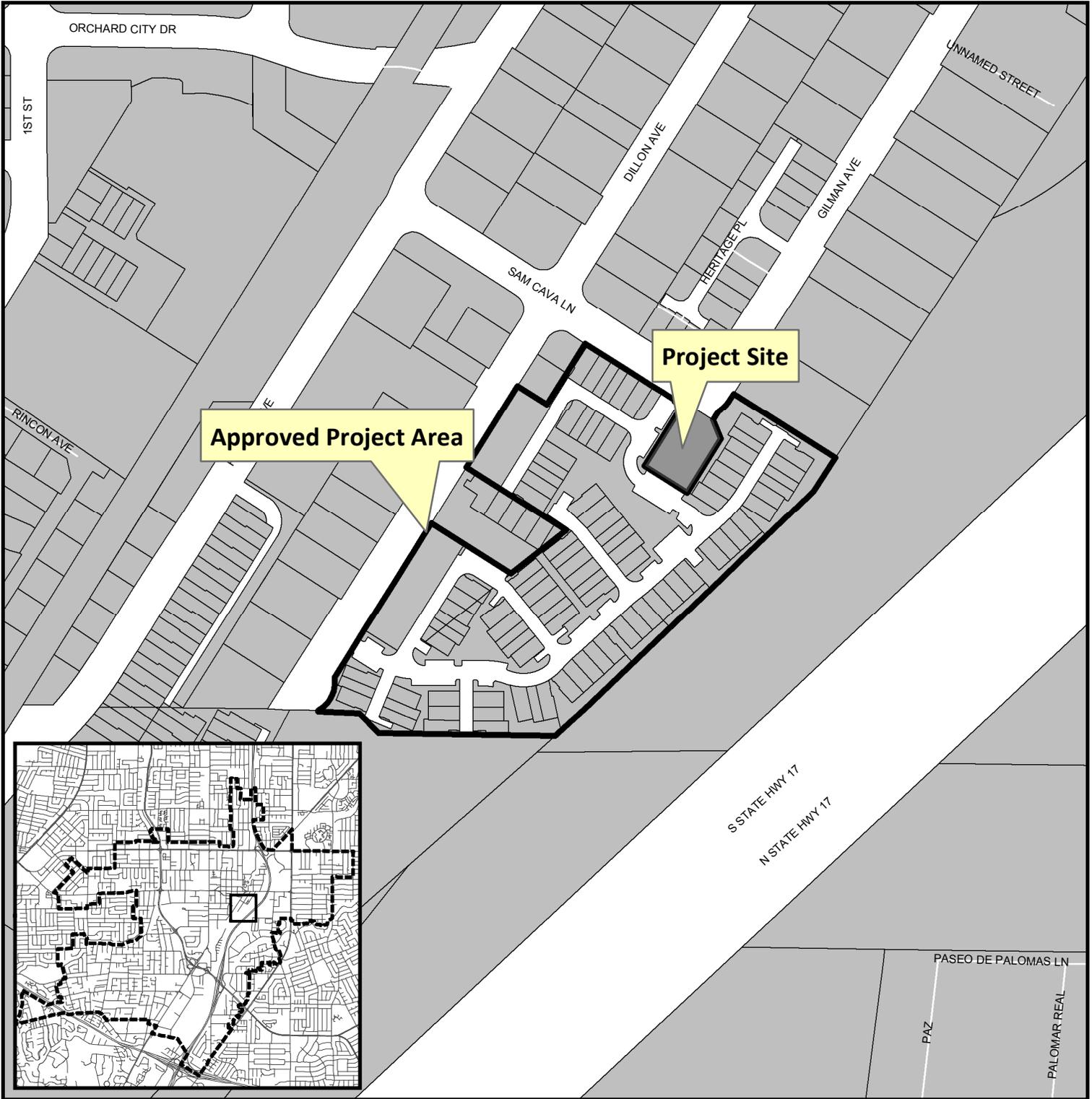
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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.

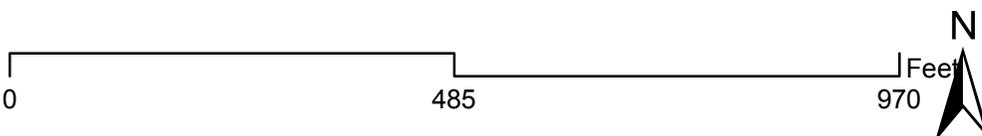
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **500 Sam Cava Lane**

Project Location Map



Project Location: 500 Sam Cava Lane
Application Type: P-D Permit / T-Map / Parking Mod.
Planning File No.: PLN2016-233-236



Community Development Department
Planning Division



NO.	DATE	REVISIONS	BY

224 Airport Parkway
 San Jose, CA 95128
 Tel: (408) 251-1866
 Fax: (408) 251-1868

Civil Engineering Associates
 Civil Engineers • Planners • Surveyors

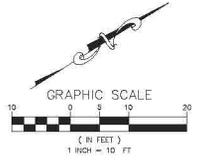
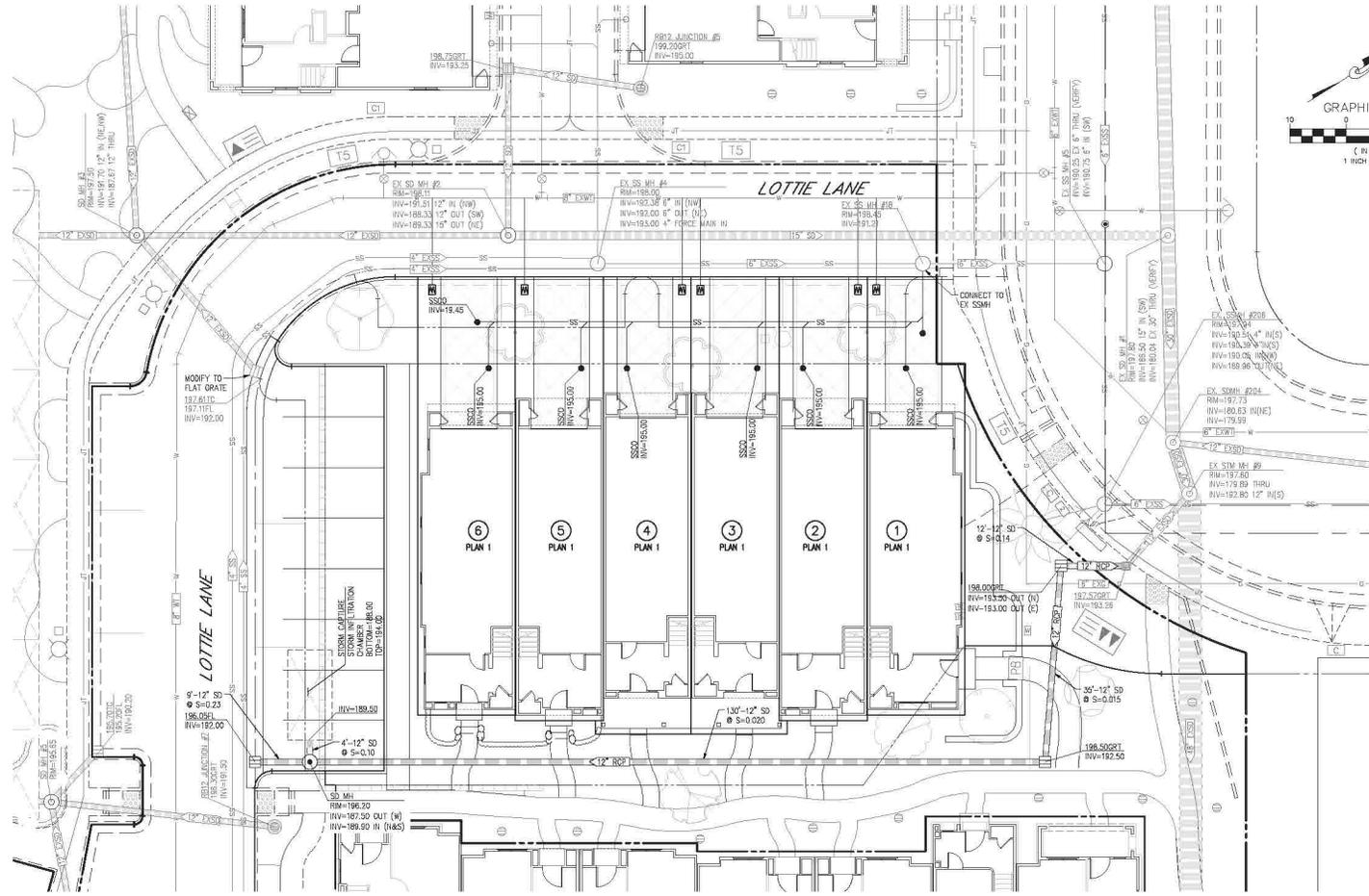
PREPARED FOR:
MADISON PARK OF CAMPBELL, LLC
 A CALIFORNIA LIMITED LIABILITY COMPANY
 500 SAM CAVA LANE, SUITE 150
 CAMPBELL, CA 95008
 (408) 794-1767

