Planning Commission
REGULAR MEETING AGENDA
Tuesday, June 23, 2026 | 7:00 PM
City Hall Council Chamber – 70 N. First Street

CALL TO ORDER / ROLL CALL

This Planning Commission meeting will be conducted in person and virtually via video teleconferencing (Zoom) in compliance with the provisions of the Brown Act. A quorum of the Planning Commission will be in attendance at the city of Campbell City Hall. Members of the public may attend this meeting in person at Campbell City Hall or virtually via Zoom at https://campbellca.gov/PCSignup. The meeting will also be live streamed on Channel 26, the City's website, and on YouTube at https://www.youtube.com/@CityofCampbell.

Written correspondence will be accepted via email at planning@campbellca.gov until 12:00 PM on the day of the meeting, and thereafter may be delivered in-person at the public hearing. Written correspondence will be posted to the City's website and distributed to the Planning Commission. If you choose to email your comments, please indicate in the subject line "FOR PUBLIC COMMENT" and indicate the item number.

Members of the public may be allotted up to two (2) minutes to comment on any public hearing or study session item. Applicants/Appellants and their representatives may be allotted up to a total of five (5) minutes for opening statements and up to a total of three (3) minutes maximum for closing statements. Items requested/recommended for continuance are subject to Planning Commission's consent at the meeting.

APPROVAL OF MINUTES

1. **Approval of Minutes of May 26, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of May 26, 2026.

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Planning Commission on matters of community concern that are not listed on the agenda. In the interest of time, the Chair may limit speakers to five minutes. Please be aware that State law prohibits the Commission from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

PUBLIC HEARING

2. **1500 E Hamilton Avenue – Minor Housing Development Project Permit and Vesting Tentative Subdivision Map** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of James Sullivan on behalf of Ross Green Valley II to allow demolition of an existing office building and construction of a housing development project consisting of 74 townhome-style condominium units arranged across 12 townhouse rows, with associated site and landscaping improvements, on property located at **1500 E Hamilton Avenue**. The applications under consideration include a Minor Housing Development Project Permit with the use of State Density Bonus Law (DBL) waivers from applicable development standards of the Zoning Code and Multi-Family Development and Design Standards (MFDDS), and a concession from the frontage utility undergrounding requirements; and a Vesting Tentative Map to allow the creation of 13 lots and 74 residential condominiums, together with related public and private easements, submitted pursuant to a Housing Crisis Act (HCA) preliminary application filed in compliance with Government Code Section 65941.1. File No.: PLN-2025-55. Staff recommends that this item be deemed categorically exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Daniel Fama, Senior Planner.

   Recommended Action: Adopt a Resolution, approving a Minor Housing Development Project Permit and a Vesting Tentative Subdivision Map.

STAFF AND COMMITTEE REPORTS

3. **Planning Commission Subcommittee Reports**

   - **Housing Permits Streamlining Ad Hoc Subcommittee –** *Commissioners Buchbinder and Kamkar*

     This subcommittee will interview developers and other stakeholders to identify production, bottlenecks and propose policies.

   - **Permitting Process for Streamlining to Benefit Economic Development Ad Hoc Subcommittee –** *Commissioners Zisser and Aquilina*

     This Subcommittee is researching permit streamlining actions the City could enact to support economic and business development, focusing on Conditional Use Permits.

4. **Report of the Community Development Director** – *Rob Eastwood, Community Development Director*

   The Community Development Director will provide a verbal update on matters of interest to the Planning Commission.

ADJOURNMENT

Adjourn to the Planning Commission meeting of **July 14, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact the City Clerk's Office at ClerksOffice@campbellca.gov or 408-866-2117 in advance of the meeting.

PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, May 26, 2026 I 7:00pm
City Hall Council Chamber

CALL TO ORDER

The Regular Planning Commission meeting of May 26, 2026, was called to order at 7:00 pm by Chair Fields, and the following proceedings were followed

ROLL CALL

Planning Commissioners Present:
Davis Fields, Chair
Gary Aquilina, Vice Chair
Matt Kamkar
Adam Buchbinder
Alan Zisser
Phil Alne

Planning Commissioners Absent:

Staff Present:
Victoria Thompson, City Attorney's Office
Rob Eastwood, Director
Daniel Fama, Senior Planner

COMMUNICATIONS

None.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None.

ORAL COMMUNICATIONS

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Commission from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

Susan Landry provided comments related to perceived bias and potential conflict of interest of Planning Commissioners

Aiden, a college student provided comments regarding studying transit oriented development in Campbell.

APPROVAL OF MINUTES

1. **Approval of Minutes of May 12, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of May 12, 2026.

   Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to approve the regular meeting minutes of May 12, 2026, with corrections outlined, by the following roll call**

   AYES: **Zisser, Buchbinder, Fields, Kamkar, Aquilina**
   NOES: **None**
   ABSTAIN: **Alne**
   ABSENT: **None**

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Planning Commission on matters of community concern that are not listed on the agenda. In the interest of time, the Chair may limit speakers to five minutes. Please be aware that State law prohibits the Commission from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

PUBLIC HEARING

Disclosures: None

2. **2027-2031 Capital Improvement Plan (CIP)** *(Resolution/Roll Call Vote)*

   Public Hearing to consider the **City of Campbell 2027-2031 Capital Improvement Plan (CIP)** for citywide projects for consistency with the Campbell 2040 General Plan. File No.: PLN-2026-59. Staff is recommending that the project be deemed exempt under CEQA. *Project Planner: Daniel Fama, Senior Planner*.

   Recommended Action: Adopt a Resolution, finding that the proposed Capital Improvement Plan (CIP) is consistent with the Campbell General Plan.

Senior Planner Daniel Fama presented the Capital Improvement Plan, explaining that the city budgets long-term projects to a rolling five-year plan, and the planning commission must determine each year that the plan is consistent with the general plan.

Planning Commissioners were reminded that the intent to review is to look at consistency, not the merits of individual projects, and city's procedure is to identify new projects incorporated into the plan and determine their consistency with the general plan.

Chair Fields opened hearing for Public Comment.

Susan Landry spoke and provided feedback regarding preparation of a Community Center Master Plan.

Recreation and Community Services Director Bissel provided feedback regarding the cost and timing of a Community Center Master Plan. Commissioners had questions and comments about various capital improvement projects that were responded to by Public Works Director Olay.

Motion: **Upon motion by Commissioner Aquilina, seconded by Commissioner Zisser, the Planning Commission motioned to approve the City of Campbell 2027-2031 Capital Improvement Plan (CIP) is consistent with the Campbell 2040 General Plan. by the following roll call:**

AYES: **Zisser, Buchbinder, Aquilina, Fields, Kamkar, Alne**
NOES: **None**
ABSTAIN: **None**
ABSENT: **None**

NEW BUSINESS

3. **Overview of Park Impact Fees**

Staff presentation of the City's park impact fee program. *Staff Presenter: Natasha Bissell, Recreation and Community Services Director*

Recreation and Community Services Director provided information documenting how In-lieu fees help improve parks, emphasizing that parks and recreational opportunities are essential public infrastructure, not optional amenities, and that growth must be paired with infrastructure that makes the city livable. The presentation highlighted

- Higher density housing creates more reliance on public parks and recreational opportunities, as residents in apartments, condos, town homes, and mixed-use development have less private space and fewer recreational opportunities at home, making community gathering spaces and recreational infrastructure more important.

- Park impact fees are not punitive, but rather mitigation tools and a way to ensure that infrastructure keeps pace with growth, and are legally authorized mechanisms for cities to use, helping to offset the impacts of new development on park usage, infrastructure, and maintenance needs.

- Removing Park impact fees would shift the burden of costs to residents, as developers would not be contributing to growth-related infrastructure, and existing residents would bear the costs, with future projects relying on general fund dollars for capital projects.

- The parkland fees are used for capital improvements, rehabilitation projects, and community-wide assets, with examples including the Stojanovic family park, which was acquired and developed using the parkland fund

Senior Civil Engineer Roger Storz stated that park fees don't keep in line with the cost of land and explained the mechanism of how they are obtained.

Under public comment, Susan Landry spoke about challenges with joint use agreements with School Districts and private parks that are not accessible due to liability concerns from the developers and owners.

Andrew Rosenberg, Pacific Development, provided feedback asking the city to look at recalibrating the park fees.

Commissioners had various questions regarding opportunities for parkland and discussed other means of funding parks, such as parcel taxes.

Chair briefly closed Public Hearing for a brief recess.
Chair opened public hearing

4. **East Campbell Avenue Plan Line Project**

Staff presentation on the draft East Campbell Avenue Plan Line Project. *Staff Presenter: Roger Storz, Senior Civil Engineer*

The city is planning to improve the East Campbell Avenue corridor, which has underdeveloped properties and limited right-of-way, to balance pedestrians, bicyclists, parking, and vehicle lanes.

The project aims to update the existing master plan from 2007, incorporating bicycle facilities and improving the walking experience, with three alternatives considered and a preferred alternative that includes continuous bike lanes and maintains existing left turn pockets.

The project has three segments, with segment one proposing class 2 bike lanes, and segment three proposing buffered bike lanes, to improve bicycle infrastructure.

The proposed plan includes continuous bike lanes and moderate impacts to parking and development frontages along the corridor, with next steps including presentation to the bicycle and pedestrian committee in June and council approval on August 3rd.

There is a possibility of implementing physical barriers, such as flexible delineators, for part of the corridor, particularly in areas with buffered bike lanes, to improve safety for bicyclists.

The plan has been coordinated with the city's multimodal plan to ensure consistency, and it is expected to inform a broader citywide document.

Under public comment, Property owner Bruce Bowen has expressed concerns about the removal of parking spaces in front of his shopping center, the Lloyd Center, to make room for a bike lane, and an alternate design has been evaluated.

Susan Landry asked if the bus stop would be moved and was informed that the bus stop would not be moved.
Commissioners had various questions regarding the proposed designs under the project and its relationship to future development that will occur on East Campbell.

STAFF AND COMMITTEE REPORTS

5. **Planning Commissioner / Subcommittee Reports**

Housing Permits Streamlining Ad Hoc Subcommittee – *Commissioners Buchbinder and Kamkar*

- This subcommittee will interview developers and other stakeholders to identify production, bottlenecks and propose policies

The Subcommittee members reported that they spoke to more developers andlisted of sources to who was spoken to.

Susan Landry spoke concerning public perception and perceived bias and recommended the subcommittee evaluate applicant incomplete letters as part of their investigation

Permitting Process for Streamlining to Benefit Economic Development Ad Hoc Subcommittee – *Commissioners Zisser and Aquilina*

- This Subcommittee is researching permit streamlining actions the City could enact to support economic and business development, focusing on Conditional Use Permits

Commissioner Aquilina and Commissioner Zisser reported that they spoke to brokers and will return at a future date with further updates.

6. **Report of the Community Development Director**

Director Eastwood provided the following updates:

- City'sStarter Home ordinance will go back to council.
- Department will be interviewing candidates for Planner positions.
- Provided an update on the selection of a Planning Commissioner to fill the vacant seat

ADJOURNMENT

Adjourn to the Planning Commission meeting of **June 23, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication. Please note that the regularly scheduled June 9, 2026, Planning Commission meeting has been canceled.

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PREPARED BY: _____
Ken Ramirez, Administrative Analyst

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

ITEM NO. 2

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · June 23, 2026

PLN-2025-55

Sullivan, J.

Public Hearing to consider the application of James Sullivan on behalf of Ross Green Valley II to allow demolition of an existing office building and construction of a housing development project consisting of 74 townhome-style condominium units arranged across 12 townhouse rows, with associated site and landscaping improvements, on property located at **1500 Hamilton Avenue.** The applications under consideration include a Minor Housing Development Project Permit with the use of State Density Bonus Law (DBL) waivers from applicable development standards of the Zoning Code and Multi-Family Development and Design Standards (MFDDS), and a concession from the frontage utility undergrounding requirements; and a Vesting Tentative Map to allow the creation of 13 lots and 74 residential condominiums, together with related public and private easements, submitted pursuant to a Housing Crisis Act (HCA) preliminary application filed in compliance with Government Code Section 65941.1. File No.: PLN-2025-55.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution**, approving a Minor Housing Development Project Permit and Tentative Vesting Subdivision Map to allow the construction of a 74-unit housing development project.

ENVIRONMENTAL (CEQA) DETERMINATION

Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15332, Class 32, of the California Environmental Quality Act (CEQA), pertaining to infill development. This category applies to projects characterized as infill development within urbanized areas that are consistent with the applicable general plan designation and zoning regulations, occur on sites less than five acres in size, are surrounded by urban uses, and would not result in significant effects related to traffic, noise, air quality, or water quality.

PROJECT DATA

Zoning Designation:	Medium-High Density Mixed Use (MHD-MU)
General Plan Designation:	*Medium-High Density Mixed Use (26-33)*
Form-Based Zone:	T4N.L-O (T4 Neighborhood.Large – Open Subzone)
Gross Lot Area:	2.81 acres
Net Lot Area:	2.75 acres
Proposed Density:	26.3 units/gr. acre
Floor Area Ratio (FAR):	1.07
Building Lot Coverage:	45%
Parking:	163 stalls (2.20 stalls/unit)

Building Type	Height	# Buildings	Units/ Building	Total Units	GFA (per Building)	GFA (Total)
5-Plex	3 stories, 39-ft	4	5	20	11,655 SF	46,620 SF
6-Plex	3 stories, 39-ft	3	6	18	13,666 SF	40,998 SF
7-Plex	3 stories, 39-ft	3	7	21	16,278 SF	48,834 SF
7-Plex - ALT	3 stories, 39-ft	1	7	7	16,285 SF	16,285 SF
8-Plex	3 stories, 39-ft	1	8	8	18,213 SF	18,213 SF
TOTAL		12		74		170,950 SF

DISCUSSION

Project Site: The project site is an approximately 2.8-acre parcel currently developed with a two-story office building constructed in 1977, when the property was under the jurisdiction of Santa Clara County, prior to its annexation into the City of Campbell in 1982. The site is located at the southwest corner of Hamilton and Leigh Avenues. Surrounding uses include single-family residences to the west and south, the First Congregational Church of San Jose across Leigh Avenue to the east, and the City of San José boundary to the north (with townhomes across Hamilton Avenue in the San Jose). The property is designated *Medium-High Density Mixed Use (26-33 units/acre)* by the General Plan and is correspondingly zoned MHD-MU. The site is also identified as T4N.L-O (T4 Neighborhood Large – Open Subzone) on the Form-Based Zoning Map. In addition, the site is identified as a housing opportunity site in the City's Housing Element.



Proposed Project: The proposed project is an application for a Minor Housing Development Project Permit with use of Density Bonus Law (DBL) waivers to allow demolition of the existing office building and construction of a housing development project consisting of 74 townhome-style condominium units arranged across 12 townhouse rows, with associated site and landscaping improvements. The project also includes a Tentative Vesting Subdivision Map to allow the creation of 13 lots, 74 residential condominium units, and related public and private easements (reference **Attachment B** – Project Plans).

Site Layout

The proposed townhome buildings are arranged in a series of parallel rows organized around a network of private drive aisles providing internal circulation and vehicle access. Primary site access is provided from both Hamilton and Leigh Avenues, with the internal drive aisles designed to accommodate emergency and refuse vehicle access.

The townhouse buildings are generally oriented toward the public streets and internal pedestrian walkways, with individual units accessed from either the street frontage or common walkways between buildings. Each unit includes an attached two-car garage accessed directly from the internal private drive aisles. Building groupings range from five to eight units and are distributed throughout the site to create a consistent residential pattern and provide separation between building rows.

Landscaped setbacks are provided along the project perimeter and throughout the site, including pedestrian paseos and common open space areas between buildings. Street trees and perimeter landscaping are incorporated along Hamilton and Leigh Avenues to enhance the streetscape and provide a transition to adjacent residential development.



Building Design

The proposed townhome buildings feature a contemporary residential design characterized by varied rooflines, projecting bays, recessed balconies, and articulated façades that create visual interest and reduce the perceived massing of the three-story structures. The architecture incorporates a combination of stucco, board-and-batten siding, fiber cement lap siding, and stone veneer accents to provide texture and material contrast. Large windows, covered entries, and metal balcony railings further contribute to the residential character of the development.

The project utilizes several coordinated architectural expressions and color palettes distributed throughout the site. Exterior colors consist primarily of neutral and earth-tone hues, including shades of white, gray, blue, and taupe, complemented by darker accent colors and stone veneer detailing. Although individual building elevations vary, the overall design maintains a cohesive architectural character across the development. The resulting building forms are well-articulated and provide a contemporary residential appearance that is compatible with the surrounding neighborhood context.






