



**CITY OF CAMPBELL**  
**Community Development Department**

December 1, 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, **December 12, 2017**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Gordana Pavlovic for a Zoning Map Amendment (PLN2017-100) to amend the Campbell Zoning Map to rezone the property from R-M (Multi-Family Residential) to P-D (Planned Development); a Planned Development Permit (PLN2017-101) to allow the construction of four single-family homes; a Tentative Subdivision Map (PLN2017-102) to allow the creation of five lots (four residential and one common lot); and a Parking Modification Permit (PLN2017-338) to allow uncovered parking in lieu of covered parking on property located at **1323 Elam Avenue**. A Mitigated Negative Declaration (PLN2017-103) has been 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: **1323 Elam Avenue**

# Project Location Map

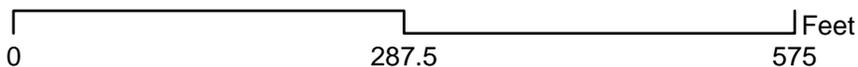


**Project Location:** 1323 Elam Avenue

**Application Type:** ZC, PD, TSM, PMP, and CEQA

**Planning File No.:** PLN2017-100 to 103 and 338

**Description:** Four two-story single-family homes, zone change, tentative subdivision map, parking mod., and environmental review.



Community Development Department  
Planning Division







CHECKED BY: RT  
DRAWN BY: AJ/P  
RTP PROJECT #: 1703

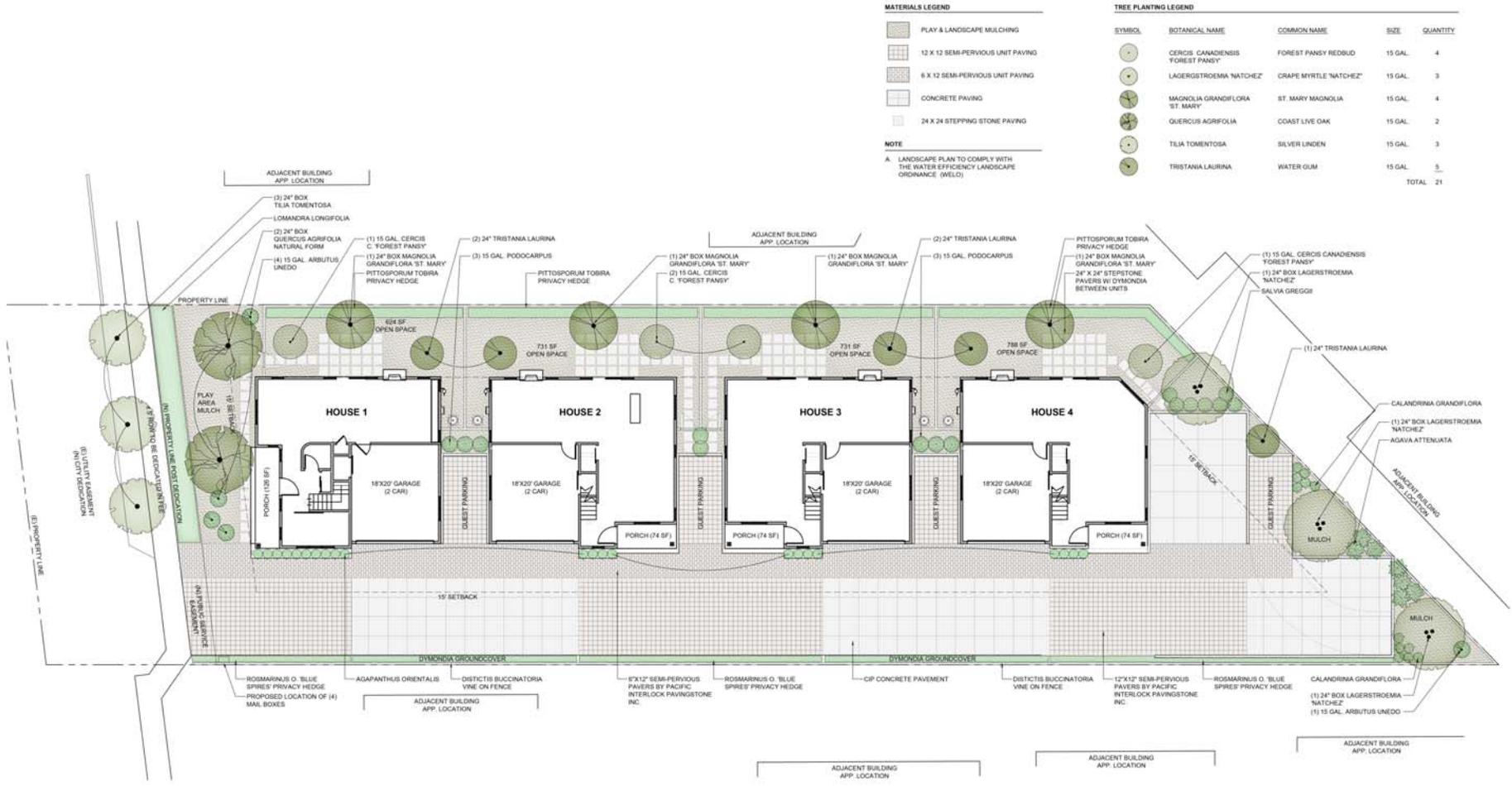


SCALE: 1" = 10'-0"  
0 10' 20'

**L1.0**  
SITE AND LANDSCAPE PLAN

DATE: 31 MAY 2017 09:15AM

**PRELIMINARY**



**MATERIALS LEGEND**

[Symbol]	PLAY & LANDSCAPE MULCHING
[Symbol]	12 X 12 SEMI-PERVIOUS UNIT PAVING
[Symbol]	6 X 12 SEMI-PERVIOUS UNIT PAVING
[Symbol]	CONCRETE PAVING
[Symbol]	24 X 24 STEPPING STONE PAVING