500 SAM CAVA LANE
 OVERALL SITE PLAN

CALIFORNIA
CAMPBELL

DATE: 3/13/2017
 SCALE: 1"=30'
 DESIGNED: DG
 DRAWN: CH
 JOB NO.: 16-124P
 SHEET
C3
 OF SHEETS

R:\PROJECT\2010\1024\PO-PERRY\03 OVERALL SITE PLAN.dwg, Mip 13, 2017



NO.	DATE	REVISIONS	BY

<p>224 Argosy Parkway San Jose, CA 95128 T: (408) 434-1888 F: (408) 285-1767</p> <p>Civil Engineering Associates Civil Engineers • Planners • Surveyors</p>
<p>PREPARED FOR: MADISON PARK OF CAMPBELL, LLC A CALIFORNIA LIMITED LIABILITY COMPANY 1000 CAMPBELL AVE., SUITE 150 CAMPBELL, CA 95008 (408) 794-1767</p>
<p>500 SAM CAVA LANE UTILITY PLAN</p>
<p>CAMPBELL CALIFORNIA</p>
<p>DATE: 3/13/2017 SCALE: 1"=10' DESIGNED: DG DRAWN: CH JOB NO.: 10-124P SHEET: C6 OF SHEETS: 1</p>

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VESTING TENTATIVE MAP

500 SAM CAVA LANE

CAMPBELL CALIFORNIA

BENCHMARK
CITY BENCHMARK #73, 2 1/4" BRASS DISK IN TOP OF CURB AT THE NORTHWESTERN CORNER OF EAST CAMPBELL AVENUE AND PACE STREET. ELEVATION = 192.75

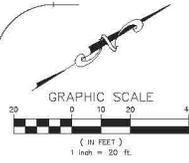
BASIS OF BEARINGS
THE BEARING NORTH 31°52'00" EAST, OF THE MONUMENT LINE OF DILLON AVENUE, BETWEEN THE FOUND MONUMENTS AT CENTRAL AVENUE AND CAMPBELL AVENUE, AS SAID MONUMENT LINE AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN BOOK 856 OF MAPS AT PAGE 36, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

NOTES

OWNERS
WILLIAM G. PERRY AND ELIZABETH A. PERRY, HIS WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 4/5 INTEREST; AND AARON BERNSTEIN AND NORMA BERNSTEIN, HIS WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/5 INTEREST

DEVELOPER
MADISON HOMES OF CAMPBELL HOMEOWNERS ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION

ENGINEER
CIVIL ENGINEERING ASSOCIATES, INC.
224 AIRPORT PARKWAY, SUITE 325
SAN JOSE, CA 95110
(408) 453-1086



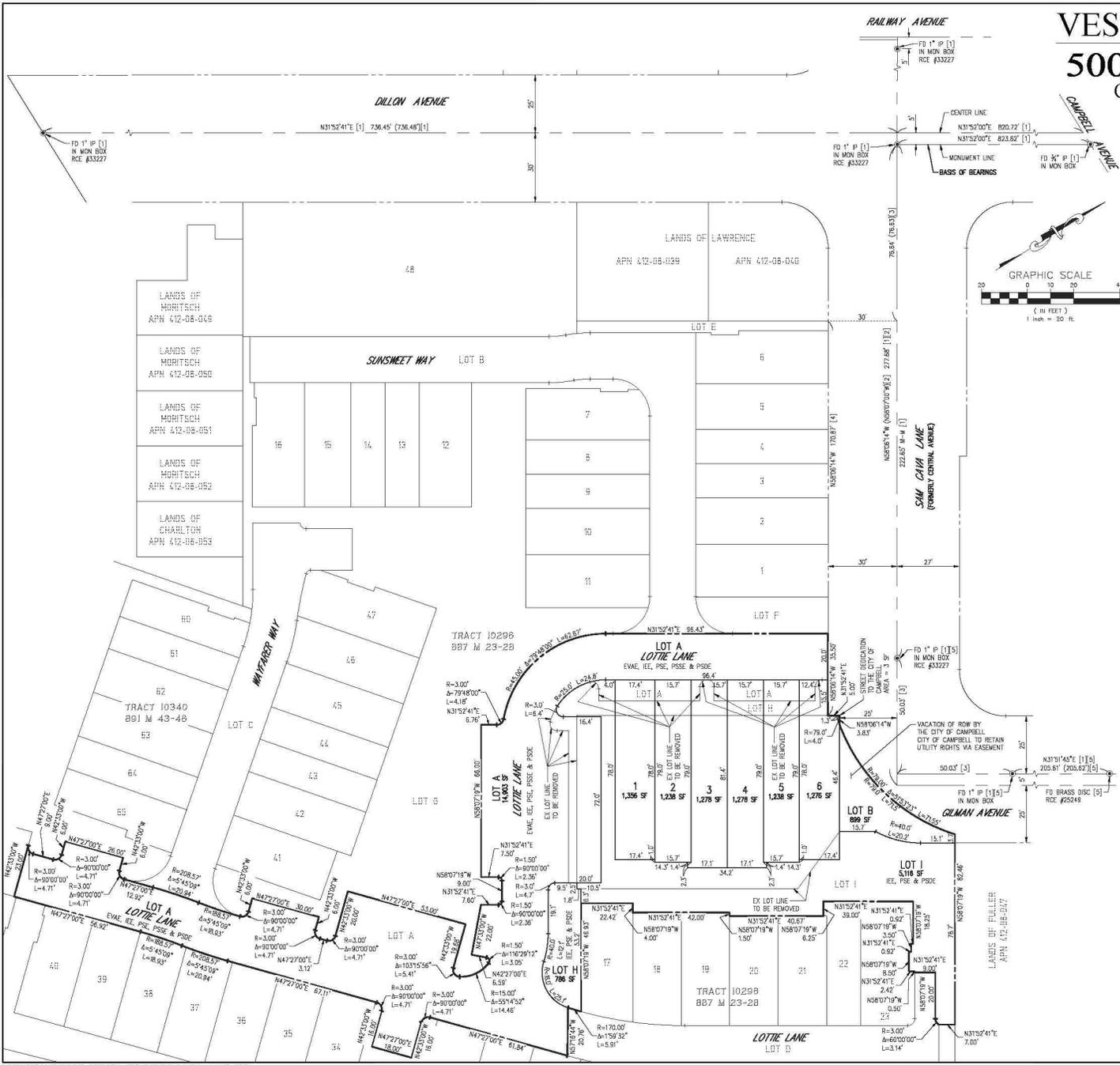
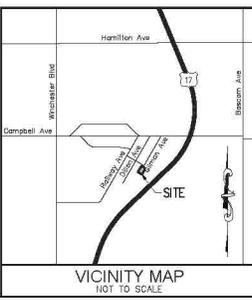
DEVELOPER
MADISON PARK OF CAMPBELL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ENGINEER
CIVIL ENGINEERING ASSOCIATES, INC.
224 AIRPORT PARKWAY, SUITE 325
SAN JOSE, CA 95110
(408) 453-1086