SCOPE OF REVIEW

The Planning Commission has authority to review and approve the application under CMC Chapter 21.07 (Housing Development Regulations), which provides for three types of Housing Development Project Permits: Administrative, Minor, and Major. A Minor Housing Development Project Permit is required for projects with five or more units unless the project is subject to the MFDDS large site standards. Large sites include parcels of at least five acres, through lots of at least three acres, or sites with frontage along or perpendicular to an existing thoroughfare of at least 700 feet. Although the project site has extensive frontage along Hamilton and Leigh Avenues, it does not meet the latter threshold. Therefore, the application is a Minor Housing Development Project Permit within the Planning Commission's approval authority. However, the Commission's review is limited by State law, including the Housing Accountability Act and related housing laws, which generally restrict the City's ability to deny or reduce the density of a qualifying housing development project.

- **Density Bonus Law (DBL)**: California's Density Bonus Law promotes and facilitates the creation of below-market-rate (BMR) units in new housing developments by offering several inducements. These include the actual density "bonus," allowing an increase to the base density based on the percentage and affordability level of the BMR units; a maximum parking ratio that limits the number of parking spaces the City may require; "concessions" or "incentives" that modify development standards or regulatory requirements to achieve identifiable and actual cost reductions; and "waivers" that eliminate or reduce development standards that would physically preclude construction of the project. Under State law, BMR units required by a city's inclusionary housing ordinance also count toward qualifying a project as a Density Bonus project. Because the City requires projects with 10 or more units to provide at least 15% of those units as BMR units, nearly every project of that size automatically qualifies as a Density Bonus project, or can do so by adjusting the affordability level of the inclusionary units.

  For this project, the City's 15-percent inclusionary housing requirement results in 11 required below-market-rate (BMR) units. The inclusionary requirement would otherwise require five Low-Income units and six Moderate-Income units. However, to qualify under State Density Bonus Law, the applicant has elected to designate two of the Moderate-Income units as Low-Income units. As detailed in the Affordable Housing Plan included as Exhibit B to the Draft Resolution (Attachment A), the project will therefore provide seven Low-Income units and four Moderate-Income units.

  Furthermore, *Bankers Hill 150 v. City of San Diego (2022)* substantially limits a city's ability to deny requested waivers under the Density Bonus Law. The court held that a city "may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes 'amenities' beyond the bare minimum of building components." Accordingly, unless a requested waiver would result in a specific, adverse impact on public health or safety, damage a historic resource, or conflict with state or federal law, the City is legally required to grant the waivers. Design preferences, aesthetic concerns, or neighborhood compatibility considerations do not provide a valid basis for denial. As identified in the applicant's Housing Incentive Request (reference **Attachment C**), the project includes waivers from various development standards that would physically preclude construction of the project as designed, consistent with the Bankers Hill decision.

  The project also includes a concession request from the City's frontage utility undergrounding requirement, which would otherwise require the undergrounding of overhead utility lines and removal of utility poles along the project frontage. The requested concession would reduce project costs by relieving the applicant of this requirement and is consistent with S*chreiber v. City of Los Angeles (2021)*, which confirmed that Density Bonus Law concessions and incentives are presumed to result in cost reductions unless the City makes one of the findings for denial authorized by State law.

- **Housing Accountability Act (HAA)**: The Housing Accountability Act limits the City's ability to "deny, reduce the density for, or render infeasible" a housing project unless: (1) the proposal is found to violate an objective general plan or zoning standard (other than those waived or reduced through use of the Density Bonus Law), or (2) the project would result in a specific, adverse impact on public health or safety. While the decision-making body may apply conditions or modifications to further applicable goals, policies, or strategies, any such changes must be based on objective standards and may not make the project infeasible or reduce the number of units. For example, the decision-making body may not deny or condition a project based on subjective factors such as specific architectural style, unless an adopted objective design standard specifically governs those features and the applicant has not requested a waiver of that standard.

- **Housing Crisis Act (HCA)**: Originally adopted as Senate Bill (SB) 330 in 2019 and later amended by SB 8 in 2021, the Housing Crisis Act establishes several provisions intended to accelerate housing production and provide certainty in local review. One key provision is the vesting preliminary application process, which, in coordination with the Permit Streamlining Act, allows an applicant to submit preliminary plans that "lock in" applicable zoning standards, General Plan policies, building and fire codes, and certain fees in effect at the time of submittal. A preliminary application for this project was received on December 9, 2024. Although the preliminary application had no practical effect on applicable development standards because there have been no substantive changes since it was filed that would materially affect the project, it did affect applicable fees. Specifically, because the preliminary application predated the City Council's April 15, 2025 adoption of the FY 2026 Master Fee Schedule, which for the first time provided for automatic annual CPI adjustments to certain fees, the project is subject to the fees in effect in fiscal year 2025, without the subsequent inflationary adjustment.

ANALYSIS

Findings for Approval: To grant a land use approval, the decision-making body must affirmatively establish that the project meets codified findings for approval. Findings establish the evidentiary basis for the City's decision to grant or deny a land use approval and to impose conditions of approval as necessary to establish the findings. The applicable findings depend upon the type of land use permit under review. This application requires establishment of two sets of findings, including:

- **Housing Development Project Permit** (related to the proposed housing structures)
- **Subdivision Map** (related to the creation of new parcels and condominiums)

The following analysis identifies each of the applicable findings in *italics* and how the proposed project satisfies them.

Housing Development Project Permit (CMC Sec. 21.07.070.A): These findings pertain to the architectural design and placement of the proposed residential structures, as well as the overall site layout of the project, as prescribed by the Multi-Family Development and Design Standards (MFDDS). As required by State law, staff review of projects under the MFDDS is strictly limited to consistency with objective standards (from the MFDDS, Zoning Code, and General Plan) and adequacy of project materials per the application checklist.

A. The project, as conditioned, complies with all objective standards;

Yes. Other than the deviations included as part of the applicant's Density Bonus Housing Incentive Request, the project is compliant with all applicable objective standards of the General Plan, Zoning Code, and MFDDS.

B. The project, as conditioned, is consistent with all applicable General Plan goals, policies, and actions;

Yes. The General Plan land use designation for the project site is *Medium-High Density Mixed Use (26-33)*. The proposed project achieves a residential density of 26.3 units per acre, which falls within the allowable range and is consistent with the intended development intensity. The General Plan further indicates that this designation is intended for apartment buildings, condominiums, and comparable residential forms. The introduction of townhomes at the proposed density, therefore, is consistent with this land use designation.

Lastly, the proposed project may also be found consistent with the following General Plan policies and actions:

Policy LU-2.1: Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.

Action LU-1.g: Through the development review and permit process, ensure that residential developments fall within the minimum and maximum density range stipulated on the Land Use Map.

Policy H-1.1: Inclusionary Housing: Ensure that new residential development in Campbell integrates units affordable to very low-, low-, and moderate-income households, or contributes funds to support the development of affordable housing.

C. *In the event of a conflict between General Plan and Zoning Standards, the standards contained in the General Plan were applied;*

Not Applicable. There is no conflict between the General Plan and the Zoning standards.

D. *The project will not result in a specific adverse impact to public health and safety that cannot be mitigated without rendering the project infeasible;*

Yes. The project will not result in a specific adverse impact to public health and safety that cannot be mitigated without rendering the project infeasible. As noted in the CEQA determination, the project qualifies for a Class 32 (Infill Development) Categorical Exemption, which presumes the absence of significant environmental effects, including those related to traffic, noise, air quality, and water quality. The project has been reviewed by all applicable City departments and agencies, and no health or safety impacts have been identified. Any minor construction-related effects can be mitigated through standard conditions of approval.

Subdivision Findings (Govt. Code § 66410 et seq.): These findings are required by the Subdivision Map Act and must be established to allow approval of the Tentative Vesting Map, which would create 74 residential condominiums as well as 13 "common" lots that would be managed by a homeowners association (HOA).

A. *That the proposed map is consistent with applicable general and specific plans;*

Yes, as discussed in Housing Development Project Permit 'B,' above.

B. *That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;*

Yes. The General Plan does not establish specific subdivision improvement requirements for the project site, and the City has no adopted specific plan applicable to the property. However, the project has been conditioned to provide standard public improvements along the Hamilton and Leigh Avenue frontages, including new sidewalks and driveways, ADA curb ramp improvements, reconstruction of damaged curb and gutter, street lighting, street trees, park strip landscaping, stormwater treatment facilities, and traffic striping and signage. In addition, required improvements also include the restriping of southbound Leigh Avenue between Hamilton Avenue and Picadilly Place to convert the existing outside travel lane into a dedicated bicycle lane with associated pavement markings and signage. Therefore, the design and improvement of the proposed subdivision is consistent with the applicable General Plan, and there is no applicable specific plan.

C. That the site is physically suitable for the type of development;

Yes. The project site is relatively flat, requiring minimal grading to accommodate the proposed subdivision and can be adequately served by all required utilities necessary for residential use.

D. That the site is physically suitable for the proposed density of development;

Yes. The project site can physically accommodate the proposed development, in that new residences would include adequate living area and access to open space.

E. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

Yes. The site has no value as habitat for endangered, rare, or threatened species (i.e., wetland), the project will not result in any significant effects related to traffic, noise, or air/water quality, as conditioned.

F. The design of the subdivision or the type of improvements will not cause serious public health problems; and

Yes. The proposed subdivision will not result in any public health impacts in that the residential use would not result in the release of any hazardous substances, emissions, or waste.

G. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision or that alternative easements for access will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

Yes. The Tentative Vesting Subdivision Map provides for necessary public and private easements required to service the subdivision.

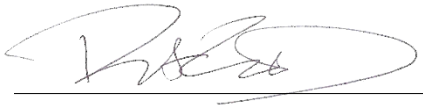
Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) does not have purview over applications for housing development permit application since the City's review is limited to objective criteria.

Public Comment: Staff communicated with several nearby residents when the project was previously under review approximately one year ago. However, no correspondence has been received in response to the Planning Commission public notice for this hearing.

Attachments:
A. Draft Resolution
B. Project Plans
C. Density Bonus Waiver Requests

Prepared by: 

Daniel Fama, Senior Planner

Approved by: 

Rob Eastwood, Community Development Director

RESOLUTION NO. 2026-xx

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A MINOR HOUSING DEVELOPMENT PROJECT PERMIT, INCLUDING THE USE OF STATE DENSITY BONUS LAW (DBL) WAIVERS FROM APPLICABLE DEVELOPMENT STANDARDS OF THE ZONING CODE AND MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDDS), AND A CONCESSION FROM THE FRONTAGE UTILITY UNDERGROUNDING REQUIREMENTS, TO ALLOW THE DEMOLITION OF AN EXISTING OFFICE BUILDING AND THE CONSTRUCTION OF A HOUSING DEVELOPMENT PROJECT CONSISTING OF 74 TOWNHOME-STYLE CONDOMINIUM UNITS ARRANGED ACROSS 12 TOWNHOUSE ROWS, WITH ASSOCIATED SITE AND LANDSCAPING IMPROVEMENTS; AND A VESTING TENTATIVE MAP TO ALLOW THE CREATION OF 13 LOTS AND 74 RESIDENTIAL CONDOMINIUMS, TOGETHER WITH RELATED PUBLIC AND PRIVATE EASEMENTS, ON PROPERTY LOCATED AT **1500 E HAMILTON AVENUE**. FILE NO.: PLN-2025-55

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

After due consideration of all evidence presented, the Planning Commission did find as follows with respect to file number PLN-2025-55:

1. The Proposed Project is an application for a Minor Housing Development Project Permit, including the use of State Density Bonus Law (DBL) waivers from applicable development standards of the Zoning Code and Multi-Family Development and Design Standards (MFDDS), and a concession from the frontage utility undergrounding requirements, to allow the demolition of an existing office building and the construction of a housing development project consisting of 74 townhome-style condominium units arranged across 12 townhouse rows, with associated site and landscaping improvements; and a Vesting Tentative Map to allow the creation of 13 lots and 74 residential condominiums, together with related public and private easements.

2. The Project Site is a 2.81 gross acre parcel located at the southwest corner of Hamilton and Leigh Avenues, which is developed with a 2-story office building.

3. The Project Site is designated *Medium-High Density Mixed Use (26-33 units/acre)* on the City of Campbell General Plan Land Use Map.

4. The Project Site is designated Medium-High Density Mixed Use (MHD-MU) on the City of Campbell Zoning Map.

5. The Project Site is designated T4N.L-O (T4 Neighborhood Large – Open Subzone) on the City of Campbell Form-Based Zone Map.

6. The Proposed Project would achieve a density of 26.3 units/gr. acre (74 units ÷ 2.81 gross acres), consistent with Table LU-I (General Plan Designations and Implementing Zoning Districts) of the City's General Plan specifying a density range of 26-33 units per acre for this property.

7. The Proposed Project was submitted pursuant to a Housing Crisis Act ("SB-330") preliminary application (PLN-2024-184) filed in compliance with Government Code § 65941.1 on December 9, 2024.

8. Pursuant to Campbell Municipal Code Chapter 21.24, the project is subject to a 15-percent inclusionary housing requirement, resulting in 11 affordable units. Of these 11 units, the City's inclusionary housing requirement would require six Moderate-Income units and five Low-Income units. However, to qualify for the State Density Bonus Law, which requires at least 10 percent of the base units to be affordable to Low-Income households under Government Code section 65915(b)(1)(A), the applicant has elected to increase the Low-Income component to seven units. Accordingly, the project will provide seven Low-Income units and four Moderate-Income units.

9. Pursuant to Campbell Municipal Code Chapter 21.20, Density Bonuses and Other Housing Incentives, and California Government Code sections 65915 through 65918, the proposed project is eligible for unlimited waivers or reductions of development standards, one concession or incentive, and a 20-percent density bonus. The requested waivers are identified in the Housing Incentive Request. The applicant has also requested a concession from the City's frontage undergrounding requirement in CMC section 21.18.140.

10. The City's review of the requested Density Bonus waivers and concession was conducted consistent with *Bankers Hill 150 v. City of San Diego (2022)*, which established that the City "may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes 'amenities' beyond the bare minimum of building components," when an applicant has requested a waiver(s) and/or concession(s), as well as with *Schreiber v. City of Los Angeles (2021)*, which restricts the City's ability to require information to substantiate the basis for a requested waiver(s) or concession(s).

11. The Proposed Project, by creation of two or more housing units, constitutes a "Housing Development Project" under the Housing Accountability Act (HAA) (Government Code Section 65589.5). The City is, therefore, limited in its capability to "deny, reduce the density for, or render infeasible" the proposed project unless: 1) the proposal is found to be in violation of an applicable objective general plan, zoning, and subdivision standard, in effect at the time the project was deemed complete; or 2) the project will result in a specific adverse impact to public health and safety for which there is no feasible method to mitigate or avoid, unless the project is disapproved or approved upon the condition the project be developed at a lower density.

12. To deny a concession or incentive, the decision-making body must find one or more of the following conditions to exist: 1) The concession does not result in identifiable and actual cost reductions (see related discussion on "Schreiber v. City of Los Angeles"); 2) The concession would have a specific, adverse impact (as defined) upon

public health and safety or the physical environment or on real property listed in the California Register of Historical Resources, and there is no feasible method to mitigate or avoid the impact; and/or 3) The concession would be contrary to state or federal law.

13. The Proposed Project is consistent with the no net loss and protected-unit replacement requirements of the Housing Crisis Act under Government Code Section 66300(d) as there are no residential units currently onsite.

14. The Proposed Project complies with the objective zoning and design review standards of the Campbell Municipal Code (CMC) and Multi-Family Development and Design Standards (MFDDS), accounting for incentives or concessions, waivers or reductions of development standards, as provided by State Density Bonus Law.

15. The Proposed Project is exempt from analysis under the City's amended Vehicle Miles Traveled Policy, which exempts housing projects that are consistent with the General Plan.

16. The Proposed Project, as conditioned, would be consistent with the following General Plan policies and Actions:

Policy LU-2.4	Require new development and renovation that is located within or immediately adjacent to existing residential neighborhoods to be compatible and well-integrated with the existing residential neighborhoods.
Policy LU-2.5	Promote new development and additions that are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics.
Policy H-1.1	Inclusionary Housing: Ensure that new residential development in Campbell integrates units affordable to very low-, low-, and moderate-income households, or contributes funds to support the development of affordable housing.
Action LU-1.g	Through the development review and permit process, ensure that residential developments fall within the minimum and maximum density range stipulated on the Land Use Map.
Action LU-2.a	Through the development review and permit process, screen development proposals for land use compatibility, including conformance with existing development or neighborhoods.

17. Pursuant to CMC Sec. 21.07.100, the decision-making body may impose conditions, as it deems reasonable and necessary under the circumstances, to carry out the intent of Chapter 21.07 (Housing Development Regulations) and the Campbell General Plan.

18. As a condition of approval, the applicant shall record Covenants, Codes, and Restrictions (CC&Rs) for the Proposed Project, forming a Homeowner's Association (HOA) and formalizing the operational responsibilities of the HOA.