**NOTE**  
A. LANDSCAPE PLAN TO COMPLY WITH THE WATER EFFICIENCY LANDSCAPE ORDINANCE (WELD).

**TREE PLANTING LEGEND**

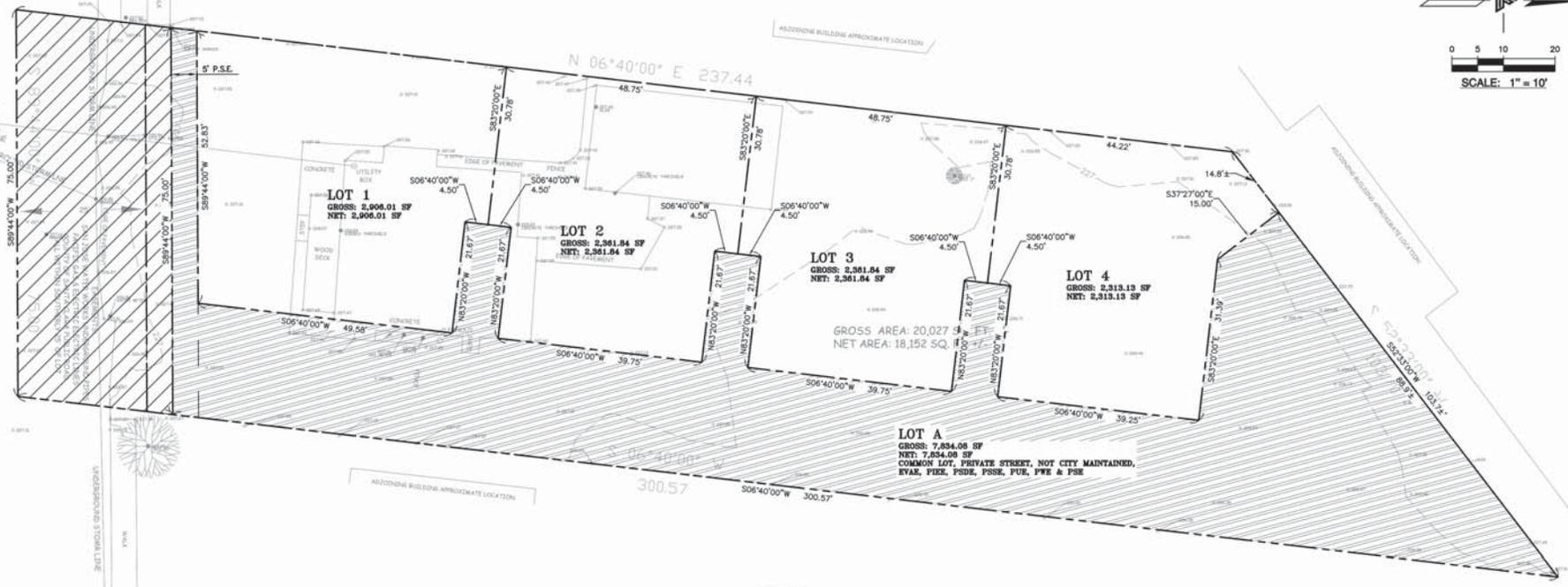
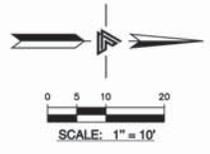
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	
[Symbol]	CERCIS CANADENSIS FOREST PANSY	FOREST PANSY REDBUD	15 GAL.	4	
[Symbol]	LAGERSTROEMIA NATCHEZ	GRAPE MYRTLE 'NATCHEZ'	15 GAL.	3	
[Symbol]	MAGNOLIA GRANDIFLORA 'ST. MARY'	ST. MARY MAGNOLIA	15 GAL.	4	
[Symbol]	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.	2	
[Symbol]	TELIA TOMENTOSA	SILVER LINDEN	15 GAL.	3	
[Symbol]	TRISTANIA LAURINA	WATER GUM	15 GAL.	5	
				<b>TOTAL</b>	<b>21</b>



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 300 SACRAMENTO BLVD., SUITE 300  
 SACRAMENTO, CALIFORNIA 95833  
 916.441.1111  
 WWW.LEABRAZE.COM

**ZHU SUBDIVISION**  
**1323 ELAM AVENUE**  
**CAMPBELL, CALIFORNIA**  
 SANTA CLARA COUNTY  
 APN: 403-09-046

**TENTATIVE MAP**  
**SUBDIVISION MAP**



**NOTES:**  
 MAP WAS PREPARED AT THE REQUEST OF GORDANA PAYLOVIC AND FIELD WORK WAS COMPLETED ON JULY 1, 2015.

MEASUREMENTS, SHOWN IN FEET AND DECIMALS THEREOF (XXX.XX), TREE DIMENSIONS, HOWEVER, ARE DIMETERS IN INCHES—EITHER AT CHEST HEIGHT (OAK 11\"/>

BOUNDARY: A FIELD SURVEY WAS MADE; DETERMINATION OF THE LINES LARGELY RELY ON 277 MAPS 17, CONTACT THE SURVEYOR FOR DETAILS.

BENCHMARK ELEVATION: AS INDICATED ON A WATER METER AS SHOWN.

FEATURES THAT WERE NOT MAPPED: RECORD LOCATION OF UNDERGROUND UTILITIES OTHER THAN AS SHOWN.

USERS OF THIS MAP ARE ADVISED TO CONTACT THE PREPARER TO BE SURE THERE ARE NO PERTINENT REVISIONS TO THE COPY THAT HE OR SHE HAS OBTAINED.

WHERE AN ELECTRONIC VERSION OF THIS MAP IS BEING USED, CONSIDER THAT CAD MAPS ARE CONVENIENT TO THE USER BUT HAVE INTERPRETIVE DANGERS SUCH AS ATTRIBUTING GREATER ACCURACIES TO A DIMENSION THAN WOULD HAVE BEEN SUPPORTED BY THE FIELD PROCEDURES. POINT MEASUREMENT LOCATIONS MAY HAVE BEEN MOVED FOR DRAFTING EFFECT. UNAUTHORIZED MODIFICATIONS TO THE DRAWING ARE NOT EASILY DISCOVERABLE.

\* XXX.XX ELEVATION OF XXX.XX AT THE CROSS  
 ---XXX--- CONTOUR LINE AT XXX FOOT ELEVATION

THIS MAP WAS PREPARED UNDER MY DIRECTION TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS IN THE STATE OF CALIFORNIA.