1. THERE ARE NO EXISTING WELLS ON SITE
2. ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO THE RECORDATION OF THE FINAL MAP
3. ASSESSING PARCEL NUMBER: 412-08-045, 412-08-046, 412-08-054 & 055
4. EXISTING USE: RESIDENTIAL
5. PROPOSED USE: 6 RESIDENTIAL UNITS
6. EXISTING ZONING: P-D (PLANNED DEVELOPMENT)
7. PROPOSED ZONING: P-D (PLANNED DEVELOPMENT)
8. GENERAL PLAN DESIGNATION: COMBINATION OF HIGH DENSITY RESIDENTIAL (21-27 UNITS PER GROSS ACRE) AND COMMERCIAL/AE2-HIGH DENSITY RESIDENTIAL (14-27 UNITS PER GROSS ACRE)
9. SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
10. STORM CONDUIT: CITY OF CAMPBELL
11. WATER SYSTEM: SAN JOSE WATER COMPANY
12. NUMBER OF LOTS: 10
13. TOTAL AREA: 0.67 ACRES
14. NO STREET NAMES REQUIRED
15. LOTS 1 THROUGH 6 ARE RESIDENTIAL LOTS
16. LOT A IS PRIVATE STREET (0.34 ACRES)
17. LOTS B, H & I ARE COMMON OPEN SPACE (0.16 ACRES)
18. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF CAMPBELL.

- LEGEND**
- DISTINCTIVE BOUNDARY
 - RIGHT OF WAY
 - NEW LOT LINE
 - EXISTING LOT LINE
 - CENTERLINE
 - MONUMENT LINE
 - BOUNDARY TO
 - FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
 - RECORD DATA
 - REFERENCE NUMBER
 - EMERGENCY VEHICLE ACCESS EASEMENT
 - ADDRESS AND FORESS EASEMENT
 - PRIVATE SANITARY SEWER EASEMENT
 - PRIVATE STORM DRAIN EASEMENT
 - PUBLIC SERVICE EASEMENT
 - PROPOSED LOT NUMBER
 - EXISTING LOT NUMBER

- MAP REFERENCES**
- [1] 655 W 35-37
 - [2] 336 W 55
 - [3] 414 W 46
 - [4] 887 W 23-28
 - [5] 756 W 15-16 & CERTIFICATE OF CORRECTION DOCUMENT 17861943



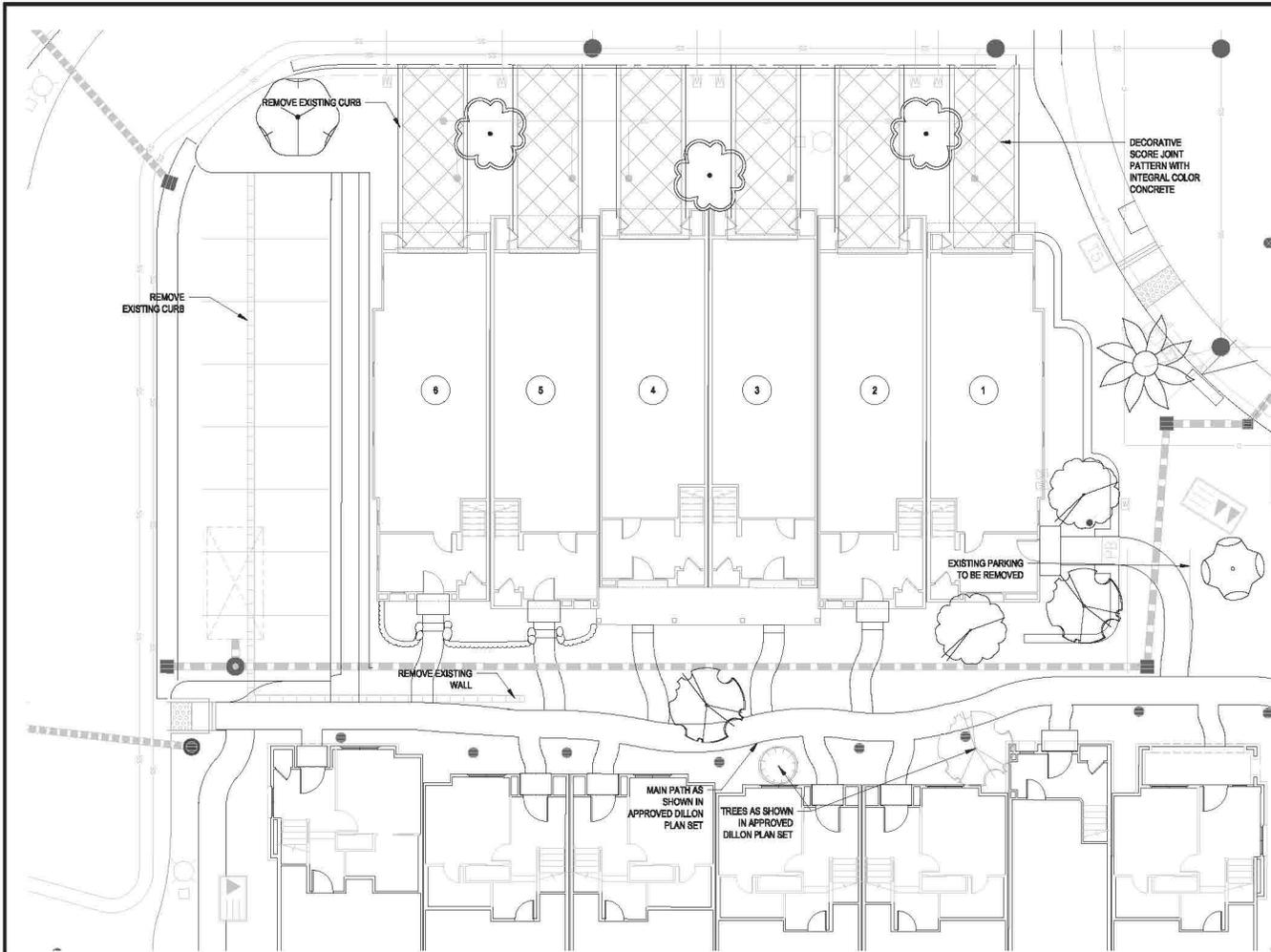
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A CALIFORNIA LIMITED LIABILITY COMPANY
224 AIRPORT PARKWAY, SUITE 325
SAN JOSE, CA 95110
(408) 795-1747

CALIFORNIA
500 SAM CAVA LANE
VESTING TENTATIVE MAP
DATE: 3/13/2017
SCALE: 1"=20'
DESIGNED: DG
DRAWN: CH
JOB NO.: 10-124P
SHEET: **TM1**
OF SHEETS



PERRY TREE LEGEND

NAME	QUANTITY	SIZE	WUCOLS	NOTES
ACER RUBRUM 'NORWAY'	1	24"	M	
ARBUTUS UNEDO 4H/11	2	24"	L	MULT
CHONANTHUS RETULUS	1	24"	M	
CORNUS 'EGGES WHITE WONDER'	3	24"	M	
DICHPHYA KAWI PULU	1	24"	L	
LAGERSTROEMIA X 'MILKWOOD'	2	24"	L	STANDARD
PHOENIX CAWAPENSIS	1	24" TRUNK	L	