19. No substantial evidence has been presented which shows that the Proposed Project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

20. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the Proposed Project.

21. There is a reasonable relationship between the use of the fees imposed upon the Proposed Project and the type of development project.

Based upon the foregoing findings of fact and in consideration of the entire administrative record, the Planning Commission further finds and concludes that:

Housing Development Permit (CMC Sec. 21.07.070.A):

1. The project, as conditioned, complies with all objective standards;

2. The project, as conditioned, is consistent with all applicable General Plan goals, policies, and actions;

3. In the event of a conflict between General Plan and Zoning Standards, the standards contained in the General Plan were applied;

4. The project will not result in a specific adverse impact to public health and safety that cannot be mitigated without rendering the project infeasible;

Tentative Subdivision Map Findings (Govt. Code § 66410 et seq.):

5. That the proposed map is consistent with applicable general and specific plans;

6. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;

7. That the site is physically suitable for the type of development;

8. That the site is physically suitable for the proposed density of development;

9. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

10. The design of the subdivision or the type of improvements will not cause serious public health problems;

11. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision or that alternative easements for access will be provided, and that these will be substantially equivalent to ones previously acquired by the public;

Environmental Findings (CMC Sec. 21.38.050):

12. The Proposed Project is Exempt under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

13. There are no unusual circumstances that would prevent the Proposed Project from qualifying as Exempt per Section 15300.2 of the CEQA Guidelines.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Minor Housing Development Project Permit, including the use of State Density Bonus Law (DBL) waivers from applicable development standards of the Zoning Code and Multi-Family Development and Design Standards (MFDDS), and a concession from the frontage utility undergrounding requirements, to allow the demolition of an existing office building and the construction of a housing development project consisting of 74 townhome-style condominium units arranged across 12 townhouse rows, with associated site and landscaping improvements; and a Vesting Tentative Map to allow the creation of 13 lots and 74 residential condominiums, together with related public and private easements, on property located at **1500 E Hamilton Avenue**, subject to the attached recommended Conditions of Approval (attached **Exhibit A**)

PASSED AND ADOPTED this 23rd day of June, 2026 by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
PLN-2025-55

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

1. Approved Project: Approval is granted for a Minor Housing Development Project Permit, including the use of State Density Bonus Law (DBL) waivers from applicable development standards of the Zoning Code and Multi-Family Development and Design Standards (MFDDS), and a concession from the frontage utility undergrounding requirements, to allow the demolition of an existing office building and the construction of a housing development project consisting of 74 townhome-style condominium units arranged across 12 townhouse rows, with associated site and landscaping improvements; and a Vesting Tentative Map to allow the creation of 13 lots and 74 residential condominiums, together with related public and private easements, on property located at **1500 E Hamilton Avenue**.

   The Approved Project shall substantially conform to the Project Plans included as Attachment B to the June 23, 2026, Planning Commission Staff Report (“Approved Project Plans”), and the Affordable Housing Plan included as Exhibit B, except as modified by the Conditions of Approval contained herein.

2. Permit Expiration: The Minor Housing Development Project Permit and Vesting Tentative Subdivision Map granted herein ("Approval") shall be valid for two (2) years from the effective date of the action approving the project, and shall expire on July 3, 2028. Within this two-year period, the Final Map shall be recorded with the Santa Clara County Clerk-Recorder. Failure to meet this deadline shall result in the Approval being rendered void. A request for an extension of the permit expiration date may be made in compliance with Campbell Municipal Code (CMC) Section 21.56.030.C (Extensions of time). Rights conferred by the Vesting Tentative Subdivision Map shall remain vested as provided under Government Code § 66498.1 et seq.

3. Minor Revisions: Minor revisions to the Approved Project Plans, not otherwise subject to an Administrative Housing Development Project Permit pursuant to CMC Section 21.07.040(a)(2), may be ministerially approved by the Community Development Director pursuant to CMC Section 21.56.060 (Amendments to an approved project).

4. No Phasing: The Approval granted herein does not authorize development of the project in phases, as otherwise allowed pursuant to CMC Section 21.56.030.A.3 (Phasing) upon approval of a final phasing plan. Accordingly, only one final map for the entirety of the approved subdivision may be recorded.

5. Street Names: The final map shall identify the street name(s) authorized by the Community Development Director.

6. Timing of Tree Removal: On-site tree(s) shall only be removed in conjunction with demolition of the existing on-site structures and upon issuance of a Demolition Permit.

7. Affordable Housing Agreement: Prior to, or concurrently with, the recordation of the Final Map, the property owner shall execute and record a combined Inclusionary Housing and Density Bonus Affordable Housing Agreement ("Affordable Housing Agreement") with the City in compliance with CMC Chapter 21.24 (Inclusionary Housing Ordinance), CMC Chapter 21.20 (Density Bonuses and Other Housing Incentives), and State Density Bonus Law. The Affordable Housing Agreement shall be in a form approved by the City Attorney and Community Development Director, shall be recorded with the Santa Clara County Clerk-Recorder, and shall establish the requirements applicable to the Approved Project's below-market-rate ("BMR") affordable units. The Affordable Housing Agreement shall, at a minimum, stipulate the following:

    a. **Required Units**: Require the provision and deed restriction of a total of eleven (11) for-sale BMR units, representing 15% of the total 74 units, rounded down, pursuant to CMC Section 21.24.040, consisting of seven (7) Low-Income units designated as Density Bonus/Inclusionary Housing Units and four (4) Moderate-Income units designated as Inclusionary Units. The seven (7) Low-Income units constitute the Approved Project's "Target Units" under State Density Bonus Law, satisfying the requirement to provide 10% of the Approved Project's base units as affordable to lower income households pursuant to Government Code Section 65915(b)(1)(A).

    b. **Location**: Demonstrate that the location, unit type, unit plan, and income-level designation of each BMR unit is consistent with **Exhibit B** (Affordable Housing Plan), including the designation of each BMR unit as either Low-Income or Moderate-Income.

    c. **Term and Agreement Type**: Establish the applicable affordability term and form of resale restriction agreement for each category of BMR unit, as follows:

        i. Deed restrict the seven (7) Low-Income Density Bonus/Inclusionary Housing Units for a minimum of fifty-five (55) years from the date the affordable units are initially sold and require renewal at each change in title for a period of fifty-five (55) years, in compliance with CMC Section 21.20.080.A and Government Code Section 65915(c)(2). These units shall be subject to an Equity Sharing Agreement, Covenant, and/or other similar document between the City and the purchaser of the BMR unit, to the satisfaction of the Community Development Director.

        ii. Deed restrict the four (4) Moderate-Income Inclusionary Units for a minimum of forty-five (45) years from the date the affordable units are initially sold and require renewal at each change in title for a period of forty-five (45) years, in compliance with CMC Section 21.24.060. These units shall be subject to a

Resale Restriction Agreement, Covenant, and/or other similar document between the City and the purchaser of the BMR unit, to the satisfaction of the Community Development Director.

d. **Construction Timing**: Demonstrate compliance with all applicable construction timing and phasing requirements, including CMC Section 21.24.050 (Time performance).

e. **Annual certification**: Require homeowner participation in the annual certification process administered by the City through its BMR Housing Administrator.

f. **Eligible households**: Restrict the sale of BMR units to households meeting the designated income levels, as verified by the City's BMR Housing Administrator.

g. **Buyer selection**: Require selection of buyers from the City-maintained Eligible Households list, consistent with CMC Sections 21.24.040.F and 21.20.110. The BMR Housing Administrator, with approval from the City, shall finalize eligibility determinations and refer Eligible Households to the property owner to enter into a sales contract.

h. **Project amenities**: Establish that the owners and occupants of the BMR units shall have the same access to project amenities, parking facilities, and recreational facilities as market-rate units, as applicable.

i. **Unit comparability**: Establish that all BMR units, irrespective of income level, shall be comparable to the market-rate units in terms of appearance, materials, architectural features, lighting fixtures, type and number of appliances, landscaping areas, and finished quality. There shall not be significant identifiable differences between the BMR units and market-rate units that are visible from the exterior of the dwelling units. If air conditioning systems are provided for the market-rate units, all BMR units shall also be provided with air conditioning systems.

j. **Sales price methodology**: Establish the methodology for determining initial and subsequent sales prices of the BMR units, consistent with the City's "Methodology for Determining Maximum Affordable Homeownership Unit Sales Price," available online at: https://www.campbellca.gov/1079/Assembly-Bill-AB-1483.

k. **Fees**: Require the property owner, buyers, and program applicants to pay all applicable fees in accordance with the City's BMR Housing Administrator Fee Schedule, available online at: https://www.campbellca.gov/1079/Assembly-Bill-AB-1483.

8. Property Maintenance: All exterior areas of the property, including paved and sidewalk areas, be kept free of graffiti, trash, and debris, in compliance with CMC Section 21.16.110 (Site Maintenance).

9. Water Efficient Landscape Standards: This project is subject to the updated California Model Water Efficient Landscape Ordinance (MWELO). The building permit application for grading and on-site improvements shall demonstrate compliance with the applicable MWELO and landscaping requirements and shall include the following.
    a. A Landscape Documentation Package prepared by an authorized and licensed professional demonstrating compliance with the full MWELO requirements with the following required elements:
        1) Project Information per Section 492.3.
        2) Water Efficient Landscape Worksheet per Section 492.4 (Appendix B of the MWELO), include within the construction plans *and* as a separate PDF document.
        3) Landscape Design Plan per Section 492.6.
        4) Irrigation Design Plan per Section 492.7.
        5) Grading Design Plan per Section 492.8.
    b. Soil Management Report per Section 492.5 (unless significant mass grading is planned, in which case the report shall be submitted prior to permit final).
    c. Certificate of Completion (required prior to permit final).

10. Landscape Maintenance: Once installed, all landscaping shall be maintained in compliance with Campbell Municipal Code Section 21.26.040 (Landscaping Maintenance Requirements) and Section 21.16.110.C.2 (Landscape Maintenance). Dead or unhealthy plants shall be replaced with healthy plants of the same or similar type.

11. On-Site Lighting: Construction plans submitted for a building permit shall include lighting fixture specifications demonstrating compliance with MFDDS § 4.030.3 (Required Lighting).

12. Fences/Walls: All newly proposed fencing and/or walls shall comply with MFDDS § 4.020 (Screening).

13. Covenants, Conditions, and Restrictions (CC&Rs): Prior to recordation of the final map, the property owner shall submit for review and approval by the City a copy of the draft CC&Rs which shall include the following provisions. The draft CC&Rs shall be accompanied with a response letter that indicates where in the CC&Rs each of the following provisions has been addressed. The property owner shall compensate the City for the full cost incurred by the City to review the draft CC&Rs.
    a. Formation of a Homeowner's Association (HOA) to ensure the long-term maintenance of buildings and property.
    b. Continued architectural controls to ensure the architectural integrity of the project consistent with the Approved Project Plans.
    c. Definition of common areas to be maintained and provision of maintenance for these areas.

d. Provision which shall define the rights of use, allowable landscape or open space improvements.

e. Provision of a funding mechanism to ensure maintenance and upkeep of common areas.

f. Provision of liability insurance in an amount in keeping with accepted industry standards covering all common areas and all damage or injury caused by negligence of the HOA, its board or any of its agents, or the Owners, against any liability to the public or to any Owner incident to the use of or resulting from any accident or intentional or unintentional act of an Owner or third-party occurring in or about any common area.

g. Provision that requires ongoing maintenance of the landscaped park strip and tree wells in the public right of way in compliance with Condition of Approval No. 46 (Maintenance of Landscaping).

h. Provision that all landscaping shall be maintained in compliance with Condition of Approval No. 10 (Landscape Maintenance).

i. Provision that all exterior areas of the property shall be maintained in compliance with Condition of Approval No. 8 (Property Maintenance).

j. Provision for regular monitoring and maintenance of the stormwater system, in accordance with the manufacturer's recommendations, including any permeable pavement, in compliance with Condition of Approval No. 30 (Private Stormwater Treatment Facilities).

k. Provision for regular monitoring and maintenance of the private sanitary system as documented by the design engineer.

l. Provision to prohibit the use of parking spaces for storage purposes, including boats, trailers, and recreational vehicles.

m. Provision to prohibit vehicle washing, and vehicle repair and maintenance activities in the project site, including, but not limited to garages and common parking areas.

n. Provision to reference the project's affordability restrictions and the HOA as the successors in interest.

14. Air Quality Report: As required by General Plan Action COS-10.b, prior to issuance of a building permit, the Applicant shall provide an air quality analysis to address BAAQMD and General Plan requirements, including an analysis and identification of:

a. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions;

b. Potential exposure of sensitive receptors to toxic air contaminants;

c. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions; and

d. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.

If screening-level analysis indicates that applicable BAAQMD health risk thresholds may be exceeded, a project-specific Health Risk Assessment (HRA) shall be prepared. If the HRA demonstrates that such thresholds would be exceeded, the project shall be revised to incorporate design features, site planning measures, or operational controls sufficient to reduce emissions and health risks below applicable BAAQMD thresholds prior to issuance of a building permit.

15. Acoustic Study: As required by the General Plan Noise Element and CMC Sec. 21.16.070, prior to issuance of a building permit, the Applicant shall provide an acoustical study prepared by a qualified acoustical consultant demonstrating compliance with the City's applicable residential noise standards, including the land use compatibility standards in General Plan Table N-1, the stationary noise source standards in General Plan Table N-2, and the interior residential noise standard of 45 dBA Ldn. If the acoustical study identifies necessary mitigation measures to comply with the City's noise standards, the construction plans submitted for a building permit shall be revised to incorporate the identified measures.

Building Division

16. Permit Required: A building permit application shall be required for the Approved Project. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

17. Construction Hours (CMC Sec. 18.04.052): Construction activity shall be limited to the hours of 8:00 AM to 5:00 PM daily, Monday through Friday. Saturday hours of construction shall be 9:00 AM to 4:00 PM. There shall be no construction activity on Sundays or National Holidays.

18. Construction Noise (CMC Sec. 18.04.052): No loud environmentally disruptive noise over fifty dBA, such as air compressors without mufflers, continuously running motors or generators, loud playing musical instruments or radios will be allowed during the authorized hours of construction, Monday through Saturday, where such noise may be a nuisance to adjacent residential neighbors. Such nuisances shall be discontinued.

19. Property Maintenance: The property is to be maintained free of combustible trash, debris, and weeds until the time that actual construction commences. Any vacant existing structures shall be secured, by having windows boarded up and doors sealed shut, or be demolished or removed from the property (Section 11.201 and 11.414, 1985 Ed. Uniform Fire Code).

20. Construction Fencing: The property shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction. The construction site shall be secured to prevent vandalism and/or theft during hours when no work is being done.

21. Construction Hours/Fines/Stop Work Notice(s): Failure to comply with permitted working hours that result in verified complaints may result in the issuance of a Stop Work Notice issued to the project with cessation of work for a minimum of seven (7) days from the date of issuance and an Administrative fine of up to $1,000.00

22. Conditions of Approval: The Conditions of Approval shall be stated in full on the building permit plan set submitted for the building permit.

23. Timely Completion: Once under construction it shall be the obligation of the property owner and contractor to demonstrate continued progress on the project. In the event the building permit expires, the City may impose fines or exercise administrative remedies to compel timely completion of work in compliance with CMC Chapter 6.10 (Nuisance Abatement and Administrative Penalties).

24. Project Addressing: The developer shall submit an Addressing Request, with the required fee, to the City's Building Division. The request shall include a spreadsheet indexing all dwelling units by location, unit number, floor, and size, accompanied by corresponding floor plans clearly identifying each unit. The addressing plan shall be reviewed and approved by the Building Official prior to acceptance of any building permit application.

25. Construction Management Plan: As required by General Plan Action N-1.11, prior to issuance of a building permit the applicant shall submit a construction management plan that defines best management practices consistent with the conditions of approval provided herein to reduce construction noise, and shall include proposed truck routes for review and approval by the City Engineer.

26. Cultural Resources: As required by General Plan Action COS-6.b, the following requirements shall apply in the event of an inadvertent discovery of cultural resources or human remains:

    a. If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Planning Division shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Planning Division.

    b. If human remains are discovered during any ground disturbing activity, work shall stop until the Planning Division and the County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Planning Division.

LAND DEVELOPMENT ENGINEERING

This application is subject to the new stormwater requirements detailed in the most recent Municipal Regional Permit (MRP 3.0). Specifically, the construction / reconstruction of any impervious improvements within the public right-of-way will now require the associated stormwater runoff to be treated. The construction, operation & maintenance of said treatment in the right-of-way will be the applicant's sole responsibility. The building permit and grading permit will not be issued until all Public Works Conditions of Approval have been satisfied.