BRUCE D. WOODWORTH L.S. 4850

**LEGEND**

PROPOSED	DESCRIPTION
---	BOUNDARY
---	PROPERTY LINE
---	SUBDRAIN LINE
---	SANITARY SEWER LINE
---	WATER LINE
---	GAS LINE
---	JOINT TRENCH
---	SET BACK LINE
---	FUTURE OVERLAND RELEASE
---	AREA DRAIN
---	CLEAN OUT TO GRADE
---	SANITARY SEWER CLEANOUT
---	BACK FLOW PREVENTOR DEVICE
---	WATER METER
---	CATCH BASIN
---	JUNCTION BOX
---	STREET SIGN
---	SPOT ELEVATION
---	FLOW DIRECTION
---	DEMOLISH/REMOVE
---	BENCHMARK
---	CONTOURS
---	TREE TO BE REMOVED

**EASEMENT LEGEND**

---	25' + 5' DEDICATED RIGHT OF WAY EASEMENT
---	COMMON LOT A
---	OPEN SPACE

**ABBREVIATIONS**

AD	AREA DRAIN
(E)	EXISTING
(N)	NEW
BFP	BACKFLOW PREVENTOR
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWE	PRIVATE WATER EASEMENT
PA	PLANTER AREA

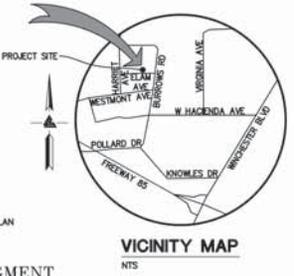
**TRUE BENCHMARK**  
 SCORN BM NO. 818  
 BRASS DISK (CA 005), ON TOP OF CURB, ON THE EASTERLY SIDE OF HARRIET AVENUE, BETWEEN ADDRESSES 825 AND 835, AT 35 FEET SOUTH OF THE CENTERLINE PROJECTION OF ELAM AVENUE. DISK IS 1\"/>

NOTE: ELEVATIONS SHOWN HEREON WERE BASED UPON AN ASSUMED DATUM. DEDUCT 0.78 FT TO OBTAIN TRUE ELEVATIONS TO BE COMPLIANT TO THE TRUE DATUM.

**PROJECT DATA**

TRACT NO.	ZHU YANJIA 1830 GUNDA STREET PALO ALTO CA 94303 C/O GORDANA, LLC
RECORD OWNER(S)	
SUBDIVIDER:	GORDANA PAYLOVIC (650) 483-4622 GORDANA, LLC 602 HAWTHORNE AVE. PALO ALTO, CA 94301
ENGINEER:	LEA & BRAZE ENGINEERING INC. 2405 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 (510) 587-4086 CONTACT: PETE CARLINO
ASSESSOR'S PARCEL NO.	403-09-046
EXISTING AND PROPOSED ZONING	EXISTING: R-M (RESIDENTIAL) PROPOSED: P-D (RESIDENTIAL) 4 SINGLE FAMILY HOMES
UTILITIES SERVICES:	WATER SUPPLY: SAN JOSE WATER SEWAGE DISPOSAL: WEST VALLEY SANITATION DISTRICT GAS & ELECTRICAL: PG&E TELEPHONE: AT&T CABLE: COMCAST FIRE: SANTA CLARA COUNTY
STREET TREES	ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH CITY OF CAMPBELL ORDINANCES.
AREA TO BE SUBDIVIDED	17,777 SQUARE FEET (0.408 AC) TO BE SUBDIVIDED TO 5 LOTS.
CONTOUR ELEVATION	SEE BENCHMARK NOTE BELOW.
FLOOD ZONE	NO FEMA FLOOD MAP AVAILABLE.

NOTE: ALL DRY UTILITIES TO BE INSTALLED UNDERGROUND. TO BE DESIGNED BY OTHERS.



**SHEET INDEX**

TM-1	TENTATIVE SUBDIVISION MAP
TM-2	CONCEPTUAL SITE DEVELOPMENT PLAN
HYD-1	IMPERVIOUS AREA EXHIBIT
HYD-2	PROPOSED DRAINAGE EXHIBIT

**OWNER'S ACKNOWLEDGMENT**  
 I/WE HEREBY STATE THAT I/WE THE OWNER(S) OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND I HEREBY AGREE TO THE FILING OF THIS TENTATIVE MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF CAMPBELL COMPREHENSIVE PLAN AND STATE OF CALIFORNIA MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP. THE CURRENT ZONING FOR THIS PROPERTY IS R-M, THE PROPOSED ZONING FOR THIS SUBDIVISION IS P-D. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF CAMPBELL/UTILITY DISTRICT STANDARDS.

AS OWNER: ZHU YANJIA  
 BY: ZHU YANJIA DATE: \_\_\_\_\_

**LOT AREA TABLE**

PROPOSED LOTS	SQ. FT.	AC.
LOT 1	2,906.01	0.067
LOT 2	2,361.84	0.054
LOT 3	2,361.84	0.054
LOT 4	2,313.13	0.053
LOT A	7,834.08	0.180
TOTAL BOUNDARY	17,776.90	0.408

PLAN CHECK	BY
2017-05-05	

REVISIONS	BY

JOB NO: 2161131  
 DATE: 05-02-2017  
 SCALE: AS NOTED  
 DESIGN BY: RB/DY  
 DRAWN BY: WA  
 SHEET NO: **TM-1**  
 OF 04 SHEETS