280 DILLON AVENUE
CAMPBELL, CA

LANDSCAPE PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

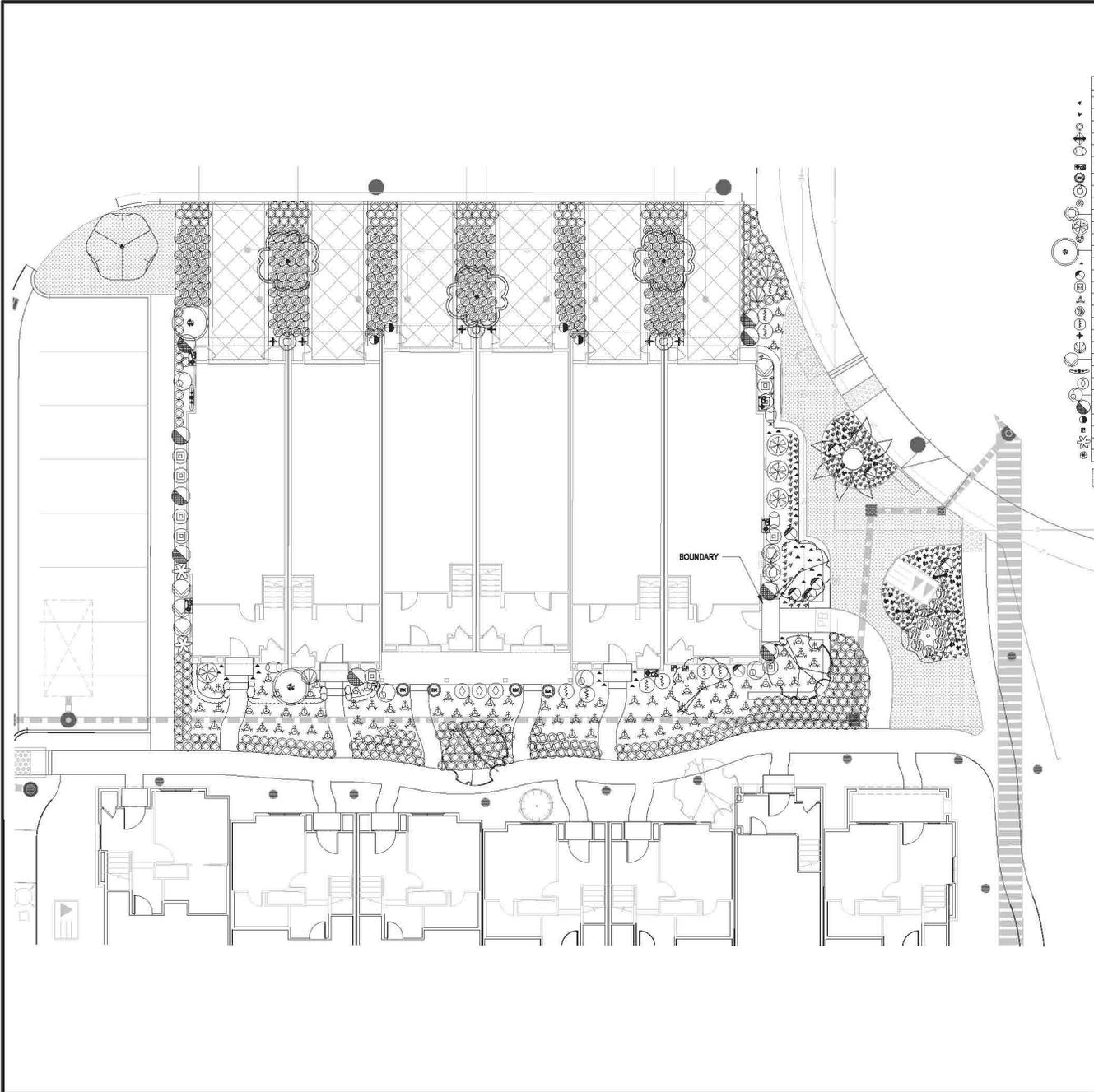
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 3/13/2017
DESIGN BY: RJD
DRAWN BY: CJ
SCALE: 1/8"=1'-0"

L1



NAME	COUNT	SIZE	WUCOLS	NOTES
AFONIM PERLOCTABILI SPONS GREEN PLANTERS	284	10	L	
AFONIM VELOUM	21	10	L	
AGAPANTHUS TANY PETE	284	10	L	W.P.O.G. LOW WATER ACCORDING TO L.A. EXPERIENCE
ALICE BRUTALIA	2	80	L	
ANIGONANTHUS PLAVICOL - DARK RED	2	80	L	
BOUQUINILLIA TAMBARA WAST-TRACHELOPERMUM LAMBROCES	2	180	M	180 BOUQUINILLIA AND KUMARIE STAWD
BULBS 'ORION BEAUTY'	4	90	M	TOPWAY BALLS
CAMELLIA SASSAKU WPLE BLOSSOM	2	190	M	
CAREX DIMILIA	276	10	M	C. TIBULICOLA HOFT.
CHONCISOPHYLLUM VICTORIAN EL DANDY	2	80	M	
CITRUS SARDONIA	4	24	M	DWARF MOUNT LEAFON BUSH
CLIMATIS ARANCOI 'SILVERSON RUBIKI	1	90	M	
FORTUNELLA MARSABATA TAGAME DWI	2	180	M	FORTUNELLA MARSABATA DWI STAWDARD
GERANIUM LAUREN RY	28	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
HEPERALOE PARVIFLORA	9	30	M	
HIPPURIA 'O'BETHMAN CHEEK'	9	30	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
LANTANA MONTIVIDEOS	91	10	L	PURPLE SPLO G.
LOMBARDIA LONGIFOLIA BRIDGE	19	10	L	
MURLAMBICIA FIDIAS	9	60	L	
NEPHROLYS CONCICOLA	6	60	M	
PHORMIUM CHOCOLATE BARY	4	60	L	
PHORMIUM PLATE BLACK'	4	60	L	DO NOT WATER LEAVES
PRINIA SPANATUM CONFLER	1	180	L	MULTI
ROSA FLOWER GARDEN WHITE	3	20	L	W.P.O.G. LOW WATER ACCORDING TO L.A. EXPERIENCE
ROSA MULTIPLE	4	30	L	
SALVA CHAMPENS	9	30	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
SARCOCODA RUBICOLA	4	30	L	
SEDUM VULCAN JDT'	2	10	L	
THALIA OCCIDENTALIS 'SERRALS GREEN'	2	180	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
WESTERIA BIRNBER 'DOCKETS BISCAL'	1	80	M	

MATIVE SOIL FREE FROM OCEAN BLOSSOM

NAME	COUNT	SIZE	WUCOLS	NOTES
ACER RUBRUM 'SMALL'	1	36"	M	
ARBUBUS UNICO MULTI	2	36"	L	MULTI
DIQUANTILUS RETUSUS	1	36"	M	
CORNUS 'EDGES WHITE WONDER'	3	36"	M	
DIOSPIROS KAR FULF	1	36"	L	
LACERTROEMA 'K VUBROGEE'	1	36"	L	STAWDARD
PHEDRUS CHAWREISS	1	36"	L	