27. Construction Drawings: The applicant shall submit the following permit applications prior to, or concurrent with the main Building permit application:

    a. **Encroachment Permit for Street Improvement Plans**: The frontage improvements for the project shall be shown on a separate street improvement plan as detailed here: https://www.campbellca.gov/187/Street-Improvements

    b. **Building Permit for On-Site / Grading & Drainage Plans**: The on-site grading, drainage, stormwater, landscaping, ADA and site improvements for the project shall be shown on a separate building permit plan as detailed here: https://www.campbellca.gov/DocumentCenter/View/16594

    c. **Tract Map**: The subdivision map documents required for this project shall be submitted for review by the City Surveyor as detailed here: https://www.campbellca.gov/DocumentCenter/View/1478

28. Condominium Plan: Prior to building occupancy, the applicant shall submit a Condominium Plan and submit the map in a digital format acceptable to the City.

29. Tract (Final) Map: Prior to issuance of any building permits for structures, the applicant shall submit a Tract Map for review, approval by the City Council, and recordation at the County.

30. Private Stormwater Treatment Facilities: The project's CC&Rs shall provide for the maintenance of the on-site stormwater treatment facilities.

31. Right-of-Way for Public Street Purposes: Upon recordation of the Tract Map, the applicant shall fully complete the process to cause additional right-of-way to be granted in fee for public street purposes along the Hamilton Avenue frontage to accommodate the required Image Street improvements, and along Leigh Avenue to accommodate the standard residential separated sidewalk improvements. Please note that the portion of Hamilton and Leigh previously dedicated as easements shall be dedicated in Fee with the Tract Map. The applicant shall submit the necessary documents for approval by the City Engineer, process the submittal with City staff's comments and fully complete the right-of-way process. The applicant shall cause all documents to be prepared by a registered civil engineer/land surveyor, as necessary, for the City's review and recordation.

32. Private Easements: Upon recordation of the Tract Map, the applicant shall cause private easements to be recorded for private utilities, private storm drains, reciprocal ingress and egress, emergency vehicles, etc.

33. Monumentation for Tract Map: Prior to recordation of the Tract Map, the applicant shall provide a cash deposit for setting all monuments shown on the map. Monuments shall be set per section 20.76.010 of the Campbell Municipal Code including but not limited to setting permanent pipe monuments (three-fourths inch galvanized steel pipe two feet long approximately six inches below finished grade) at each boundary of all lot corners within a subdivision, along the exterior boundary lines at intervals of approximately five hundred feet and at all beginning of curves and ending of curves on property lines, and monument boxes at intersections of all street monument line tangents.

34. Park Impact Fee: A fee in-lieu of parkland dedication pursuant to Campbell Municipal Code (CMC) Chapter 20.24 (Park Impact Fees and Park Land Dedication Subdivisions) is required. The in-lieu fee shall be equal to the fee for 74 new dwelling units based on the Multi-family rate of $22,247 per unit - the fee in effect at the time the project filed its SB-330 pre-application. The fees shall be due prior to recordation of the Tract Map.

35. Demolition: Prior to recordation of the Tract Map the applicant shall obtain a demolition permit and remove any nonconforming structures.

36. Soils Report: Upon submittal of the Tract Map, applicant shall provide a soils report prepared by a registered geotechnical or civil engineer.

37. Grading and Drainage Plan: Prior to recordation of the Tract Map, the applicant shall conduct hydrology studies based on a ten-year storm frequency, prepare an engineered grading and drainage plan, and pay fees required to obtain necessary grading permits. Prior to occupancy, the design engineer shall provide written certification that the development has been built per the engineered grading and drainage plans.

    In addition, a plan review letter will be required of the Geotechnical Engineer and Structural Engineer that they have reviewed the bio-treatment areas to ensure that the non-compacted biotreatment material will not create subsurface and/or surface failures due to adjacent structural and vehicle loads.

38. State General Construction Activity Permit: Prior to issuance of any grading or building permits, the applicant shall comply with the State General Construction Activity Permit requirements including paying fees, filing a Notice of Intent and providing a Storm Water Pollution Prevention Plan (SWPPP). The applicant shall provide the City with a copy of the filed Notice of Intent and SWPPP.

39. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System(NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. Specifically, the project must include source control, site design and treatment measures to achieve compliance with Provision C.3. of the NPDES Permit. Measures may include, but are not limited to, minimization of impervious surface area, vegetated swales, infiltration areas, and treatment devices. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

    Prior to the issuance of any building permits:

    a. The applicant’s designer or engineer shall submit the required certification indicating that sizing, selection, and design of treatment BMP’s for the project site has been completed to meet the requirements of the City of Campbell’s NPDES permit.

    b. The applicant shall sign the “Covenants for the Operation and Maintenance of Stormwater Facilities” and submit a Stormwater Management Plan.

Prior to occupancy:

a. A qualified BMP certifier is required to inspect the stormwater management facilities, submit a complete set of as-built drawings to Public Works Engineering, and certify on these drawings that:

   i. The stormwater management facilities were constructed in compliance with the approved plans.

   ii. The as-built drawings show all pertinent constructed dimensions, elevations, shapes, and materials.

   iii. All variations in construction from the approved design plan have been identified, including omissions to and additions from the approved plan.

   iv. Any changes are in conformance with local, state, or federal regulations.

40. Maintenance of Stormwater Facilities: Owner(s), current and future, are required to maintain the landscaped bio-treatment areas in the public right of way. Execution of a Maintenance Agreement will be required prior to the Building Permit Final.

41. Water Meter(s) and Sewer Cleanout(s): Existing and proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line.

42. Utility Coordination Plan: Prior to the issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.

43. Pavement Restoration: The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City's Street Cut Moratorium. The applicant will be required to perform enhanced pavement restoration consistent with the restoration requirements associated with the Street Cut Moratorium. The City's Pavement Maintenance Program website (https://www.ci.campbell.ca.us/219) has detailed information on the streets currently under moratorium and the enhanced restoration requirements.

44. Street Improvement Agreements / Plans / Encroachment Permit / Fees / Deposits: Prior to recordation of the Tract Map, the applicant shall execute a street improvement agreement, cause plans for public street improvements to be prepared by a registered civil engineer, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:

a. Reference City of Campbell 2026 Standard Specifications and Details, available here: https://www.campbellca.gov/210/Specifications-Details

b. Show location of all existing utilities within the new and existing public right of way.

c. Relocation of all existing utilities including utility boxes, covers, poles, etc. outside of sidewalk area. No utility boxes, covers, etc. will be allowed in the sidewalk area.

d. Construction of Type A ADA compliant curb ramp at the southwest corner of Hamilton Avenue and Leigh Avenue.

e. Hamilton Avenue Frontage

    i. Construction of image street sidewalk and driveway improvements along the Hamilton Avenue frontage consistent with the adopted City Streetscape standards.

    ii. Reconstruction of any damaged curb and gutter.

    iii. Enhanced pavement restoration for any pavement cuts in the newly paved Hamilton Avenue.

f. Leigh Avenue Frontage

    i. Construction of residential separated sidewalk and driveway improvements along the Leigh Avenue frontage.

    ii. Reconstruction of any damaged curb and gutter.

    iii. Restripe southbound Leigh Avenue between Hamilton Avenue and Picadilly Place to replace the existing No. 3 southbound through lane and Type VI pavement arrows with bike lane markings and bike lane signs per California MUTCD and City of Campbell striping details.

    iv. Relocation of existing utility pole in conflict with proposed driveway. Pole to be a minimum of five (5) feet from the driveway's top of roll.

g. Installation of stormwater treatment facilities needed to comply with MRP 3.0. The need for deepened curbs and pedestrian fencing will be evaluated at the street improvement plan stage.

h. Installation of streetlights, conduits, conductors and related facilities in accordance with the City of Campbell's Street Lighting Policies. Applicant to provide photometrics / streetlighting plan with first submittal of Street Improvement Plans per the following requirements:

i. Replace two painted streetlight poles along the project frontage.

    i. Determine streetlight pole height based on radial clearance from existing high voltage overhead lines per state General Order 95.

    ii. Determine the line voltage and height of high voltage and submit. (Common radial clearance for maintenance is often 10 feet depending on the voltage.)

iii. For streetlights in proposed landscaping strip, provide PCC cap for streetlights extending to surround nearby streetlight pull boxes.

iv. Provide lighting analysis of both street frontages (the intersection lighting is not in scope based on the submitted improvements):

1) Hamilton: 1.2fc, 3:1 avg/min uniformity

2) Leigh: 0.9fc, 4:1 avg/min uniformity

3) Analysis may extend between streetlights and to the streetlights near neighboring property lines.

v. Update streetlight design plans in accordance with the analysis.

vi. Contact Public Works staff for detailed requirements in preparing photometric plans prior to first submittal.

j. Installation of 24-inch box street trees in park strips – tree species to be determined by City Arborist during improvement plan review stage.

k. Installation of drought tolerant landscaping in park strips.

l. Installation of traffic control, stripes and signs.

m. Construction of conforms to existing public and private improvements, as necessary.

n. Submit final plans in a digital format acceptable to the City.

45. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required street improvements and pavement restoration installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

46. Maintenance of Landscaping: Owner(s), current and future, are required to maintain the landscaped park strip and tree wells in the public right of way. This includes, but is not limited to: trees, lawn, plantings, irrigation, etc. Trees shall not be pruned in a manner that would not allow the tree to grow to a mature height.

47. Utility Encroachment Permit: Separate encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

COUNTY FIRE DISTRICT

48. Aerial access required: CFC Appendix D as amended by SCCFD.

a. AMMR approved in lieu of conforming aerial access. Enhanced 13 system to be installed. Partial reductions to roof lines to allow for more ground ladder access.

49. Ground ladder / Emergency rescue openings required: Ground-ladder rescue from second and third floor rooms shall be made possible for fire department operations (CFC Sec. 503 and 1031 NFPA 1932 Sec. 5.1.8 through 5.1.9.2). Shown on sheet L1.0.

50. Fire apparatus access roadway required: Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. (CFC Sec. 503).

51. Fire lanes: Fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code

52. Hydrants: New hydrants shown on sheet C-14 fulfill requirements and fire flow calculations are correct. Submit hydrant spotting plans to SCCFD in order to start new hydrant process with SJW. Hydrant spotting plans shall match location shown on sheet C14. Spotting plans shall include the floor area calculations for the largest structure, proposed construction type, and fire flow calculations as shown on sheet C6.

    b. Hydrant authorization for new hydrants shall be approved by San Jose Water and reviewed by SCCFD prior to combustible construction and building permit approval.

    c. Fire flow shall be met from new hydrants.

53. FDC's to be provided. FDC’s shall be located within 100 feet of a fire hydrant. Revise FDC location or provide new fire hydrant.

54. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project [CFC Ch. 33].

55. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. [CFC Sec. 505.1].

56. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor (2025 CFC Sec. 903.3.5 and Health and Safety Code 13114.7).

EXHIBIT B



BMR Units - Lower Income

BMR Units - Moderate Income

	Total DU	Average Unit Size
3 Story Townhouses	74 DU	0 SF

BMR UNIT SUMMARY

Unit Name	Description	Garage	Approx. Net SF***	BMR Units	
				Low	Moderate
Plan 1	2bd + Den /2.5ba	Side x Side	1,602 SF	2	1
Plan 2	3bd+ Den/2.5ba	Side x Side	1,705 SF	1	1
Plan 2 Alt-1	3bd+ Den/2.5ba	Side x Side	1,697 SF	1	
Plan 2 Alt-2	3bd+ Den/2.5ba	Side x Side	1,725 SF		1
Plan 2 Alt-3	3bd+ Den/2.5ba	Side x Side	1,725 SF		
Plan 3	3bd/3ba	Tandem	1,338 SF	1	
Plan 4	3bd/3.5ba	Side x Side	1,747 SF		1
Plan 3X	3bd/3ba	Tandem	1,283 SF	1	
Plan 4X	3bd/3.5ba	Side x Side	1,780 SF	1	
Total Units				11	

Note : Below Market rate units identified are for lower income households, as defined in Section 50079.5 of the Health and Safety Code.



VICINITY MAP

PROJECT INFORMATION

1500 E HAMILTON AVENUE
Campbell, CA

Site Area:	**3.70 ± acres gross**
	2.81 ± acres net
	2.75 ± acres net proposed
FAR:	**1.07** (See Sheet A1.1.0-A1.1.4 for FAR Gross Floor Areas)
Building Lot Coverage:	**± 45%** (See Sheet A1.4.0 for Building Lot Coverage calculations)
Building height:	**±39'-0"**

BUILDING TYPE SUMMARY (per city standard)

Typology	Building Type	# Buildings	DU/Building	# Total DU	Building Gross SF*	Total Building Gross SF*
3 Story Townhouse	5-Plex	4	5 DU	20 DU	11,655 SF	46,620 SF
	6-Plex	3	6 DU	18 DU	13,666 SF	40,998 SF
	7-Plex	3	7 DU	21 DU	16,278 SF	48,834 SF
	7-Plex - ALT	1	7 DU	7 DU	16,285 SF	16,285 SF
	8-Plex	1	8 DU	8 DU	18,213 SF	18,213 SF
CURRENT-1/1/2025 **SB330 Submittal**	**TOTAL**			**74 DU**		**170,950 SF**
PREVIOUS 11/26/2024 **SB330 Submittal**	**TOTAL**			**74 DU**		**170,632 SF**

*As per Campbell Municipal Code, 'Floor area, gross means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.'. GSF includes stairway on all floors, covered garages, covered decks, exclude porches

BUILDING TYPE SUMMARY (per state standard)

Typology	Building Type	# Buildings	DU/Building	# Total DU	Building Gross SF**	Total Building Gross SF**
3 Story Townhouse	5-Plex	4	5 DU	20 DU	11,655 SF	46,620 SF
	6-Plex	3	6 DU	18 DU	13,888 SF	41,514 SF
	7-Plex	3	7 DU	21 DU	16,278 SF	48,834 SF
	7-Plex - ALT	1	7 DU	7 DU	16,285 SF	16,285 SF
	8-Plex	1	8 DU	8 DU	18,142 SF	18,142 SF
	TOTAL			**74 DU**		**171,695 SF**

** Gross area is measured to the exterior stud of the wall including covered garages, covered decks and covered porches

UNIT SUMMARY

Unit Name	Description	Garage	Approx. Net SF***	Total DU	%	Total Net SF***
Plan 1	2bd + Den /2.5ba	Side x Side	1,602 SF	20 DU	27%	32,040 SF
Plan 2	3bd+ Den/2.5ba	Side x Side	1,705 SF	12 DU	16%	20,460 SF
Plan 2 Alt-1	3bd+ Den/2.5ba	Side x Side	1,697 SF	8 DU	11%	13,576 SF
Plan 2 Alt-2	3bd+ Den/2.5ba	Side x Side	1,725 SF	4 DU	5%	6,900 SF
Plan 2 Alt-3	3bd+ Den/2.5ba	Side x Side	1,725 SF	4 DU	5%	6,900 SF
Plan 3	3bd/3ba	Tandem	1,318 SF	5 DU	7%	6,590 SF
Plan 4	3bd/3.5ba	Side x Side	1,747 SF	5 DU	7%	8,735 SF
Plan 3X	3bd/3ba	Tandem	1,283 SF	8 DU	11%	10,264 SF
Plan 4X	3bd/3.5ba	Side x Side	1,780 SF	8 DU	11%	14,240 SF
Total				**74 DU**	100%	**119,705 SF**
Average Unit Size:			**1,615 SF**			
Density:	**26.91 du/net ac**			*Based on conceptual plans		

***Measured to the interior stud of the wall excluding covered garages, covered decks, and porches

PARKING SUMMARY

Parking Provided		
Residential In-Garage	148 spaces	
On-Street	13 spaces	
Accessible	2 spaces	
Total	**163** spaces	2.20 ratio

BUILDING BAY DIMENSONS AND NUMBERS

Buildings	Elevation	Bay 1 W	1 ±H	2 W	2 ±H	3 W	3 ±H	4 W	4 ±H	5 W	5 ±H	6 W	6 ±H	7 W	7 ±H	8 W	8 ±H
5 Plex	Front/Back	23'-3"	36'-8"	21'-2"	38'-6"	22'-2"	38'-6"	21'-2"	38'-6"	23'-3"	36'-8"	-	-	-	-	-	-
6 Plex	Front	17'-3"	37'-0"	17'-1"	37'-0"	17'-2"	37'-0"	17'-0"	37'-0"	17'-1"	37'-9"	37'-0"	37'-9"	-	-	-	-
	Back	21'-0"	37'-0"	13'-4"	37'-0"	13'-10"	37'-0"	20'-5"	37'-0"	13'-4	37'-9"	37'-0"	37'-9"				
7 Plex	Front/Back	23'-3"	36'-8"	21'-2"	38'-6"	22'-2"	38'-6"	21'-2"	38'-6"	22'-2"	38'-6"	21'-2"	38'-6"	23'-3"	36'-8"	-	-
7 Plex - ALT	Front/Back	23'-3"	36'-8"	21'-2"	36'-11"	22'-2"	36'-11"	21'-2"	35'-7"	22'-2"	36'-11"	21'-2"	36'-11"	23'-3"	35'-7"	-	-
8 Plex	Front	17'-3"	37'-0"	17'-1"	37'-0"	17'-2"	37'-0"	17'-0"	37'-0"	17'-0"	37'-0"	17'-2"	37'-0"	17'-1"	37'-0"	17'-3"	37'-0"
	Back	21'-0"	37'-0"	13'-4"	37'-0"	13'-10"	37'-0"	20'-5"	37'-0"	13'-4"	37'-0"	13'-10"	37'-0"	13'-4"	37'-0"	21'-0"	37'-0"