NOTE: THIS NOT A C.3 REGULATED PROJECT

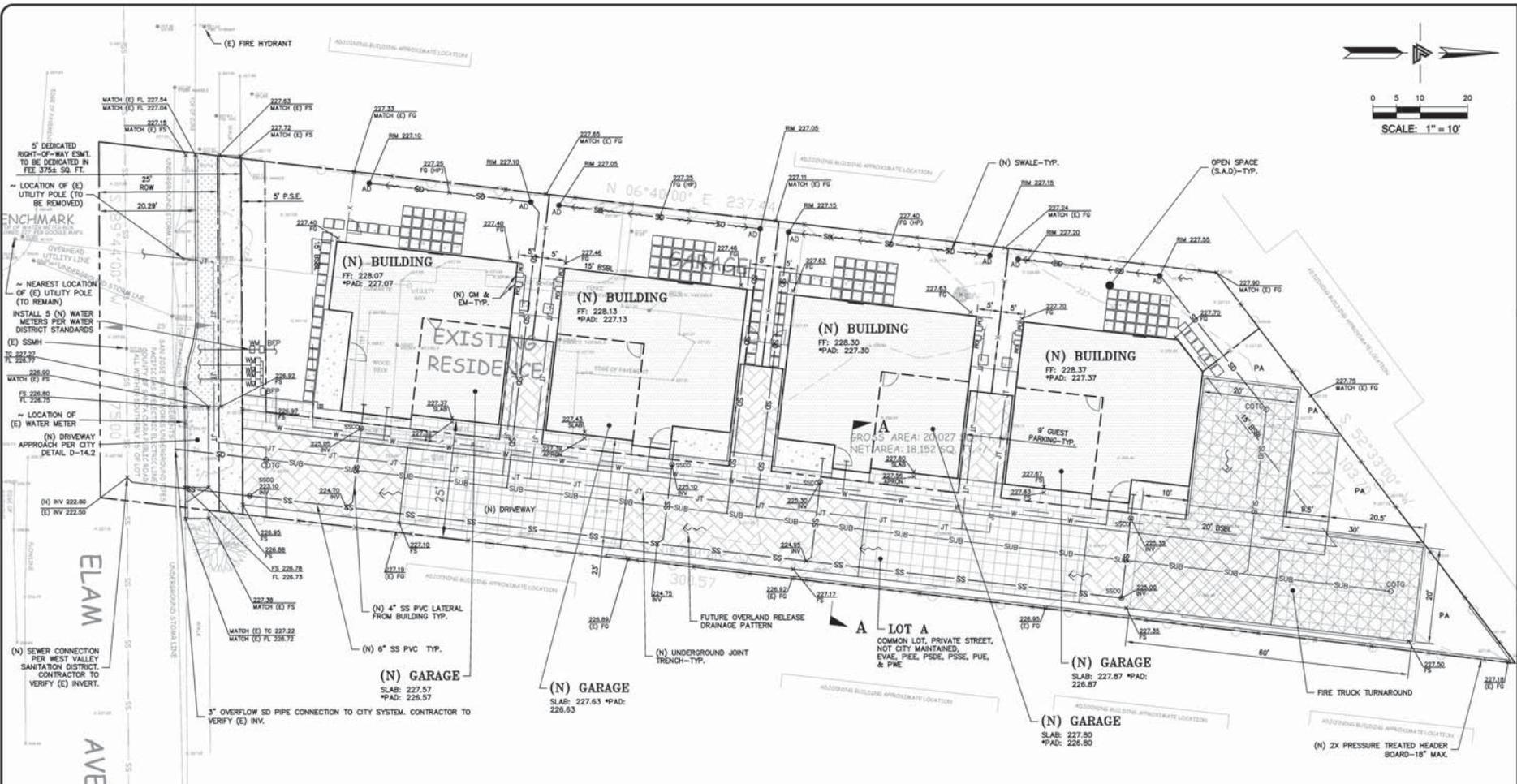
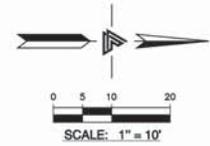


**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 3000 S. GARDEN STREET, SUITE 300  
 HAYWARD, CALIFORNIA 94545  
 (925) 887-2019  
 (925) 887-2018  
 (925) 887-2017  
 WWW.LEABRAZE.COM

**ZHU SUBDIVISION**  
**1323 ELAM AVENUE**  
**CAMPBELL, CALIFORNIA**

**CONCEPTUAL SITE DEVELOPMENT PLAN**

PLAN CHECK	DATE	BY
2017-05-05		
REVISIONS	BY	
JOB NO:	2161131	
DATE:	05-02-2017	
SCALE:	AS NOTED	
DESIGN BY:	RB/DY	
DRAWN BY:	WA	
SHEET NO:		



**ELAM AVE**

5' DEDICATED RIGHT-OF-WAY ESMT. TO BE DEDICATED IN FEE 3758.50. FT.

LOCATION OF (E) UTILITY POLE (TO BE REMOVED)

NEAREST LOCATION OF (E) UTILITY POLE (TO REMAIN)

INSTALL 5 (N) WATER METERS PER WATER DISTRICT STANDARDS

(E) SSMH

LOCATION OF (E) WATER METER

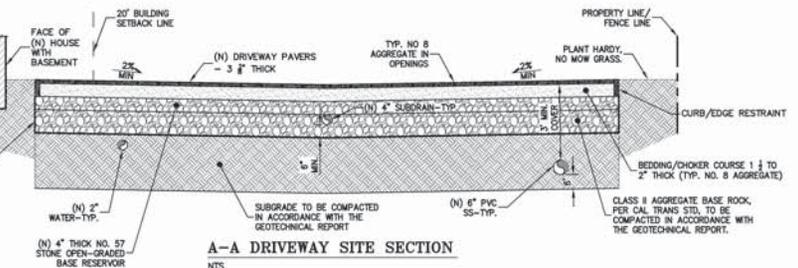
(N) DRIVEWAY APPROACH PER CITY DETAIL D-14.2

(N) INV 222.80 (E) INV 222.50

SEWER CONNECTION PER WEST VALLEY SANITATION DISTRICT. CONTRACTOR TO VERIFY (E) INVERT.

3" OVERFLOW SD PIPE CONNECTION TO CITY SYSTEM. CONTRACTOR TO VERIFY (E) INV.

(N) 4" THICK NO. 57 STONE OPEN-GRADED BASE RESERVOIR



**A-A DRIVEWAY SITE SECTION**  
 NTS

**HATCH LEGEND**



**TRUE BENCHMARK**  
 SCVM0 BM NO. 618  
 BRASS DISK (CA 005); ON TOP OF CURB, ON THE EASTERLY SIDE OF HARRIET AVENUE BETWEEN ADDRESSES 825 AND 835, AT 35 FEET SOUTH OF THE CENTERLINE PROJECTION OF ELAM AVENUE. DISK IS 1" WEST OF POWER POLE. CITY OF CAMPBELL. (NAVD88) 231.70 FT.

NOTE: ELEVATIONS SHOWN HEREON WERE BASED UPON AN ASSUMED DATUM. DEDUCT 0.78 FT TO OBTAIN TRUE ELEVATIONS TO BE COMPLIANT TO THE TRUE DATUM.