500 SAM CAVA
CAMPBELL, CA

PLANTING PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

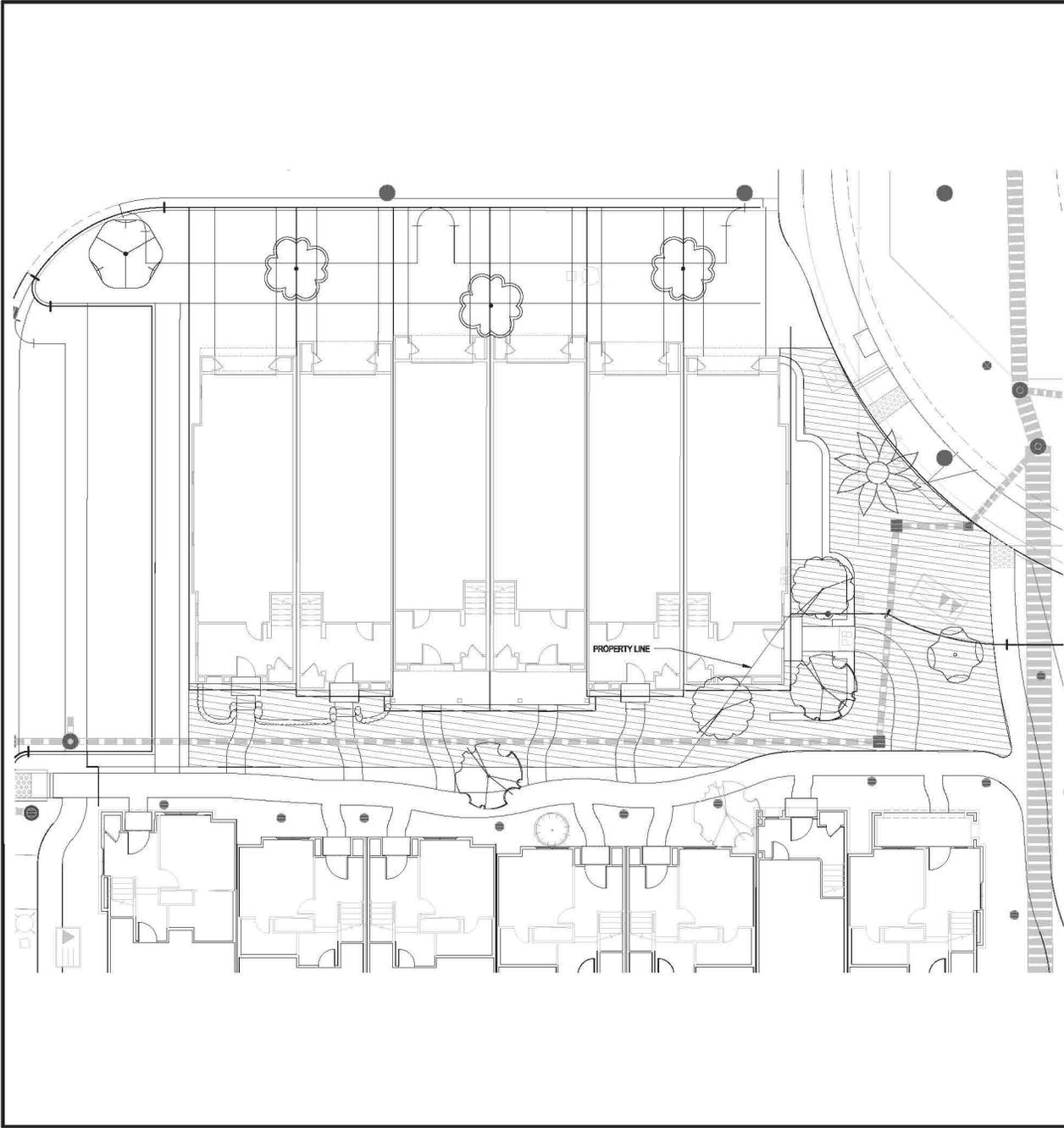
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 3/13/2017
DESIGNED BY: RJD
DRAWN BY: CJ
SCALE: 1/8"=1'-0"

L2



PERRY TREE LEGEND				
NAME	COUNT	SIZE	WUCOLS	NOTES
ACER RUBRA 'BONHALL'	1	30"	M	
ARBUTUS UNDO 'MULTI'	2	24"	L	MULTI
CHONAZITA 'M. HETZLER'	1	30"	M	
CORNUS TIDIES 'WHITE WONDER'	3	30"	M	
DOSYPYROS BAO 'FLY'	1	30"	L	
LACINIASTRUM 'M. HANCOCK'	2	30"	L	STANDARD
FREDERICK CHAMBERS	1	24" TRUNK	L	



2,580 SQFT OPEN SPACE

556 SQ FT PRIVATE OPEN SPACE

500 SAM CAVA
CAMPBELL, CA

OPEN SPACE PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

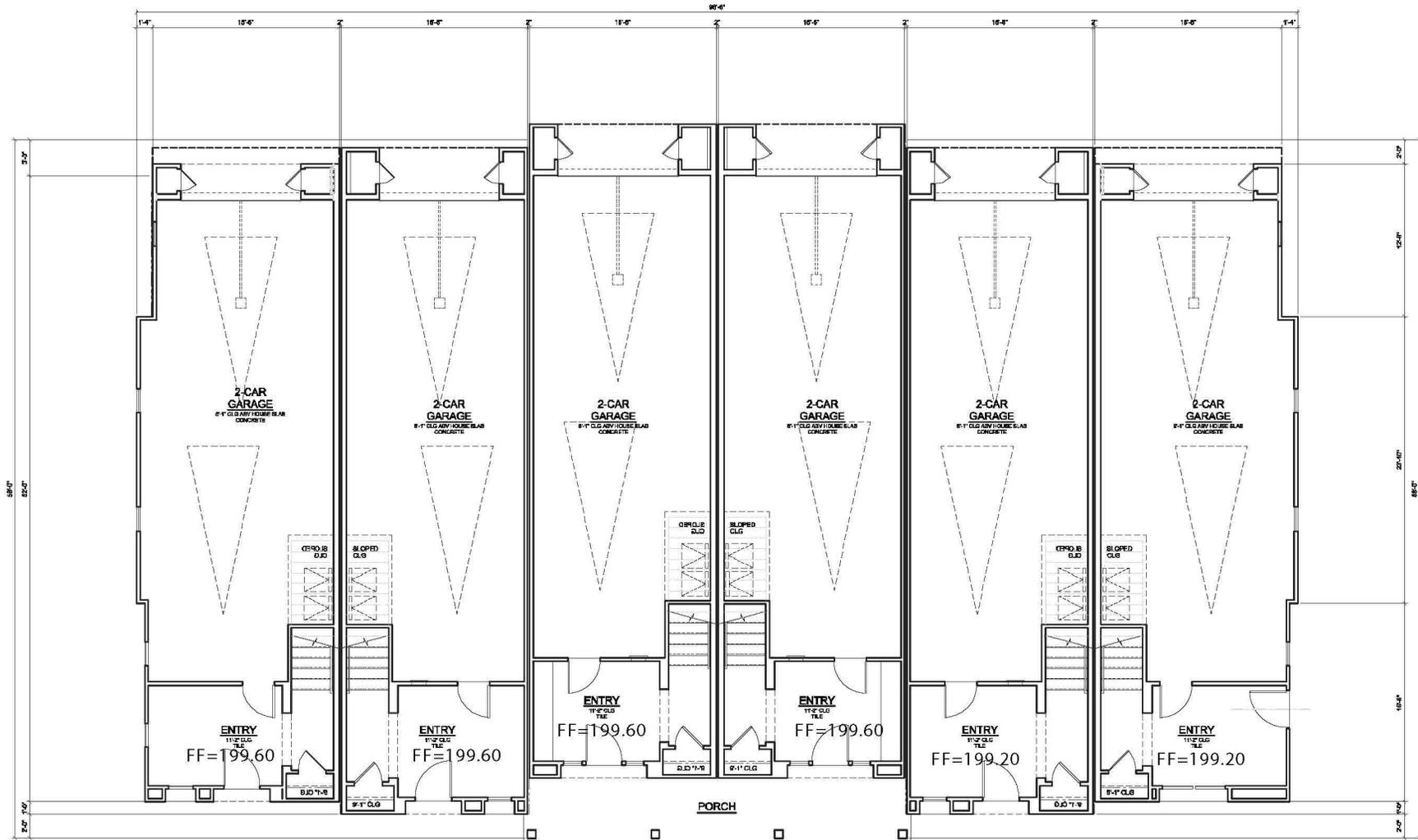
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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DESIGN BY: RJD
DRAWN BY: CJ
SCALE: 1/8"=1'-0"

L3



PLAN 1YR
1907 SF
 1ST FLOOR = 196 SF
 2ND FLOOR = 906 SF
 3RD FLOOR = 805 SF
 BALCONY = NONE
 GARAGE = 623 SF (EXCL.)