DEVELOPMENT STANDARDS	REQUIREMENT	PROPOSED
General Plan Land Use District	MHD-MU	MHD-MU
Zoning District	MHD-MU	MHD-MU
Form-Based-Zone-Designation	T4 N-L	T4 N-L
Design Site		
Number of Sites, Type		1, Core Townhouses
Building per Design Site		12
Width	16' min	13'-3"
Depth	45' min 65' max	36' 6" min 47' 3" max
Height		
Story	4 max	3
To Eave/Parapet	42' max	29'-10"
Overall	57' max	+/-39'-0"
Ground Floor Finish Level	6" min	8"
Floor-to-Floor(Ground)	10' min	9'-10"
Building Placement		
	Front Setback	
Interior Desing Side	12' min 15' max	N/A
Cornor Design Side	10' min 27' max	33'-3"
Side Street (Façade Zone)	10' min 20' max	12'
Side	5' min	10'
Rear	Height/2 min	11'-9"
Encroachments		
Private Frontage (Front)	8' max	7'
Architectural Features (Front)	2' max	N/A
Patio Covers	X	N/A
Stairs/Ramps	2' max	N/A
Decks	X	N/A
Parking		
Parking Setback (Front)	35' min	29' 2"
Parking Setback (Side Street)	15' min	20'
Parking Setback (Side)	0' min	N/A
Parking Setback (Rear)	0' min	9'

PROJECT TEAM INFO

DEVELOPER:
ROSS-GREEN VALLEY II
777 N. FIRST STREET #600
SAN JOSE. CA 95112
(408)288-3413
CONTACT: MARTIN MENNE
mmenne@mcmdiversified.com

CIVIL ENGINEER:
CIVIL ENGINEERING ASSOCIATES. INC
28 RAILWAY AVE.
CAMPBELL. CA 95008
(408)453-1066 x 0005
CONTACT: GRAHAM GOODWIN
ggoodwin@ceainc.net

LANDSCAPE ARCHITECT:
VAN DORN ABED LANDSCAPE ARCHITECTS, INC.
81 14TH STREET,
SAN FRANCISCO. CA 94103
(415)864-1921
CONTACT: MELISSA WILLMANN
melissa@valainc.com

SCOPE OF WORK

The project includes a Vesting Tentative Tract Map (VTTM) for development and a site and architectural review permit to accommodate the proposed project. The proposed project consists of the development of 74 residential units. The proposed development will consist of 3-story townhomes. Each unit will have a private two-car garage. Balconies and decks will provide private outdoor space for each unit. Pursuant to Government Code section 65589.5(d), the project will provide 11 BMR units, out of which 6 will be moderate and 5 low income. A total of 163 parking will be provided to accommodate the proposed residential development. Of these, 148 parking spaces will be residential in-garage spaces and 15 will be guest parking dispersed throughout the site. The hours of operation, as with any residential development, are 24 hours per day, seven days a week.

SITE ADDRESS: 1500 HAMILTON AVENUE

ACCESSORY PARCEL NO.: 288-13-095

FIRE SPRINKLER SYSTEM:
3 Story Townhouse: NFPA 13 (enhanced)
(Fire sprinkler system will be installed as a deferred submittal)

Refer to sheet 0.0.1 for Approved AMMR form and comment letter

1500 E HAMILTON

Campbell , CA

APPROVAL STAMP

SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF CONSTRUCTION, OR MODIFICATION OF CODE

Project Street Address: 1500 E Hamilton

Project City: Campbell **Building Permit #**

Applicant's Name: Todd Bonner

Applicant's Address: 527 Waxlax Way, Livermore CA Suite:

Phone Number: 408-836-6257 Email: tbonner@3alarmfp.com

The applicant hereby requests the following:

☑ Use of Alternate Materials or Method of Construction

☐ Modification of Code

Codes Affected:

☐ Building Code
☑ Fire Code
☐ Mechanical Code
☐ Electrical Code
☐ Other:

Specific section(s) of the code involved: California Fire Code, Appendix D Section D105.1

Brief description of the request: Mitigate Aerial Access to the buildings on the site and dead end street access

to buildings 2,4,6 and 8 by upgrading fire sprinkler system throughout the community.

The Building and Fire Official must evaluate information that the material(s), method of work, and / or modification is equal to the intent of the code in strength, effect, fire-resistance, durability, safety, etc.

A California Fire Protection District serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga and the surrounding unincorporated communities.

SANTA CLARA COUNTY FIRE DEPARTMENT
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Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality:
2. Strength:
3. Effectiveness:
4. Fire Resistance:
5. Durability:
6. Safety:

Additional evidence of proof: Please see attached narrative and site plan

Applicant Signature: Date:

****

The above application has been reviewed and has been:

☑ **ACCEPTED** ☐ **REJECTED**

Signature:

Fire Official: Date: March 10, 2026

Building Official: Date:

DropBox/Groups/Fire Prevention/Administrative/Forms, Labels, Logs, Templates/Forms/AMMR_2-8-23

A California Fire Protection District serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga and the surrounding unincorporated communities.

THREE ALARM FIRE PROTECTION INC.
527 WAXLAX WAY
LIVERMORE, CA. 94550

Phone: (925) 449-3200527
Fax: (925) 449-3201
CA. Lic.# 884552

Date: February 6 2026

Project: 1500 E. Hamilton Avenue
Campbell CA

Details: Townhome Condominiums - Type V-B

Subject: Alternate Means & Materials - Fire Variance Request

Code Section: California Fire Code 2022 – Appendix D, Section D105.1 regarding Aerial Fire Apparatus Access Road & Section 503.2.5 regarding Dead-End fire access roads > 150' in length requiring an approved turn around.

Code Challenge:

The proposed townhouse condominium development includes portions of roof and eave heights that exceed the 30-foot height threshold established in CFC Section D105.1. Strict application of aerial apparatus access road width of 26', turning, and proximity requirements presents significant challenges due to site constraints necessary to achieve the minimum required density, limited multi-sided building access, and existing overhead utility lines.

In particular, overhead utilities along E. Hamilton Avenue and N. Leigh Avenue render aerial apparatus positioning infeasible from those frontages, limiting practical implementation of code-compliant aerial access without substantial impacts to site design and constructability.

Proposed AMMR Solution:

The proposed townhouse buildings fire sprinkler protection will be upgraded from an NFPA 13R fire sprinkler system to an NFPA 13 fire sprinkler system. In additional fire sprinklers will be provided in all bathrooms and closets regardless of size.

In addition, roof lines have been modified on all buildings to provide numerous locations on all buildings where the roof eves are < 30'. Attached is a diagram outlining the before and after conditions of the

roofline modifications, including over roofline percentages that have been modified to be the 30' requirement. **In total, approximately 46 percent of all eaves across the site provide ground-ladder access at heights of 30 feet or less.**

Justification:

A combination of sprinkler system enhancements and building roof line adjustments will be completed. This enhanced level of fire sprinkler protection significantly provided by an NFPA 13 system over an NFPA 13R system reduces the probability of uncontrolled fire development, vertical fire spread, and exterior fire extension to the eaves and roof assemblies—the conditions that aerial apparatus access is intended to address. By placing fire sprinkler in all bathrooms, closets regardless of size further increased the level of protection beyond that of a standard NFPA 13 system as well. Fully protecting ALL attics spaces and livable unit spaces with a commercial grade fire sprinkler system reduces the likelihood of needing roof access and aerial firefighting in the event of an incident.

Prepared by:

Todd Bonner
Vice President
Three Alarm Fire Protection
tbonner@3alarmfp.com
925-449-3200

SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

FIRE PREVENTION PLAN REVIEW COMMENTS

PROJECT INFO:

FIRE DEPT PLAN REVIEW #: 251287
CITY/COUNTY PROJECT #: PLN-2025-55
LOCATION: 1500 E Hamilton Ave

PREPARED BY:

NAME/TITLE: Caleb Flanagan / DFM II
EMAIL: Caleb.flanagan@sccfd.org
DATE: 3/10/26

PROJECT NAME: Multi-family

The scope of this project includes the following:
Alternate Means/Methods Application - Proposed new 12 building 74 unit multifamily residential subdivision.

Plan Status:
The alternate means/methods request is **APPROVED** with conditions.

Discussion:
This application proposes to mitigate the aerial access requirements for the project site.

Proposal:
-Applicant proposes an enhanced NFPA 13 system in lieu of a 13R system. Enhancements to include sprinkler heads added in attics, closets, concealed spaces, and ancillary voids.
-Applicant proposes partial reduction in portions of the roof to allow for partial ground ladder access to roof.

Comments:
1. Make a note on building permit set coversheet that an approved AMMR is included.
2. Make a note that an enhanced 13 system shall be installed as a deferred submittal.
3. A copy of the Alternate Means/Methods application form, with approval signature, shall be made part of the planning and building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.

SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

4. A copy of this comment letter shall be made part of the planning and building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.
5. Alternate means (AMMR) are project specific. A request approved by SCCFD shall be limited to the specific request and shall not be construed as establishing a precedent for any future requests on any other projects.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance [CFC, Ch.1, 105.3.6].

Refer to sheets A2.0.0 to A2.3.1 for updated elevations that reflect roof eaves under 30'-0"
Refer to sheets A3.0.1, A3.1.1, A3.2.1, A3.2.3 & A3.3.1 for updated roof plans showing dimensions & calculations for roof eaves under 30'-0"
Refer to sheets A4.0.0 & 4.1.0 for sections indicating roof eave heights under 30'-0"

ARCHITECTURAL

A 0.0.0 COVER SHEET
A 0.0.1 APPROVED AMMR FORM AND COMMENT LETTER
A 0.0.2 SHEET INDEX
A 1.0.0 SITE PHOTOGRAPHY
A 1.0.1 ARCHITECTURAL SITE PLAN
A 1.0.2 ISOMETRIC VIEWS
A 1.1.0 GROSS FLOOR AREA DIAGRAM - 5 PLEX
A 1.1.1 GROSS FLOOR AREA DIAGRAM - 6 PLEX
A 1.1.2 GROSS FLOOR AREA DIAGRAM - 7 PLEX
A 1.1.3 GROSS FLOOR AREA DIAGRAM - 7 PLEX - ALT
A 1.1.4 GROSS FLOOR AREA DIAGRAM - 8 PLEX
A 1.2.0 PRIVACY PLAN
A 1.2.1 STREETSCAPE DRAWING
A 1.2.2 BUILDING FRONTAGE PROFILE SECTIONS
A 1.3.0 CODE ANALYSIS
A 1.4.0 BUILDING COVERAGE
A 1.5.0 OPEN SPACE CALCULATION
A 1.5.1 OPEN SPACE CALCULATION

A 2.0.0 3 STORY TOWNHOUSE - 5 PLEX - STYLE A_BUILDING ELEVATIONS
A 2.0.1 3 STORY TOWNHOUSE - 5 PLEX - STYLE A_BUILDING ELEVATIONS
A 2.0.2 3 STORY TOWNHOUSE - 5 PLEX - STYLE B_BUILDING ELEVATIONS
A 2.0.3 3 STORY TOWNHOUSE - 5 PLEX - STYLE B_BUILDING ELEVATIONS
A 2.1.0 3 STORY TOWNHOUSE - 6 PLEX - STYLE C_BUILDING ELEVATIONS
A 2.1.1 3 STORY TOWNHOUSE - 6 PLEX - STYLE C_BUILDING ELEVATIONS
A 2.2.0 3 STORY TOWNHOUSE - 7 PLEX - STYLE A_BUILDING ELEVATIONS
A 2.2.1 3 STORY TOWNHOUSE - 7 PLEX - STYLE A_BUILDING ELEVATIONS
A 2.2.2 3 STORY TOWNHOUSE - 7 PLEX - STYLE A - ALT_BUILDING ELEVATIONS
A 2.2.3 3 STORY TOWNHOUSE - 7 PLEX - STYLE A - ALT_BUILDING ELEVATIONS
A 2.2.4 3 STORY TOWNHOUSE - 7 PLEX - STYLE B_BUILDING ELEVATIONS
A 2.2.5 3 STORY TOWNHOUSE - 7 PLEX - STYLE B_BUILDING ELEVATIONS
A 2.3.0 3 STORY TOWNHOUSE - 8 PLEX - STYLE C_BUILDING ELEVATIONS
A 2.3.1 3 STORY TOWNHOUSE - 8 PLEX - STYLE C_BUILDING ELEVATIONS
A 3.0.0 3 STORY TOWNHOUSE - 5 PLEX_BUILDING PLANS
A 3.0.1 3 STORY TOWNHOUSE - 5 PLEX_BUILDING PLANS
A 3.1.0 3 STORY TOWNHOUSE - 6 PLEX_BUILDING PLANS
A 3.1.1 3 STORY TOWNHOUSE - 6 PLEX_BUILDING PLANS
A 3.2.0 3 STORY TOWNHOUSE - 7 PLEX_BUILDING PLANS
A 3.2.1 3 STORY TOWNHOUSE - 7 PLEX_BUILDING PLANS
A 3.2.2 3 STORY TOWNHOUSE - 7 PLEX - ALT_BUILDING PLANS
A 3.2.3 3 STORY TOWNHOUSE - 7 PLEX - ALT_BUILDING PLANS
A 3.3.0 3 STORY TOWNHOUSE - 8 PLEX_BUILDING PLANS
A 3.3.1 3 STORY TOWNHOUSE - 8 PLEX_BUILDING PLANS
A 4.0.0 3 STORY TOWNHOUSE_BUILDING SECTIONS
A 4.0.1 3 STORY TOWNHOUSE_BUILDING SECTIONS
A 4.0.2 3 STORY TOWNHOUSE_BUILDING SECTIONS
A 4.1.0 3 STORY TOWNHOUSE_BUILDING SECTIONS
A 4.1.1 3 STORY TOWNHOUSE_BUILDING SECTIONS
A 4.1.2 3 STORY TOWNHOUSE_BUILDING SECTIONS
A 5.0.0 3 STORY TOWNHOUSE - PLAN 1_UNIT PLANS
A 5.1.0 3 STORY TOWNHOUSE - PLAN 2_UNIT PLANS
A 5.1.1 3 STORY TOWNHOUSE - PLAN 2_UNIT PLANS
A 5.2.0 3 STORY TOWNHOUSE - PLAN 3-4_UNIT PLANS
A 5.2.1 3 STORY TOWNHOUSE - PLAN 3X-4X_UNIT PLANS
A 6.0.0 3 STORY TOWNHOUSE_ARCHITECTURAL DETAILS - STYLE A
A 6.0.1 3 STORY TOWNHOUSE_ARCHITECTURAL DETAILS - STYLE B
A 6.0.1 3 STORY TOWNHOUSE_ARCHITECTURAL DETAILS - STYLE C
A 7.0.0 3 STORY TOWNHOUSE_COLORS & MATERIALS
A 8.0.0 3 STORY TOWNHOUSE_DOORS AND WINDOWS SCHEDULE
A 9.0.0 3 STORY TOWNHOUSE_5 PLEX - STYLE A-EXTERIOR COLOR CALCULATION
A 9.0.1 3 STORY TOWNHOUSE_5 PLEX - STYLE B-EXTERIOR COLOR CALCULATION
A 9.1.0 3 STORY TOWNHOUSE_6 PLEX - STYLE C-EXTERIOR COLOR CALCULATION
A 9.2.0 3 STORY TOWNHOUSE_7 PLEX - STYLE A-EXTERIOR COLOR CALCULATION
A 9.2.1 3 STORY TOWNHOUSE_7 PLEX - STYLE A - ALT-EXTERIOR COLOR CALCULATION
A 9.2.2 3 STORY TOWNHOUSE_7 PLEX - STYLE B-EXTERIOR COLOR CALCULATION
A 9.3.0 3 STORY TOWNHOUSE_8 PLEX - STYLE C-EXTERIOR COLOR CALCULATION

CIVIL

C1 ABBREVIATIONS & LEGEND
C2 EXISTING CONDITIONS PLAN
C3 TREE REMOVAL NOTES & DETAILS
C4 TREE REMOVAL PLAN
C5 SITE PLAN
C6 SITE DESIGN REQUIREMENT PLAN-LEVEL 1
C7 SITE DESIGN REQUIREMENT PLAN-LEVEL 2
C8 SITE DESIGN REQUIREMENT PLAN-LEVEL 3
C9 SITE SECTIONS
C10 GRADING & DRAINAGE PLAN
C11 UTILITY PLAN
C12 STORMWATER MANAGEMENT PLAN
C13 STORMWATER MANAGEMENT NOTES & DETAILS
C14 EMERGENCY ACCESS PLAN
TM1 EXISTING PROPERTY BOUNDARY
TM2 PROPOSED PROPERTY BOUNDARY

LANDSACPE

L1.0 OVERALL LANDSCAPE PLAN
L1.1 LANDSCAPE ENLARGEMENTS KEY MAP
L1.2 LANDSCAPE ENLARGEMENT PLANS
L2.0 LANDSCAPE DETAILS
L3.0 PRELIMINARY PLANT LIST
L3.1 TREE IMAGERY
L3.2 SHRUB IMAGERY
L3.3 BIORETENTION PLANT IMAGERY
L4.0 IRRIGATION INTENT PLAN & TYPICAL DETAILS



1.