**BENCHMARK**  
 2017-05-05

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-XXXXX ELEVATION OF XXXXX AT THE CROSS  
 -XXX- CONTIGUOUS LINE AT XXX-FOOT ELEVATION

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BRUCE B. WOODWORTH L.S. 4850

**NOTES:**

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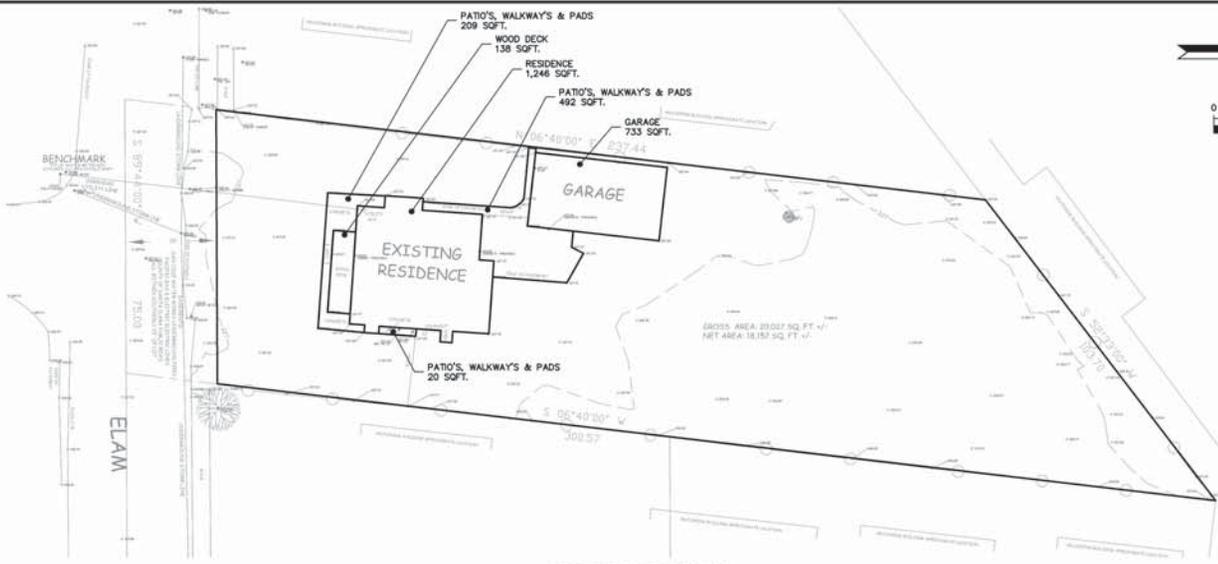
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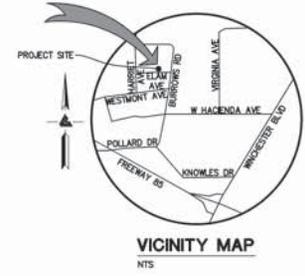
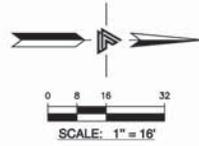
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**EXISTING IMPERVIOUS**  
SCALE: 1" = 16'



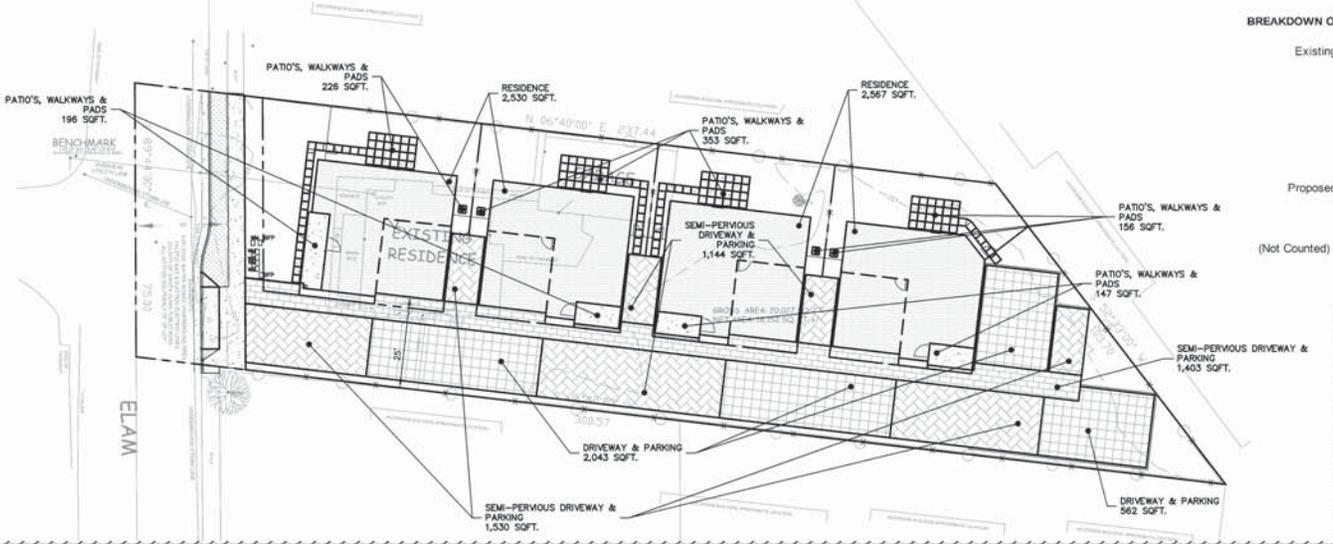
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**ZHU SUBDIVISION**  
1323 ELAM AVENUE  
CAMPBELL, CALIFORNIA  
SANTA CLARA COUNTY  
APN: 403-09-046

Zhu Subdivision 1323 Elam Avenue Campbell			
GROSS SITE AREA:	Existing	18,152 sqft.	= 0.417 acre
	[Proposed w/5' ROW dedication]	17,775 sqft.	= 0.408 acre
EXISTING AREA:	Impervious:	2,838 sqft.	= 0.065 acre
	PerVIOUS:	15,314 sqft.	= 0.352 acre
PROPOSED AREA:	Impervious:	8,780 sqft.	= 0.202 acre
	PerVIOUS:	9,372 sqft.	= 0.215 acre
NET CHANGE OF DEVELOPED AREA:		5,942 sqft.	= 0.136 acre
			<b>NET INCREASE</b>