PLAN 1XR
1833 SF
 1ST FLOOR = 212 SF
 2ND FLOOR = 794 SF
 3RD FLOOR = 827 SF
 BALCONY = 97 SF (EXCL.)
 GARAGE = 608 SF (EXCL.)

PLAN 1R
1795 SF
 1ST FLOOR = 196 SF
 2ND FLOOR = 778 SF
 3RD FLOOR = 821 SF
 BALCONY = 97 SF (EXCL.)
 GARAGE = 608 SF (EXCL.)

PLAN 1
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PLAN 1X
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PLAN 1Y
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FIRST FLOOR PLAN

500 SAM CAVA LANE

CAMPBELL, CALIFORNIA

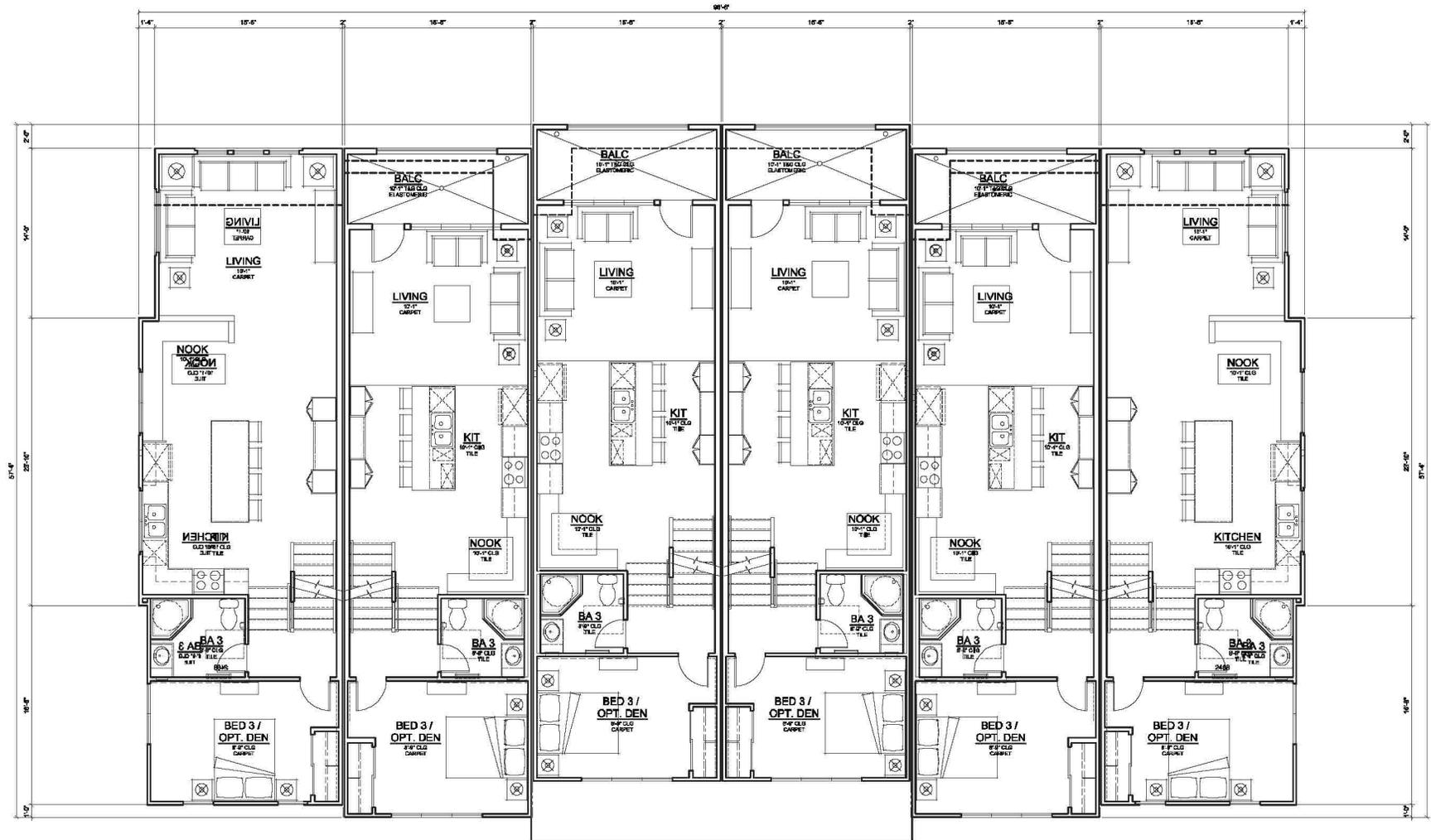


R H A

ROBERT HIDEY ARCHITECTS

PROJECT : 14072
 03/10/2017

ROBERT HIDEY ARCHITECTS
 1001 N. HOLLOWAY DRIVE, SUITE 100, CAMPBELL, CA 95008
 408.282.8888 FAX: 408.282.8889
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PLAN 1YR
1907 SF
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 BALCONY = NONE
 GARAGE = 623 SF (EXCL.)