2.



3.



4.



5.



6.





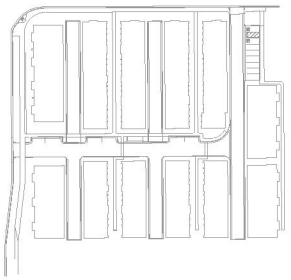
3 STORY TOWNHOUSES

- STYLE - A
- STYLE - B
- STYLE - C

Notes :
1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit location, etc.
2. Refer to Landscape Sheets for landscape design, dimensions and detailed information.



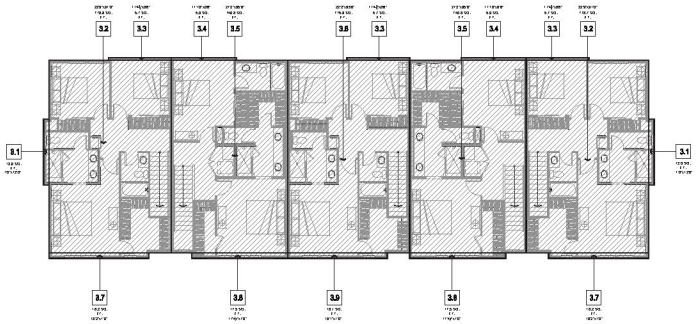
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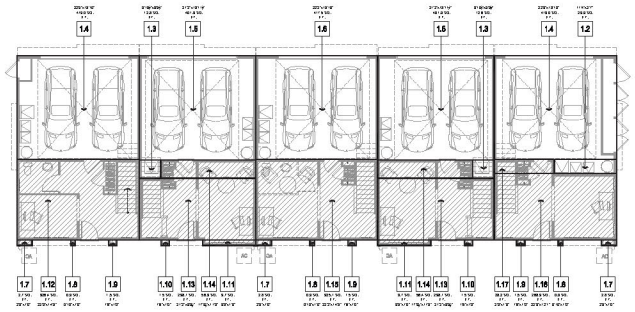
KEY PLAN

0 10 20 40 Scale: 1" = 20'-0"

1. ISOMETRIC VIEW

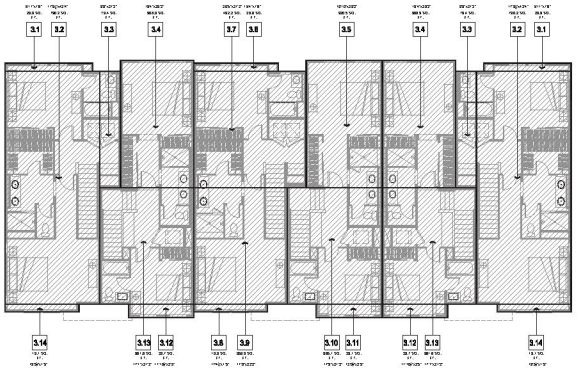


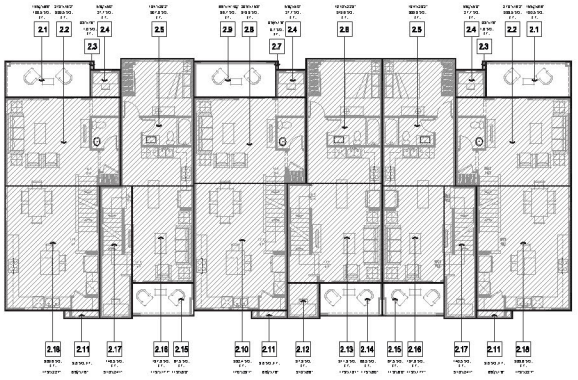


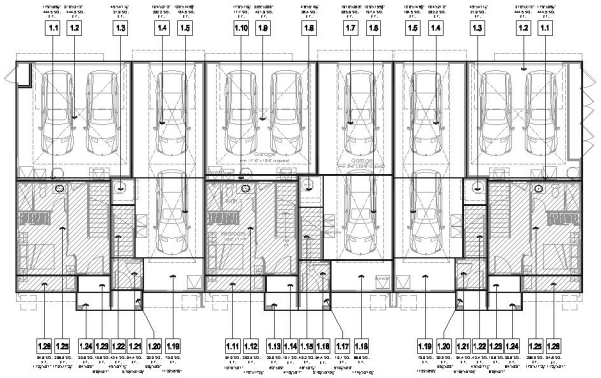


TH-5-PLEX GROSS FLOOR AREA FOR FAR						
UNIT	SPACE NO	LEVEL 1 AREA INCLUDED LENGTH	WIDTH	AREA	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		FT.-IN.	FT.-IN.	SQ. FT.		
2X	1.7	2'9"	1'0"	3		
2X	1.8	0'10"	1'0"	1		
2X	1.9	1'6"	1'0"	2		
2X	1.12	22'3"	14'8"	326		
				332	1	331.5
1	1.10	1'6"	1'0"	2		
1	1.11	9'8"	1'0"	10		
1	1.13	21'2"	3'4"	238		
1	1.14	17'4"	11'3"	57		
				306	2	612.4
2	1.7	2'9"	1'0"	3		
2	1.8	0'10"	1'0"	1		
2	1.9	1'6"	1'0"	2		
2	1.15	22'2"	14'8"	325		
				330	1	330.2
2X-Alt	1.7	2'9"	1'0"	3		
2X-Alt	1.8	0'10"	1'0"	1		
2X-Alt	1.9	1'6"	1'0"	2		
2X-Alt	1.16	22'3"	12'1"	269		
2X-Alt	1.17	2'9"	1'0"	28		
				302	1	302.2
TOTAL				1,270		1576.3
UNIT	SPACE NO	LEVEL 2 AREA LENGTH	WIDTH	AREA	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		FT.-IN.	FT.-IN.	SQ. FT.		
2X	2.1	1'0"	12'0"	12		
2X	2.2	22'3"	31'0"	690		
2X	2.3	11'5"	0'6"	6		
2X	2.9	4'5"	1'0"	4		
2X	2.10	8'6"	4'2"	34		
				745	1	745.4
1	2.4	5'11"	5'6"	33		
1	2.11	21'2"	30'0"	635		
1	2.12	17'5"	1'0"	17		
				685	2	1369.6
2	2.3	11'5"	0'6"	6		
2	2.7	22'2"	31'0"	687		
2	2.9	4'5"	1'0"	4		
2	2.10	8'6"	4'2"	34		
				731	1	730.9
2X-Alt	2.1	1'0"	12'0"	12		
2X-Alt	2.2	22'3"	31'0"	690		
2X-Alt	2.3	11'5"	0'6"	6		
2X-Alt	2.9	4'5"	1'0"	4		
2X-Alt	2.10	8'6"	4'2"	34		
				745	1	745.4
TOTAL				2,907		3591.3
UNIT	SPACE NO	LEVEL 3 AREA LENGTH	WIDTH	AREA	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		FT.-IN.	FT.-IN.	SQ. FT.		
2X	3.1	1'0"	12'0"	12		
2X	3.2	22'3"	31'0"	779		
2X	3.3	11'5"	0'6"	6		
2X	3.7	18'2"	1'0"	18		
				815	1	814.7
1	3.4	11'10"	0'6"	6		
1	3.5	21'2"	35'0"	741		
1	3.8	17'1"	21'2"	18		
				764	2	1528.4
2	3.3	11'5"	0'6"	6		
2	3.6	22'2"	35'0"	776		
2	3.9	18'1"	1'0"	18		
				800	1	799.6
2X-Alt	3.1	1'0"	12'0"	12		
2X-Alt	3.2	22'3"	31'0"	779		
2X-Alt	3.3	11'5"	0'6"	6		
2X-Alt	3.7	18'2"	1'0"	18		
				815	1	814.6
TOTAL				3,193		3957.3
TOWNHOME 5-PLEX TOTAL GROSS FLOOR AREA						9,125

FAR LEGEND	
	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parking(i.e., parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures(e.g., trellis), bay windows and covered porches.unenclosed accessory structures (e.g., trellis) and covered porches.
Note:	"Floor area, gross" means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.

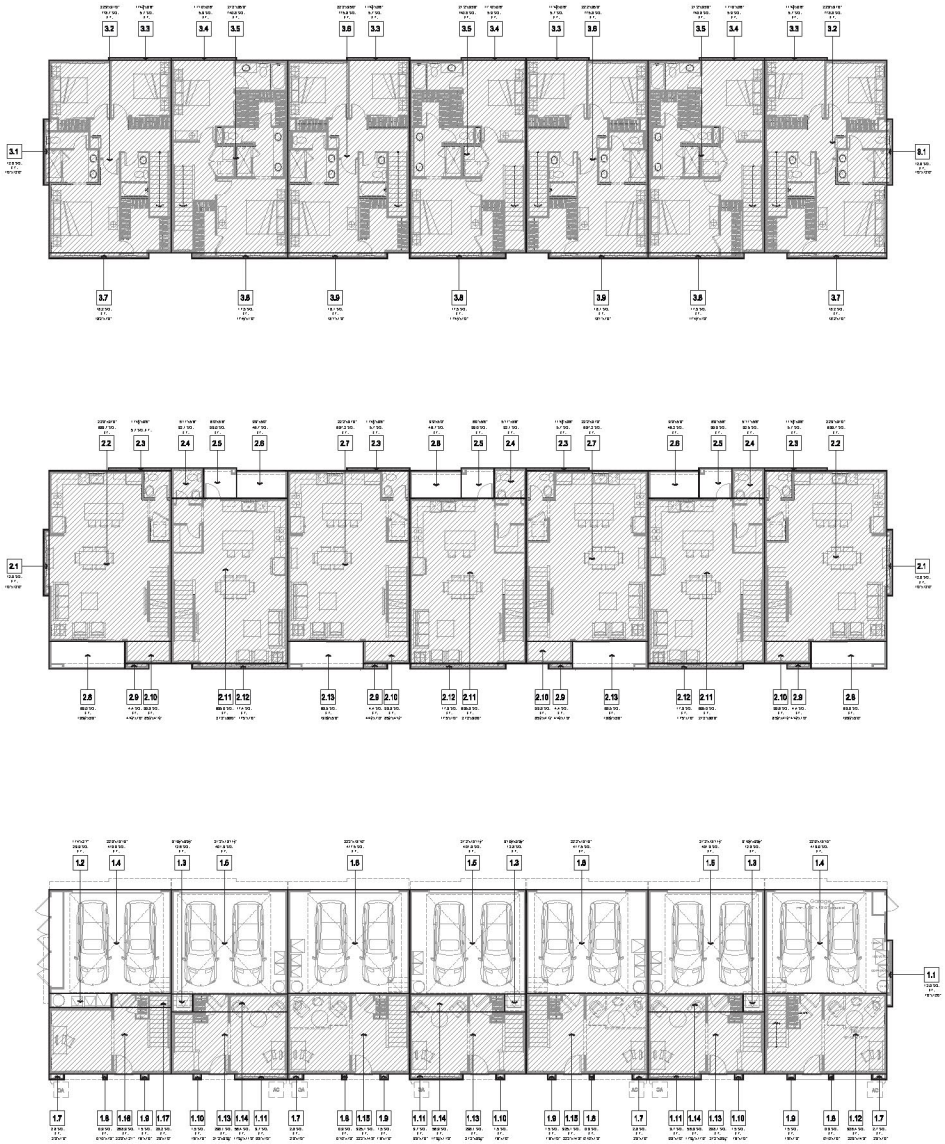






TH-6-PLEX GROSS FLOOR AREA FOR FAR						
		LEVEL 1 AREA INCLUDED				
UNIT	SPACE NO.	LENGTH	WIDTH	AREA	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		FT.-IN.	FT.-IN.	SQ. FT.		
4X	1.25	17'3"	17'3"	297		
4X	1.26	11'3"	3'1"	35		
				331	2	662.8
3X	1.21	5'10"	5'10"	34		
3X	1.22	4'5"	9'7"	42		
				77	2	153.6
3	1.15	4'6"	9'7"	43		
3	1.16	5'10"	5'10"	34		
				78	1	77.6
4	1.11	10'10"	3'1"	34		
4	1.12	17'0"	17'2"	293		
				327	1	326.8
TOTAL				813		1220.8
		LEVEL 2 AREA				
UNIT	SPACE NO.	LENGTH	WIDTH	AREA	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		FT.-IN.	FT.-IN.	SQ. FT.		
4X	2.2	21'0"	16'2"	340		
4X	2.4	5'7"	5'0"	28		
4X	2.11	6'6"	1'6"	10		
4X	2.18	17'3"	22'7"	390		
				767	2	1533.2
3X	2.5	13'4"	23'2"	309		
3X	2.16	11'3"	17'7"	198		
3X	2.17	5'10"	24'1"	141		
				647	2	1294.4
3	2.6	13'10"	22'8"	314		
3	2.12	5'10"	6'6"	38		
3	2.13	17'3"	18'1"	312		
				663	1	663.4
4	2.4	5'7"	5'0"	28		
4	2.8	20'5"	15'8"	320		
4	2.10	17'0"	23'1"	392		
4	2.11	6'6"	1'6"	10		
				750	1	749.8
TOTAL				2,827		4240.8
		LEVEL 3 AREA				
UNIT	SPACE NO.	LENGTH	WIDTH	AREA	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		FT.-IN.	FT.-IN.	SQ. FT.		
4X	3.1	5'11"	1'6"	24		
4X	3.2	17'3"	42'4"	730		
4X	3.3	3'9"	21'2"	79		
4X	3.14	13'6"	1'5"	19		
				853	2	1705.2
3X	3.4	13'4"	23'2"	309		
3X	3.12	11'11"	2'5"	29		
3X	3.13	17'1"	21'2"	362		
				699	2	1398.4
3	3.5	13'10"	23'2"	321		
3	3.10	17'3"	21'2"	365		
3	3.11	12'1"	2'5"	29		
				715	1	714.7
4	3.6	15'4"	1'6"	23		
4	3.7	20'5"	21'2"	432		
4	3.8	17'4"	1'5"	19		
4	3.9	17'0"	22'2"	360		
				834	1	833.9
TOTAL				3,100		4652.2
TOWNHOME 6-PLEX TOTAL GROSS FLOOR AREA						10,114

FAR LEGEND	
	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parking(i.e., parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures(e.g., trellis), bay windows and covered porches.unenclosed accessory structures (e.g., trellis) and covered porches.
Note:	"Floor area, gross" means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.