**BREAKDOWN OF DEVELOPED AREA**

Existing:			
Residence		1,246 sqft.	
Garage		733 sqft.	
Wood Deck		138 sqft.	
Driveway & Parking		0 sqft.	
PerVIOUS Driveway & Parking		0 sqft.	
Patios, Walkways & Pads		721 sqft.	
<b>TOTAL</b>		<b>2,838 sqft.</b>	
Proposed:			
Residence		5,097 sqft.	
Garage		0 sqft.	
Driveway & Parking		2,605 sqft.	
PerVIOUS Driveway & Parking		4,077 sqft.	
Patios, Walkways & Pads		1,078 sqft.	
<b>TOTAL</b>		<b>8,780 sqft.</b>	



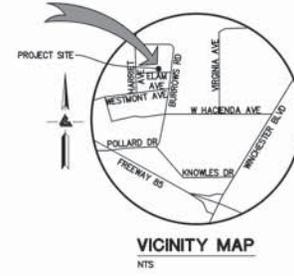
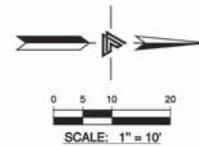
**PROPOSED IMPERVIOUS**  
SCALE: 1" = 16'

**IMPERVIOUS AREA EXHIBIT**

REVISIONS	BY
1	PLAN CHECK 2017-05-05
2	
3	
4	
5	

JOB NO: 2161131  
DATE: 05-02-2017  
SCALE: AS NOTED  
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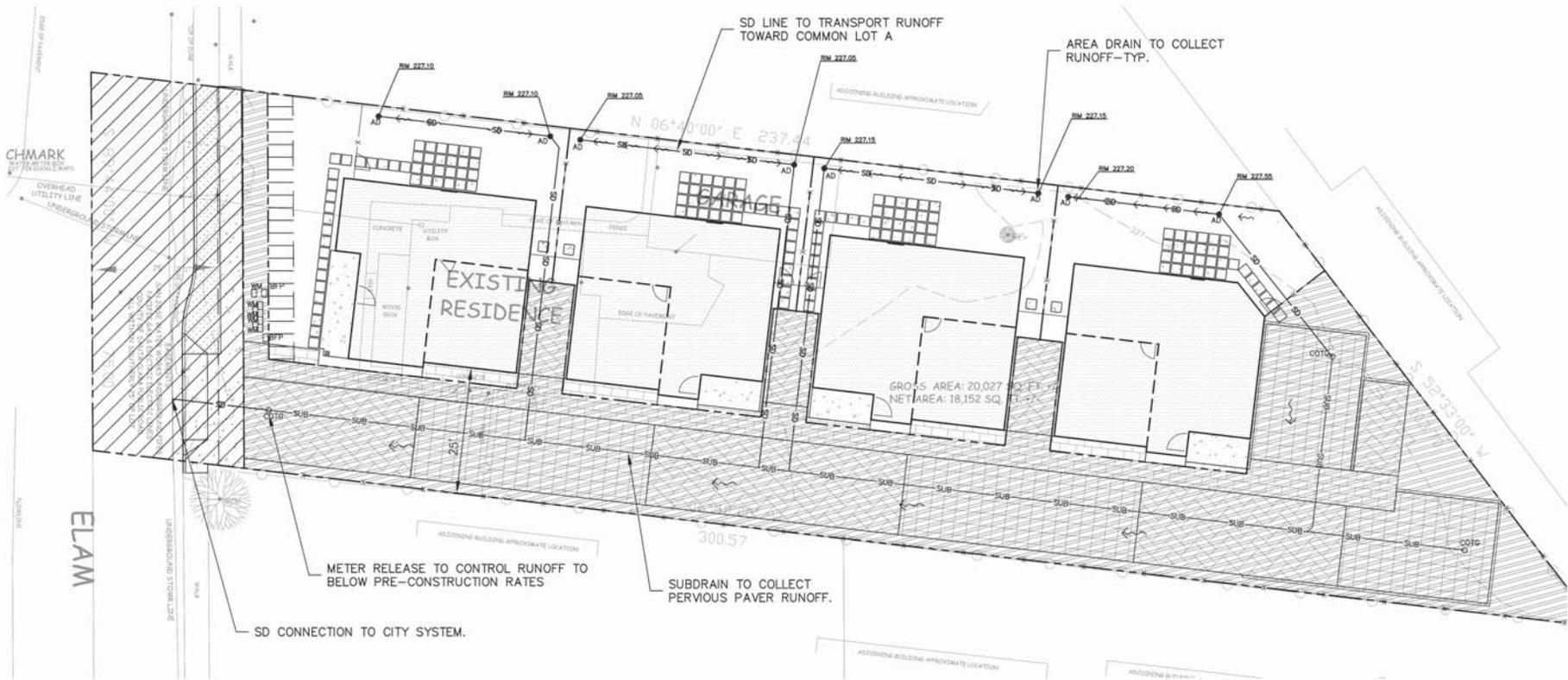


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**PROPOSED DRAINAGE EXHIBIT**

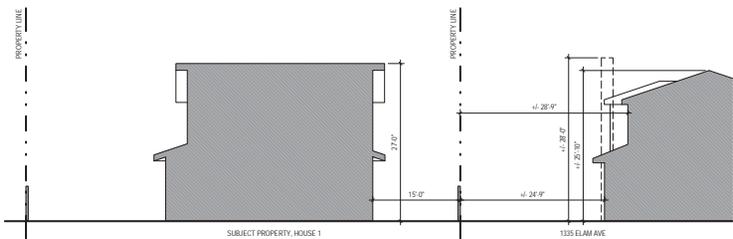
PLAN CHECK	BY
2017-05-05	-
REVISIONS	BY
JOB NO:	2161131
DATE:	05-02-2017
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DRAWN BY:	WA
SHEET NO:	