SECOND FLOOR PLAN

500 SAM CAVA LANE

CAMPBELL, CALIFORNIA

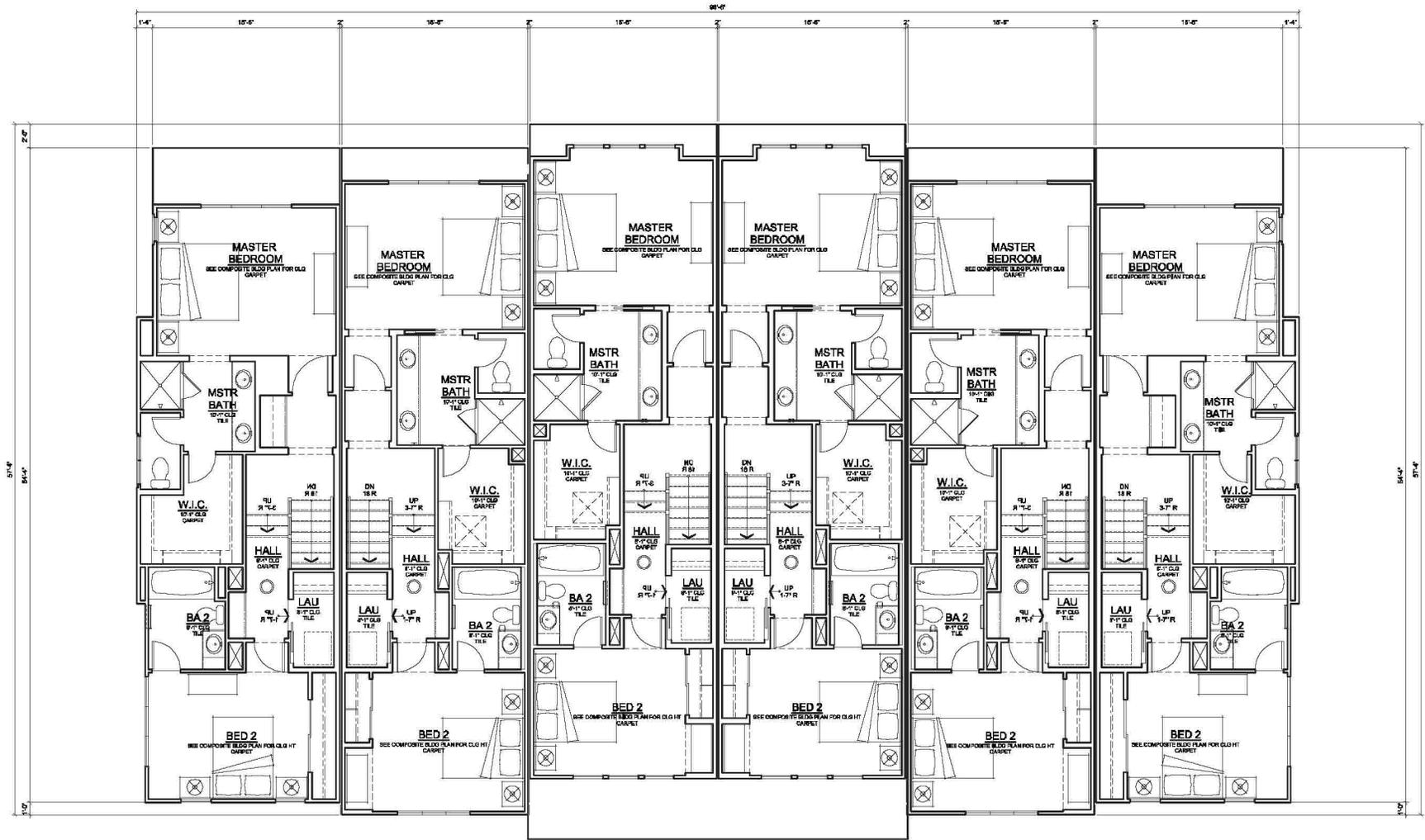


MADISON PARK OF CAMPBELL, LLC

R H A
 ROBERT HIDEY ARCHITECTS

ROBERT HIDEY ARCHITECTS
 1001 WASHINGTON DRIVE, SUITE 100, WARM SPRING, VA 22154
 4045 SHERWOOD DRIVE, SUITE 100, WARM SPRING, VA 22154
 5700 RIVINGTON ROAD, SUITE 100, WARM SPRING, VA 22154

PROJECT : 14072
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PLAN 1YR
1907 SF
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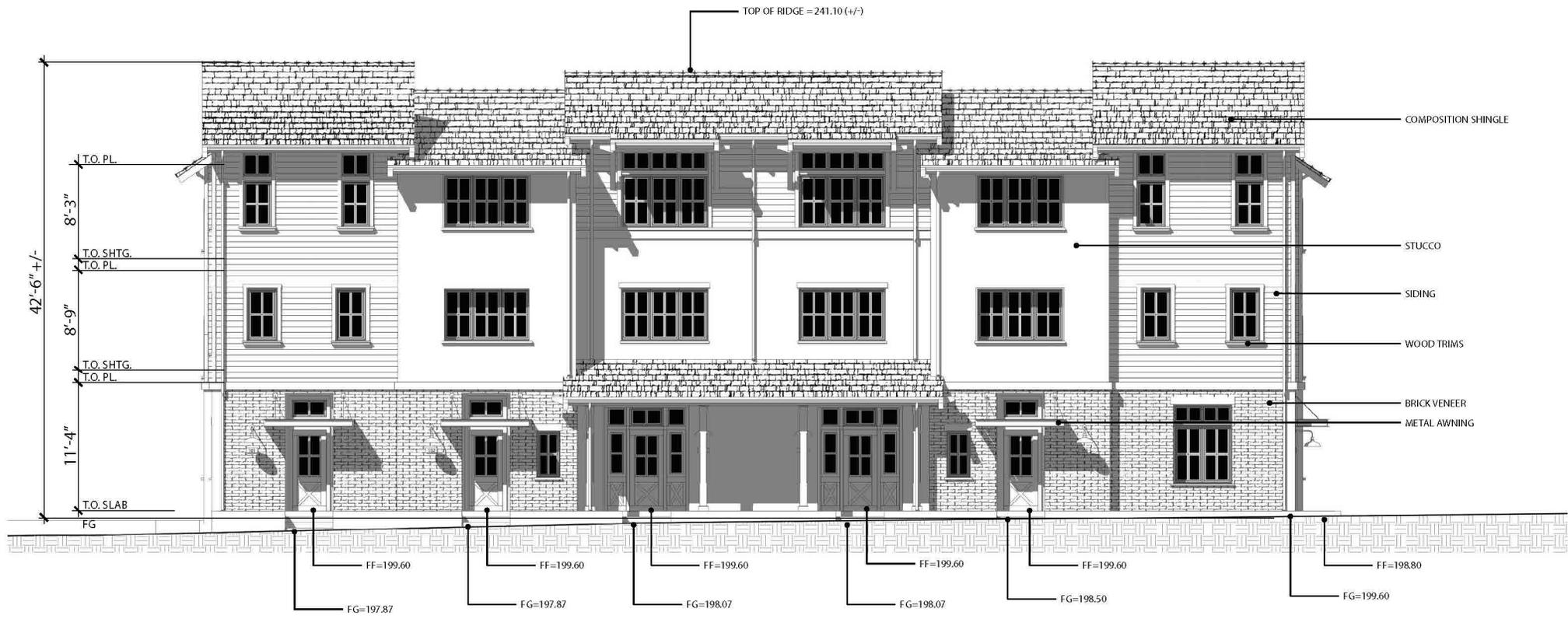
THIRD FLOOR PLAN
500 SAM CAVA LANE

CAMPBELL, CALIFORNIA

R H A

ROBERT HIDEY ARCHITECTS

PROJECT : 14072
 02/08/2017



FRONT ELEVATION

500 SAM CAVA LANE

CAMPBELL, CALIFORNIA



R H A

ROBERT HIDEY ARCHITECTS

PROJECT : 14072
02/08/2017

A-4

MADISON PARK OF CAMPBELL, LLC

ROBERT HIDEY ARCHITECTS
1037 WASHINGTON DRIVE, SUITE 100, WARM SPRING, VA 22154
4242 BUCKINGHAM DRIVE, SUITE 100, WASHINGTON, CA 94096
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LEFT ELEVATION