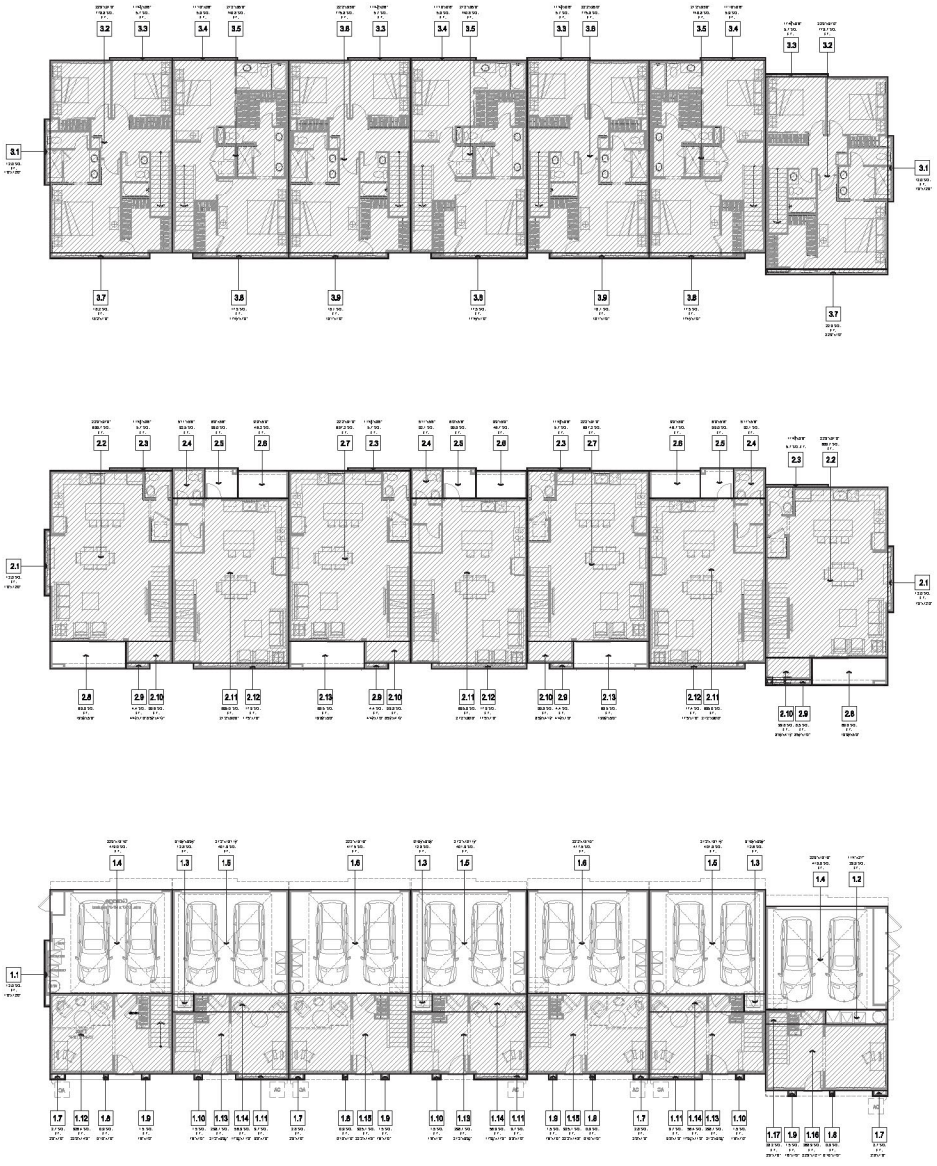
FAR LEGEND	
	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parking(i.e., parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures(e.g., trellis), bay windows and covered porches.unenclosed accessory structures (e.g., trellis) and covered porches.
Note:	"Floor area, gross" means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.

TH-7-PLEX GROSS FLOOR AREA FOR FAR

UNIT	SPACE NO	LEVEL 1 AREA INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
2X	1.7	2'9"	1'0"	3		
2X	1.8	0'10"	1'0"	1		
2X	1.9	1'6"	1'0"	2		
2X	1.12	22'3"	14'8"	326		
				332	1	331.5
1	1.10	1'6"	1'0"	2		
1	1.11	9'8"	1'0"	10		
1	1.13	21'2"	3'4"	238		
1	1.14	17'4"	11'3"	57		
				306	3	918.6
2	1.7	2'9"	1'0"	3		
2	1.8	0'10"	1'0"	1		
2	1.9	1'6"	1'0"	2		
2	1.15	22'2"	14'8"	325		
				330	2	660.4
2X-Alt	1.7	2'9"	1'0"	3		
2X-Alt	1.8	0'10"	1'0"	1		
2X-Alt	1.9	1'6"	1'0"	2		
2X-Alt	1.16	22'3"	12'1"	269		
2X-Alt	1.17	2'9"	1'0"	28		
				302	1	302.2
TOTAL				1,270		2212.7

UNIT	SPACE NO	LEVEL 2 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
2X	2.1	1'0"	12'0"	12		
2X	2.2	22'3"	31'0"	690		
2X	2.3	11'5"	0'6"	6		
2X	2.9	4'5"	1'0"	4		
2X	2.10	8'6"	4'2"	34		
				745	1	745.4
1	2.4	5'11"	5'6"	33		
1	2.11	21'2"	30'0"	635		
1	2.12	17'5"	1'0"	17		
				685	3	2054.4
2	2.3	11'5"	0'6"	6		
2	2.7	22'2"	31'0"	687		
2	2.9	4'5"	1'0"	4		
2	2.10	8'6"	4'2"	34		
				731	2	1461.8
2X-Alt	2.1	1'0"	12'0"	12		
2X-Alt	2.2	22'3"	31'0"	690		
2X-Alt	2.3	11'5"	0'6"	6		
2X-Alt	2.9	4'5"	1'0"	4		
2X-Alt	2.10	8'6"	4'2"	34		
				745	1	745.4
TOTAL				2,907		5007

UNIT	SPACE NO	LEVEL 3 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
2X	3.1	1'0"	12'0"	12		
2X	3.2	22'3"	31'0"	779		
2X	3.3	11'5"	0'6"	6		
2X	3.7	18'2"	1'0"	18		
				815	1	814.7
1	3.4	11'10"	0'6"	6		
1	3.5	21'2	35'0"	741		
1	3.8	17'1"	21'2"	18		
				764	3	2292.6
2	3.3	11'5"	0'6"	6		
2	3.6	22'2"	35'0"	776		
2	3.9	18'1"	1'0"	18		
				800	2	1599.2
2X-Alt	3.1	1'0"	12'0"	12		
2X-Alt	3.2	22'3"	31'0"	779		
2X-Alt	3.3	11'5"	0'6"	6		
2X-Alt	3.7	18'2"	1'0"	18		
				815	1	814.6
TOTAL				3,193		5521.1
TOWNHOME 7-PLEX TOTAL GROSS FLOOR AREA						12,741



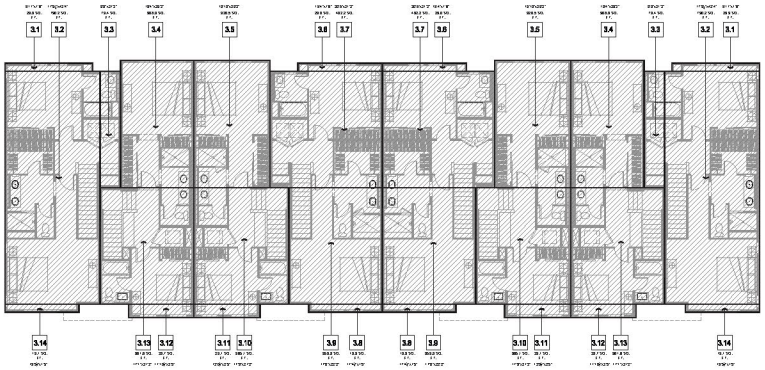
FAR LEGEND	
	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parking(i.e., parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures(e.g., trellis), bay windows and covered porches.unenclosed accessory structures (e.g., trellis) and covered porches.
Note:	"Floor area, gross" means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.

TH-7-PLEX - ALT GROSS FLOOR AREA FOR FAR

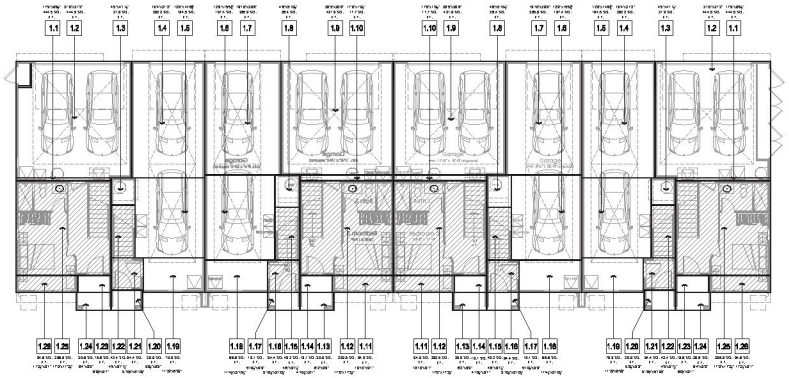
UNIT	SPACE NO.	LEVEL 1 AREA INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
2X	1.7	2'9"	1'0"	3		
2X	1.8	0'10"	1'0"	1		
2X	1.9	1'6"	1'0"	2		
2X	1.12	22'3"	14'8"	326		
				332	1	331.5
1	1.10	1'6"	1'0"	2		
1	1.11	9'8"	1'0"	10		
1	1.13	21'2"	3'4"	238		
1	1.14	17'4"	11'3"	57		
				306	3	918.6
2	1.7	2'9"	1'0"	3		
2	1.8	0'10"	1'0"	1		
2	1.9	1'6"	1'0"	2		
2	1.15	22'2"	14'8"	325		
				330	2	660.4
2X-Alt	1.7	2'9"	1'0"	3		
2X-Alt	1.8	0'10"	1'0"	1		
2X-Alt	1.9	1'6"	1'0"	2		
2X-Alt	1.16	22'3"	12'1"	269		
2X-Alt	1.17	2'9"	1'0"	28		
				302	1	302.2
TOTAL				**1,270**		**2212.7**

UNIT	SPACE NO.	LEVEL 2 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
2X	2.1	1'0"	12'0"	12		
2X	2.2	22'3"	31'0"	690		
2X	2.3	11'5"	0'6"	6		
2X	2.9	4'5"	1'0"	4		
2X	2.10	8'6"	4'2"	34		
				745	1	745.4
1	2.4	5'11"	5'6"	33		
1	2.11	21'2"	30'0"	635		
1	2.12	17'5"	1'0"	17		
				685	3	2054.4
2	2.3	11'5"	0'6"	6		
2	2.7	22'2"	31'0"	687		
2	2.9	4'5"	1'0"	4		
2	2.10	8'6"	4'2"	34		
				731	2	1461.8
2X-Alt	2.1	1'0"	12'0"	12		
2X-Alt	2.2	22'3"	31'0"	690		
2X-Alt	2.3	11'5"	0'6"	6		
2X-Alt	2.9	8'5"	1'0"	9		
2X-Alt	2.10	8'6"	4'2"	34		
				750	1	749.5
TOTAL				**2,911**		**5011.1**

UNIT	SPACE NO.	LEVEL 3 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
2X	3.1	1'0"	12'0"	12		
2X	3.2	22'3"	31'0"	779		
2X	3.3	11'5"	0'6"	6		
2X	3.7	18'2"	1'0"	18		
				815	1	814.7
1	3.4	11'10"	0'6"	6		
1	3.5	21'2"	35'0"	741		
1	3.8	17'1"	21'2"	18		
				764	3	2292.6
2	3.3	11'5"	0'6"	6		
2	3.6	22'2"	35'0"	776		
2	3.9	18'1"	1'0"	18		
				800	2	1599.2
2X-Alt	3.1	1'0"	12'0"	12		
2X-Alt	3.2	22'3"	31'0"	779		
2X-Alt	3.3	11'5"	0'6"	6		
2X-Alt	3.7	22'3"	1'0"	22		
				819	1	818.7
TOTAL				**3,197**		**5525.2**
TOWNHOME 7-PLEX TOTAL GROSS FLOOR AREA						**12,749**







TH-8-PLEX GROSS FLOOR AREA FOR FAR

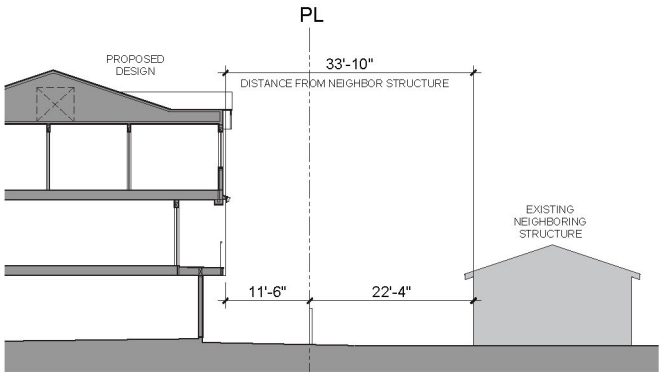
UNIT	SPACE NO.	LEVEL 1 AREA INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
4X	1.25	17'3"	17'3"	297		
4X	1.26	11'3"	3'1"	35		
				331	2	662.8
3X	1.21	5'10"	5'10"	34		
3X	1.22	4'5"	9'7"	42		
				77	2	153.6
3	1.15	4'6"	9'7"	43		
3	1.16	5'10"	5'10"	34		
				78	2	155.2
4	1.11	10'10"	3'1"	34		
4	1.12	17'0"	17'2"	293		
				327	2	653.6
TOTAL				813		1625.2

UNIT	SPACE NO.	LEVEL 2 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
4X	2.2	21'0"	16'2"	340		
4X	2.4	5'7"	5'0"	28		
4X	2.11	6'6"	1'6"	10		
4X	2.18	17'3"	22'7"	390		
				767	2	1533.2
3X	2.5	13'4"	23'2"	309		
3X	2.16	11'3"	17'7"	198		
3X	2.17	5'10"	24'1"	141		
				647	2	1294.4
3	2.6	13'10"	22'8"	314		
3	2.12	5'10"	6'6"	38		
3	2.13	17'3"	18'1"	312		
				663	2	1326.8
4	2.4	5'7"	5'0"	28		
4	2.8	20'5"	15'8"	320		
4	2.10	17'0"	23'1"	392		
4	2.11	6'6"	1'6"	10		
				750	2	1499.6
TOTAL				2,827		5654

UNIT	SPACE NO.	LEVEL 3 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
4X	3.1	5'11"	1'6"	24		
4X	3.2	17'3"	42'4"	730		
4X	3.3	3'9"	21'2"	79		
4X	3.14	13'6"	1'5"	19		
				853	2	1705.2
3X	3.4	13'4"	23'2"	309		
3X	3.12	11'11"	2'5"	29		
3X	3.13	17'1"	21'2"	362		
				699	2	1398.4
3	3.5	13'10"	23'2"	321		
3	3.10	17'3"	21'2"	365		
3	3.11	12'1"	2'5"	29		
				715	2	1429.4
4	3.6	15'4"	1'6"	23		
4	3.7	20'5"	21'2"	432		
4	3.8	17'4"	1'5"	19		
4	3.9	17'0"	22'2"	360		
				834	2	1667.8
TOTAL				3,100		6200.8
TOWNHOME 8-PLEX TOTAL GROSS FLOOR AREA						13,480

FAR LEGEND

	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parking(i.e., parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures(e.g., trellis), bay windows and covered porches.unenclosed accessory structures (e.g., trellis) and covered porches.
Note:	"Floor area, gross" means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.