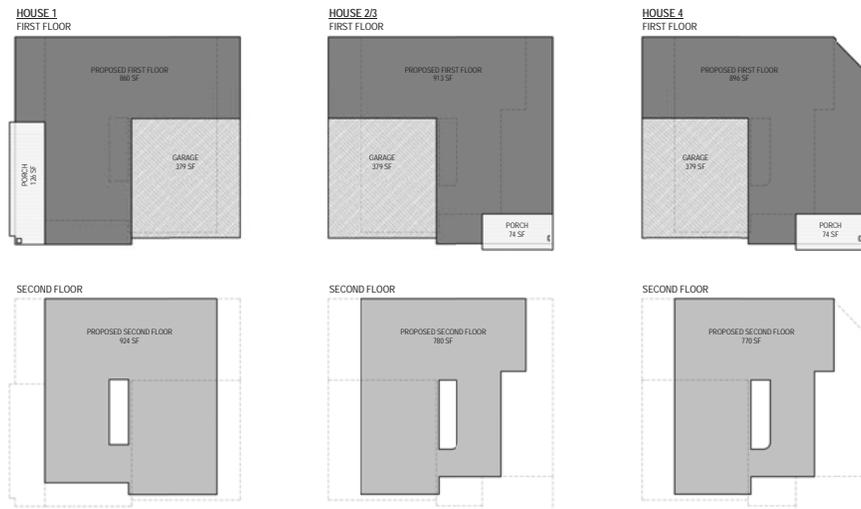
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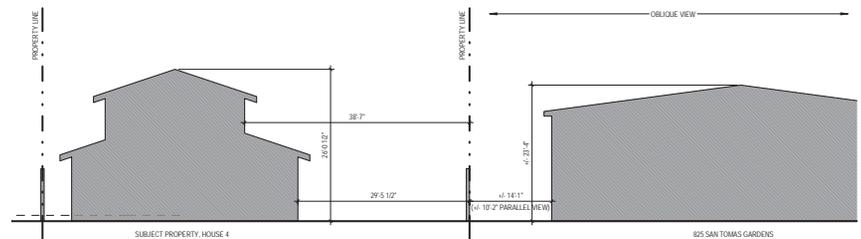
1" = 40' 0" CONTEXT DIAGRAM 4



1" = 10' 0" SITE SECTION - HOUSE 1 + PROPERTY TO THE WEST 2



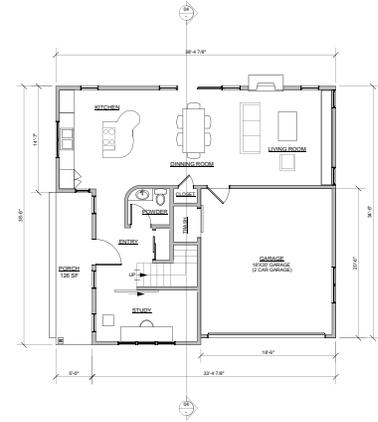
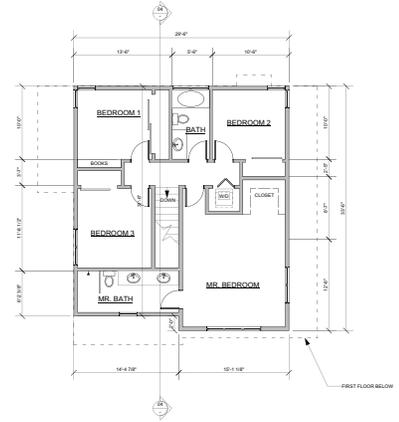
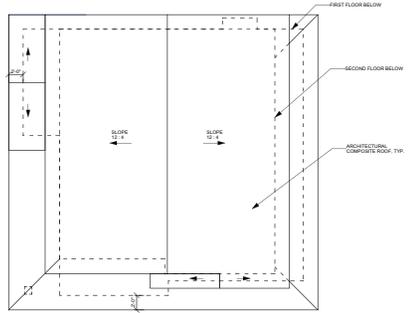
1" = 10' 0" FLOOR AREA DIAGRAMS 3



1" = 10' 0" SITE SECTION - HOUSE 4 + PROPERTY TO THE NORTH 1



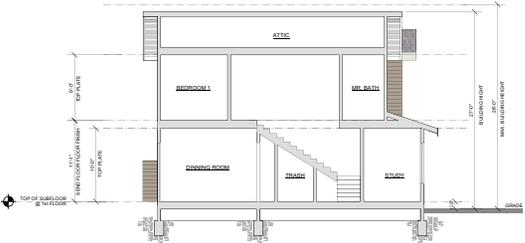
TYPICAL FENCE: 6" TALL HORIZONTAL WOOD SLAT PER RAGE



01 HOUSE 1 - FLOOR PLANS  
Scale: 1/8" = 1'-0"

TOTAL - 2,164 SF

03 HOUSE 1 - ROOF PLAN  
Scale: 1/8" = 1'-0"



04 HOUSE 1 - SECTION  
Scale: 1/8" = 1'-0"



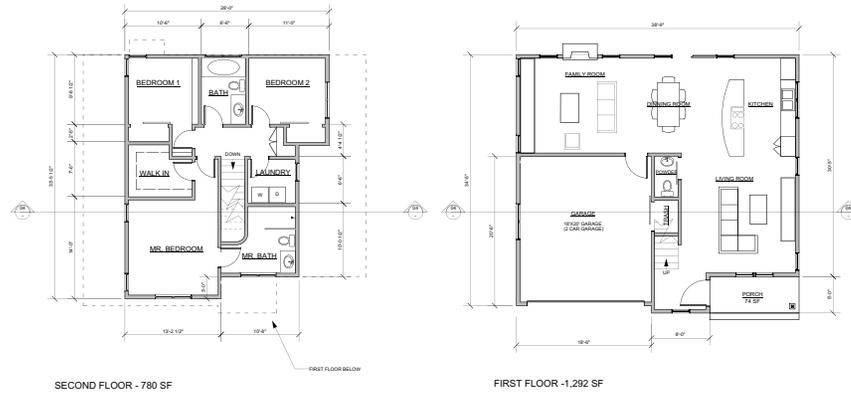
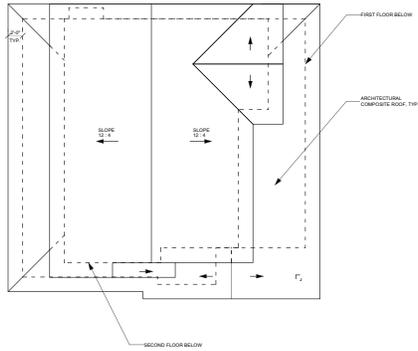
02 HOUSE 1 - EXTERIOR ELEVATIONS  
Scale: 1/8" = 1'-0"