RIGHT ELEVATION

NOTE:
PLEASE REFER TO SHEET A-4
FOR TYPICAL INFORMATION NOT SHOWN HERE

SIDE ELEVATIONS

500 SAM CAVA LANE

CAMPBELL, CALIFORNIA



R H A

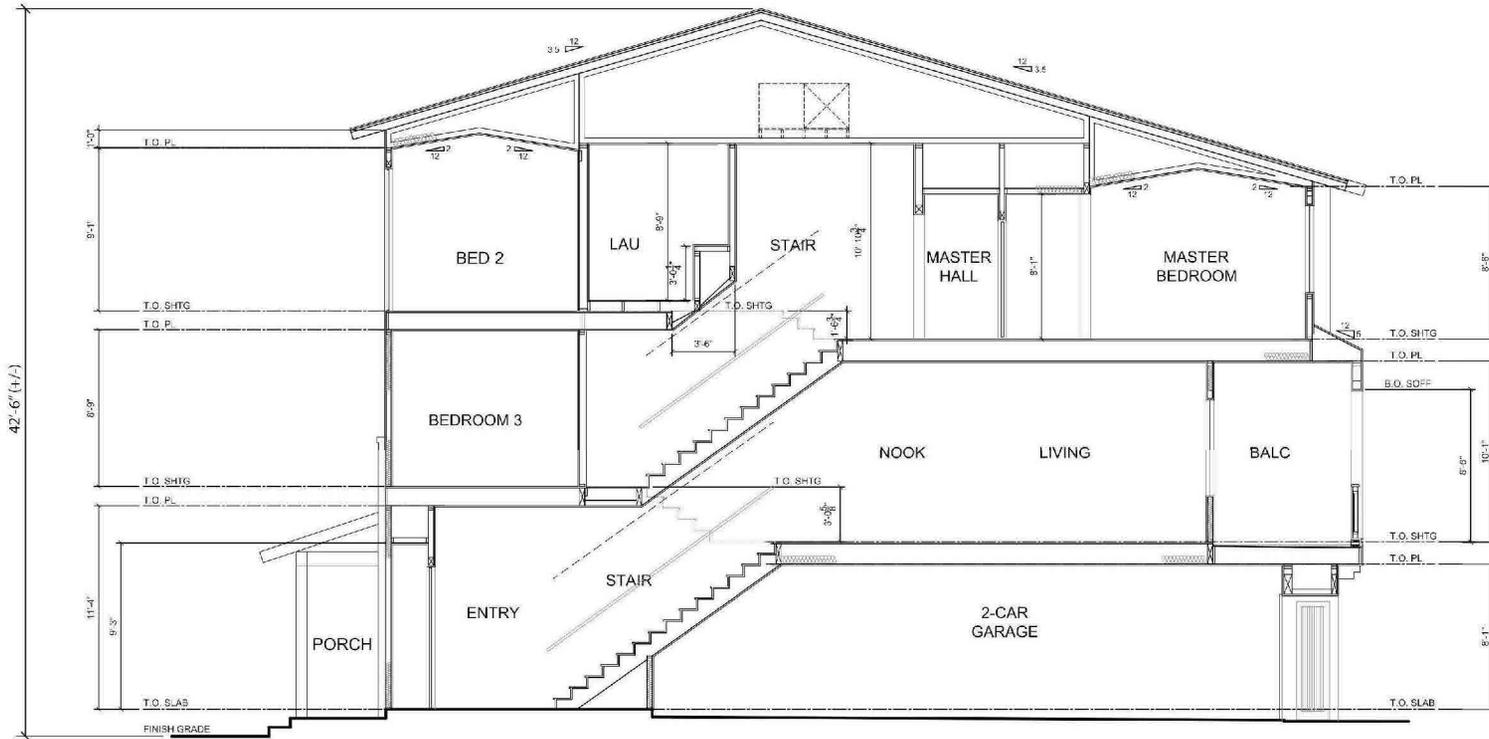
ROBERT HIDEY ARCHITECTS

PROJECT : 14072
03/10/2017

A-6

ROBERT HIDEY ARCHITECTS
1407 NICKERSON DRIVE, SUITE 100, WARM SPRINGS, CALIFORNIA 94591
415.933.8888 WWW.RHAYA.COM
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MADISON PARK OF CAMPBELL, LLC



SECTION

500 SAM CAVA LANE

CAMPBELL, CALIFORNIA



R H A

ROBERT HIDEY ARCHITECTS

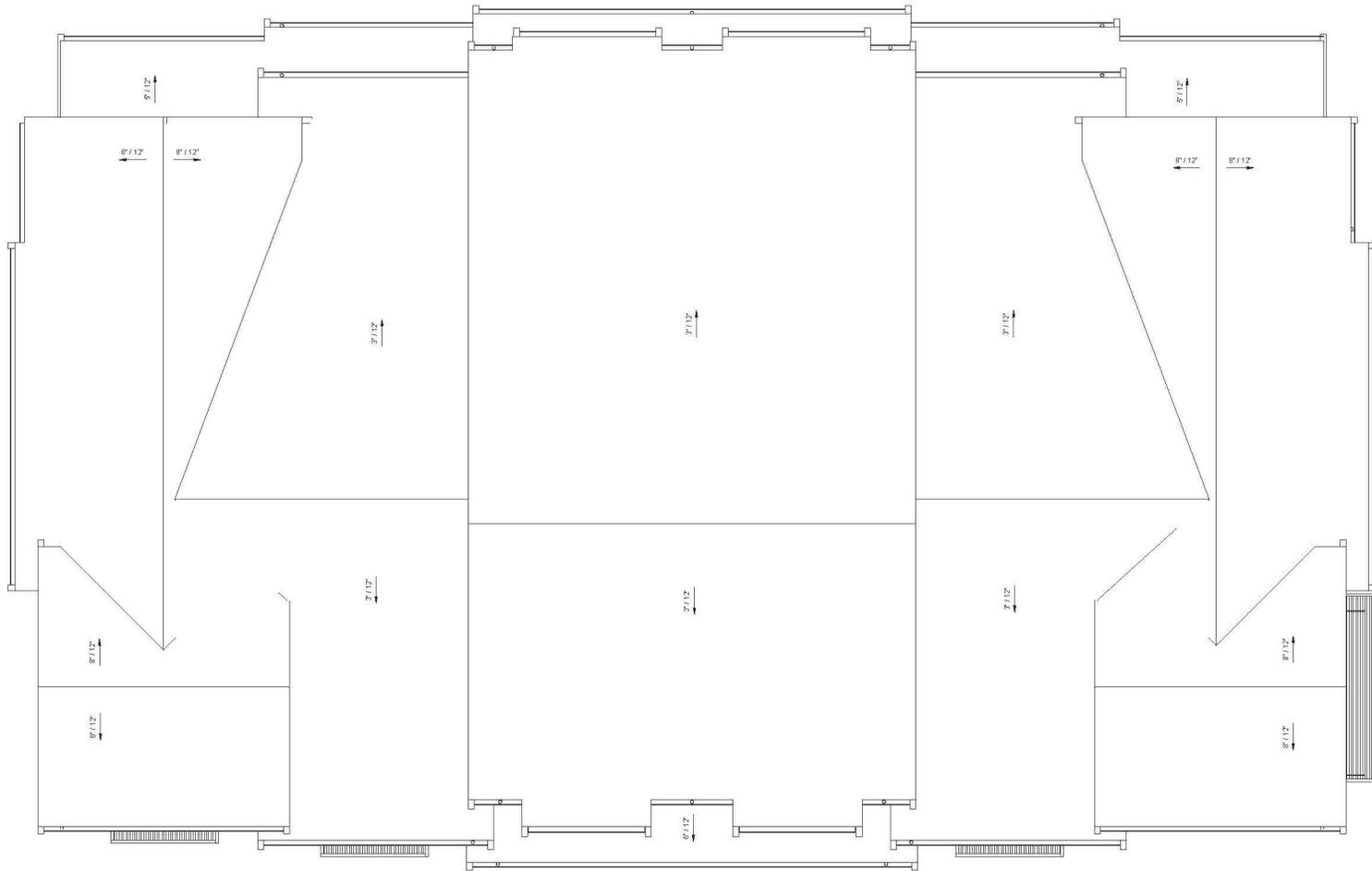
PROJECT: 14072

02/08/2017

A-7

MADISON PARK OF CAMPBELL, LLC

ROBERT HIDEY ARCHITECTS
 1100 WILSON AVENUE, SUITE 100, WILSON, CA 95070
 408.263.8888 FAX: 408.263.8889
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MADISON PARK OF CAMPBELL, LLC

ROOF PLAN
500 SAM CAVA LANE

CAMPBELL, CALIFORNIA



R H A

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