PLANNING APPLICATION FOR PROPERTY DEVELOPMENT AT  
1323 ELAM AVENUE,  
CAMPBELL, CALIFORNIA

ISSUE DATE  
PLANNING PRE APP 5/14/16  
PLANNING APP 3/20/17  
PLANNING RESUBM 7/14/17

DATE: 14 JULY 2017

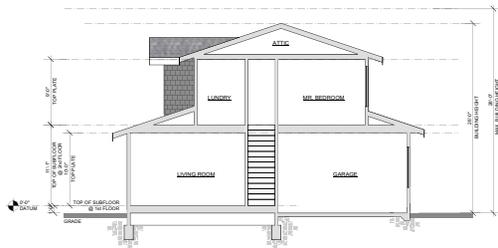
PROPOSED HOUSE 1  
PLANS + ELEVATIONS 14 JULY



03 HOUSE 2 - ROOF PLAN  
Scale: 1/8" = 1'-0"

01 HOUSE 2 - FLOOR PLANS  
Scale: 1/8" = 1'-0"

TOTAL 2,072 SF



04 HOUSE 2 - SECTION  
Scale: 1/8" = 1'-0"

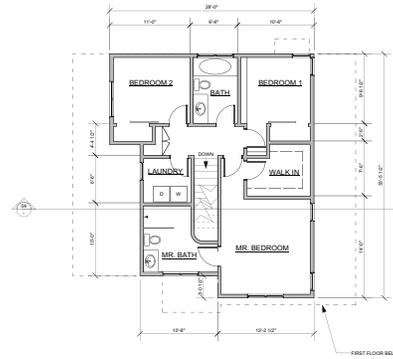
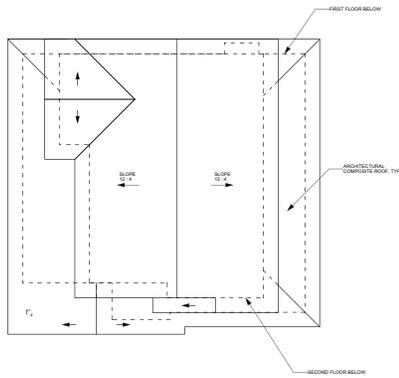
02 HOUSE 2 - EXTERIOR ELEVATIONS  
Scale: 1/8" = 1'-0"

PLANNING APPLICATION FOR PROPERTY DEVELOPMENT AT  
**1323 ELAM AVENUE,  
CAMPBELL, CALIFORNIA**

ISSUE: DATE:  
PLANNING PRE APP 9/14/16  
PLANNING APP 3/20/17  
PLANNING RESUBM 7/14/17

DATE: 14 JULY 2017

PROPOSED HOUSE 2  
PLANS + ELEVATIONS



SECOND FLOOR - 780 SF

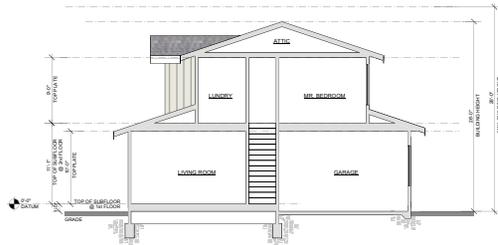


FIRST FLOOR - 1,292 SF

03 HOUSE 3 - ROOF PLAN  
Scale: 1/8" = 1'-0"

01 HOUSE 3- FLOOR PLANS  
Scale: 1/8" = 1'-0"

TOTAL 2,072 SF



04 HOUSE 3 - SECTION  
Scale: 1/8" = 1'-0"



NORTH



EAST



WEST



SOUTH

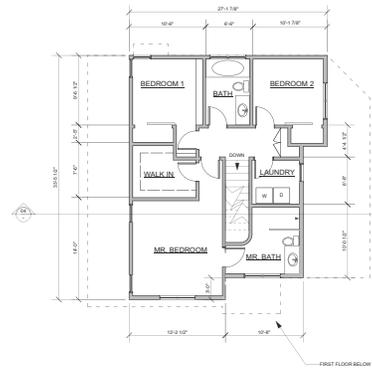
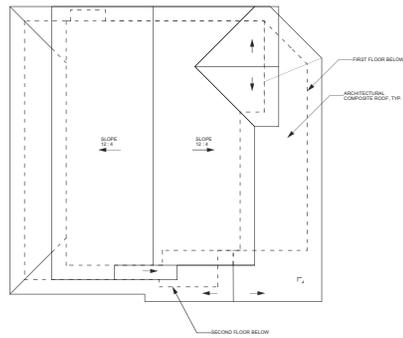
02 HOUSE 3 - EXTERIOR ELEVATIONS  
Scale: 1/8" = 1'-0"

PLANNING APPLICATION FOR PROPERTY DEVELOPMENT AT  
**1323 ELAM AVENUE,  
CAMPBELL, CALIFORNIA**

ISSUE: 014/16  
PLANNING PRE APP: 014/16  
PLANNING APP: 3/20/17  
PLANNING RESUBM: 7/14/17

DATE: 14 JULY 2017

PROPOSED HOUSE 3  
PLANS + ELEVATIONS



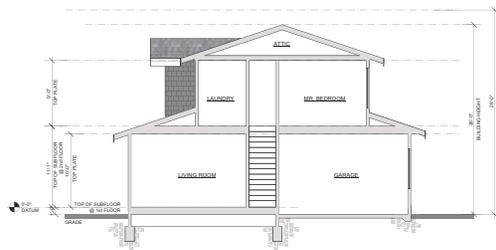
SECOND FLOOR - 770 SF

FIRST FLOOR - 1,274 SF

03 HOUSE 4 - ROOF PLAN  
Scale: 1/8" = 1'-0"

01 HOUSE 4 - FLOOR PLANS  
Scale: 1/8" = 1'-0"

TOTAL 2,044 SF



04 HOUSE 4 - SECTION  
Scale: 1/8" = 1'-0"

02 HOUSE 4 - EXTERIOR ELEVATIONS  
Scale: 1/8" = 1'-0"

PLANNING APPLICATION FOR PROPERTY DEVELOPMENT AT  
**1323 ELAM AVENUE,  
CAMPBELL, CALIFORNIA**

ISSUE: 01/4/16  
PLANNING PRE APP: 01/4/16  
PLANNING APP: 3/20/17  
PLANNING RESUB: 7/14/17

DATE: 14 JULY 2017

PROPOSED HOUSE 4  
PLANS + ELEVATIONS