3. PROXIMITY SECTION

LEGEND:

Primary Window Locations (3'X5') single hung

Secondary Window Locations (2'X5') single hung

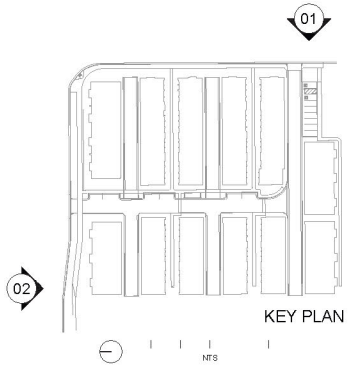
Bath/Kitchen Window Location (3'X4' & 2'X4') single hung



2. PLAN AT 3RD FLOOR

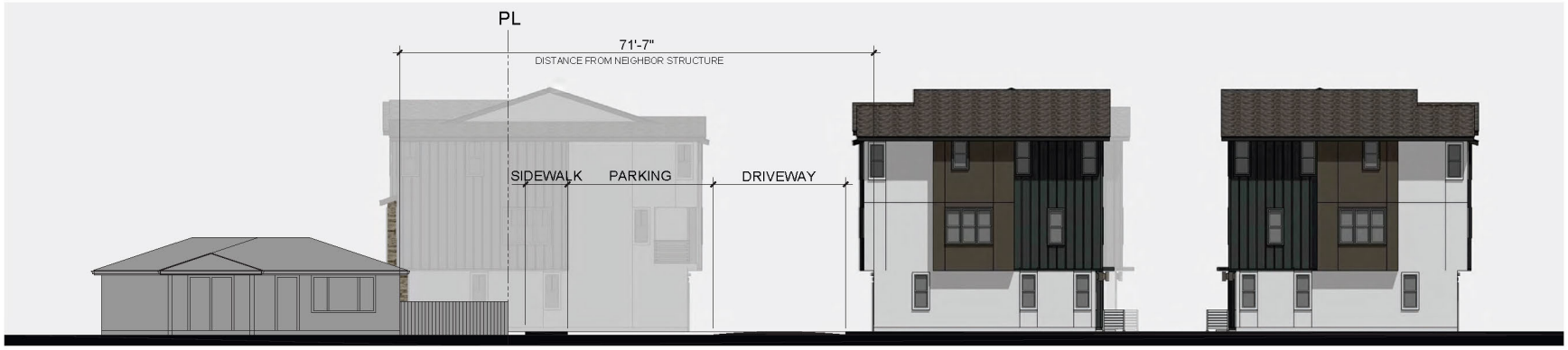


1. PLAN AT 2ND FLOOR

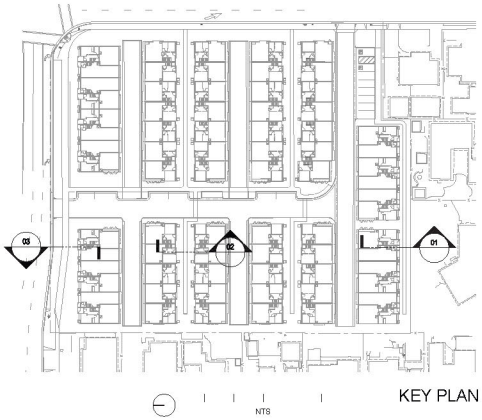




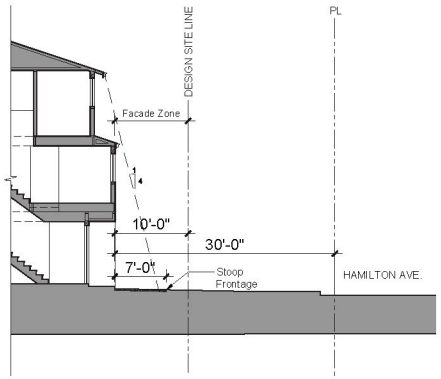
2. STREETSCAPE VIEW



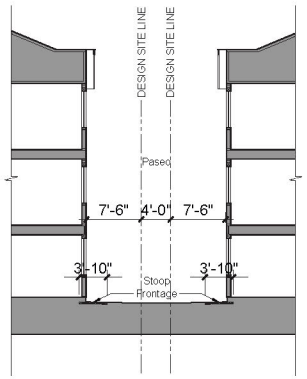
1. STREETSCAPE VIEW



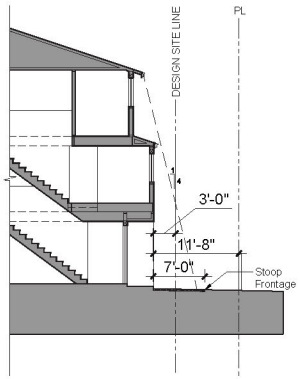
KEY PLAN



3. SECTION



2. SECTION



1. SECTION

R3: TOWNHOUSE CONDOMINIUMS (PER CRC)
3-STORY TOWNHOUSE

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24
[BASED ON 2018 INTERNATIONAL BUILDING CODE]

2022 CALIFORNIA RESIDENTIAL CODE (CRC)

2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2017 NATIONAL ELECTRICAL CODE]

2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2018 UNIFORM MECHANICAL CODE]

2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2018 UNIFORM PLUMBING CODE]

2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2018 INTERNATIONAL FIRE CODE]

2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF CAMPBELL MUNICIPAL CODE

DEFINITIONS: [PER CRC R202]	R3 TOWNHOUSE CONDOMINIUMS: A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON AT LEAST TWO SIDES.
OCCUPANCY GROUP: (CRC R 1.1.3.1)	TOWNHOUSE CONDOMINIUMS U (PRIVATE GARAGES)
CONSTRUCTION TYPE	TYPE V-B
FIRE SPRINKLERS: (CRC R 313)	NFPA 13
ALLOWABLE HEIGHT:	40 FEET
ALLOWABLE STORIES: (CRC 1.13)	3 STORIES
ALLOWABLE FLOOR AREA	THE CRC DOES NOT PUT AREA LIMITATIONS ON TOWNHOUSE CONDOMINIUMS
TOWNHOUSE UNIT SEPARATION (CRC R 302.2.2)	PER CRC R302.2 EACH TOWNHOUSE CONDOMINIUM SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC R 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS THAN 1-HOUR FIRE RATED.
EXTERIOR WALL RATING: (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) - (1 HOUR)
MAXIMUM AREA OF EXTERIOR WALL OPENINGS: (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE UNLIMITED (UNRATED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED
UTILITIES / THROUGH PENETRATIONS (CRC R302.4.1)	ELECTRIC METERS LOCATED IN COMMON HOA MAINTAINED CLOSETS AT THE END OF EACH BUILDING ARE RUN THROUGH THE BUILDING LATERALLY IN A NON-RATED SOFFIT RACEWAY LOCATED IN THE GARAGES. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1-HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL AND PLUMBING LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R 302.4.1 & CRC R 302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM.
ACCESSIBILITY: (PER CRC R320.1)	DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE CONDOMINIUM UNITS SHALL MEET THE REQUIREMENTS OF CALIFORNIA BUILDING CODE CHAPTER 11A - MULTISTORY DWELLINGS. REFER TO SITE PLAN FOR MORE INFORMATION AND LOCATION OF ACCESSIBLE UNITS. 10% OF THE UNITS MUST BE MADE ACCESSIBLE BASED ON CBC SECTION 1102.3.1.



Legend:

Building Coverage

Building Coverage:
(Shaded Area/ Net Site Area)

Site Net Area +/- 2.81 acres (122,404 s.f.)

Covered Area: 55,071 s.f. / 122,404 s.f. site
Coverage: **±45%**

Per City of Campbell Code- Amendments Title 6-7-20 and 21

Lot coverage means the ratio of covered area to net lot area.

Covered area means the total horizontal area within a lot that is covered or partially covered by structures, buildings, beams, slats or projections when viewed from above. Covered area does not include cornices, eaves, sills, canopies, bay windows, and chimneys cumulatively measuring less than 30-inches in depth as measured to the outside surface of exterior walls, or any basements, ground level paving, pools, spas and decks, landscape features, or light walls.

Notes :
1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit location, etc.
2. Refer to Landscape Sheets for landscape design, dimensions and detailed information.



OPEN SPACE CALCULATIONS

OPEN SPACE

OPEN SPACE CALCULATION

First & Second Floor

Unit Name	Open Space		Area/Unit	Total DU	Total Area
	1st Floor	2nd Floor			
Plan 1	0 SF	79 SF	79 SF	20 DU	1,580 SF
Plan 2	0 SF	68 SF	68 SF	12 DU	816 SF
Plan 2 Alt 1/2/3	0 SF	69 SF	69 SF	16 DU	1,104 SF
Plan 3	16 SF	68 SF	84 SF	5 DU	420 SF
Plan 4	34 SF	97 SF	131 SF	5 DU	655 SF
Plan 3X	18 SF	67 SF	85 SF	8 DU	680 SF
Plan 4X	35 SF	101 SF	136 SF	8 DU	1,088 SF
Total					6,343 SF

Notes :
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2. Refer to Landscape Sheets for landscape design, dimensions and detailed information.
3. Refer to sheets A 5.0.0 to A 5.2.1 with unit plans for dimensions of open spaces



OPEN SPACE CALCULATIONS

OPEN SPACE

OPEN SPACE CALCULATION

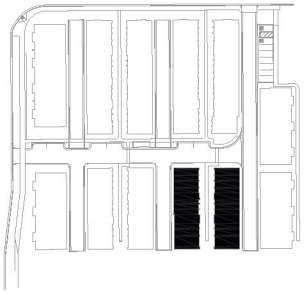
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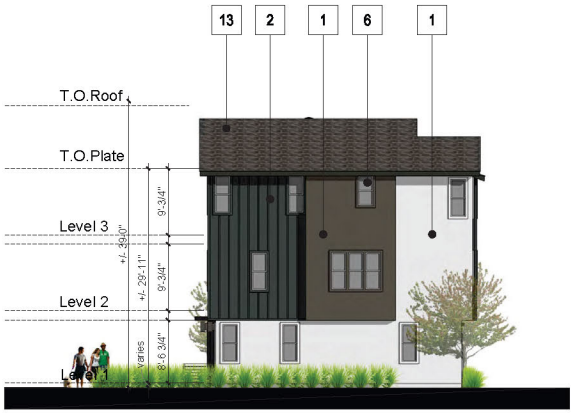


FRONT RIGHT PERSPECTIVE



MATERIAL LEGEND

1. Stucco
2. Board and Batten Siding
3. Fiber cement lap siding
4. Woodlook siding
5. Stone veneer
6. Vinyl window
7. Metal railing
8. Metal garage door
9. Light fixture
10. Unit address
11. Entry door
12. Entry canopy
13. Composition shingle roof



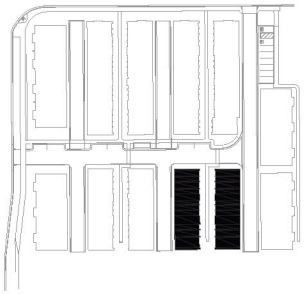
RIGHT ELEVATION



FRONT ELEVATION



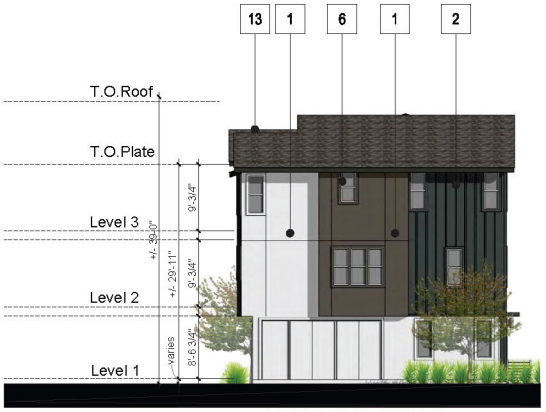
REAR LEFT PERSPECTIVE



KEY PLAN NTS

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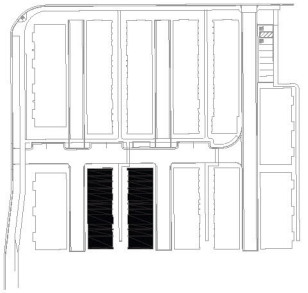
LEFT ELEVATION



REAR ELEVATION

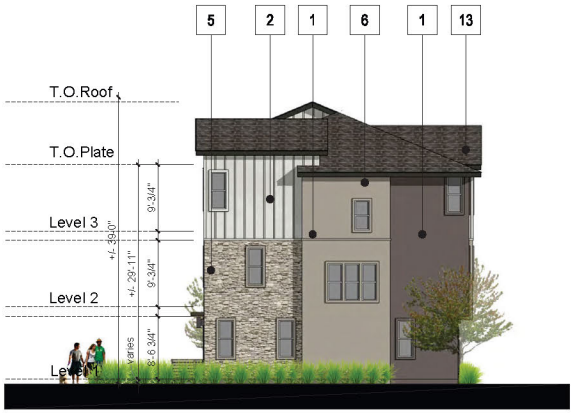


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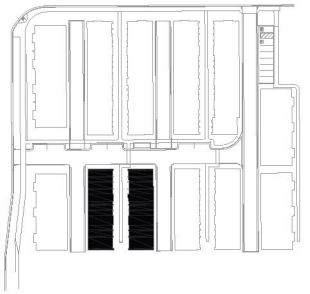
RIGHT ELEVATION



FRONT ELEVATION



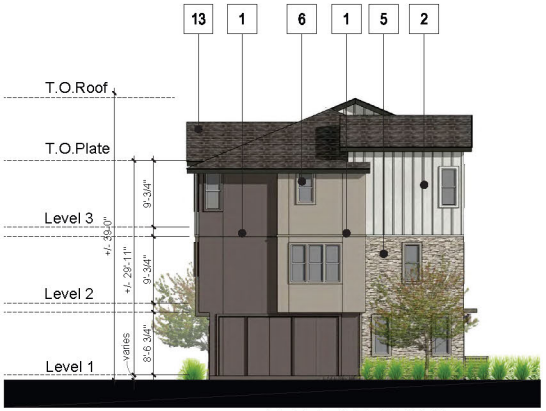
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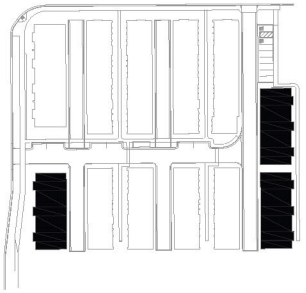
LEFT ELEVATION



REAR ELEVATION



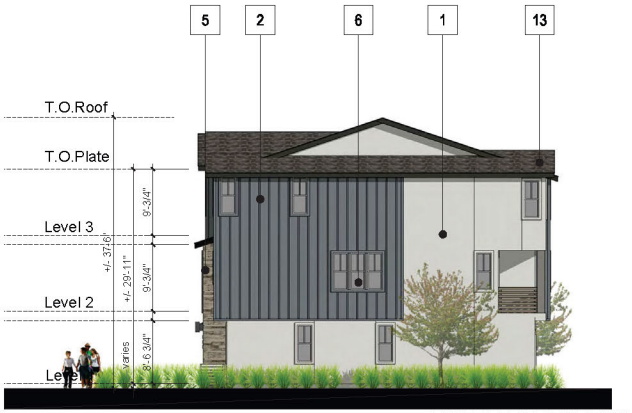
FRONT RIGHT PERSPECTIVE



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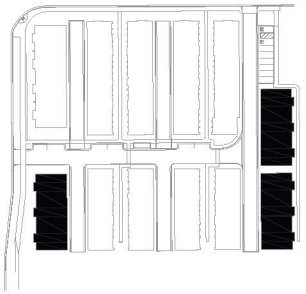
RIGHT ELEVATION



FRONT ELEVATION



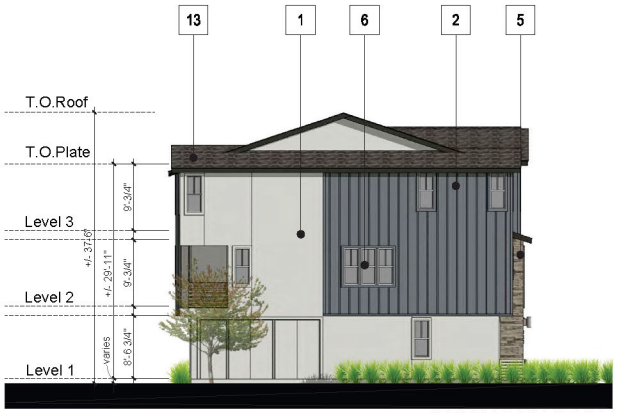
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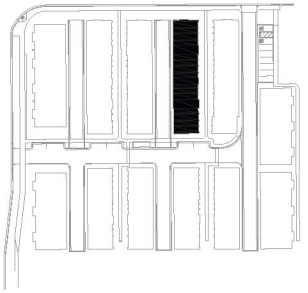
LEFT ELEVATION



REAR ELEVATION



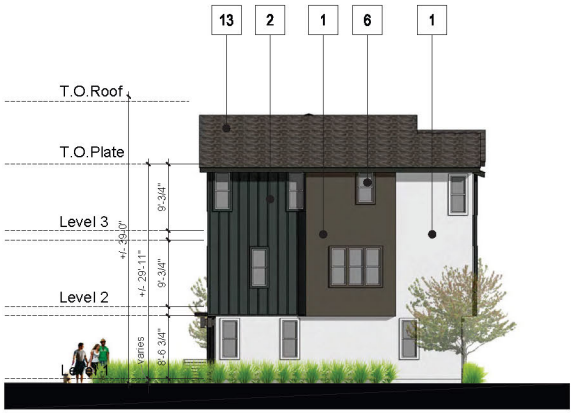
FRONT RIGHT PERSPECTIVE



KEY PLAN NTS

MATERIAL LEGEND

1. Stucco
2. Board and Batten Siding
3. Fiber cement lap siding
4. Woodlook siding
5. Stone veneer
6. Vinyl window
7. Metal railing
8. Metal garage door
9. Light fixture
10. Unit address
11. Entry door
12. Entry canopy
13. Composition shingle roof



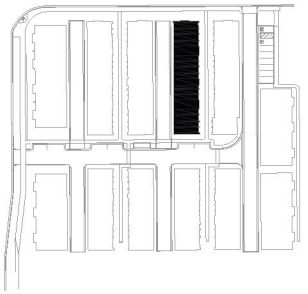
RIGHT ELEVATION



FRONT ELEVATION



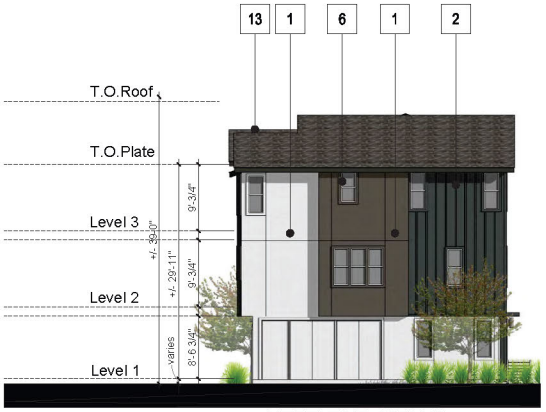
REAR LEFT PERSPECTIVE



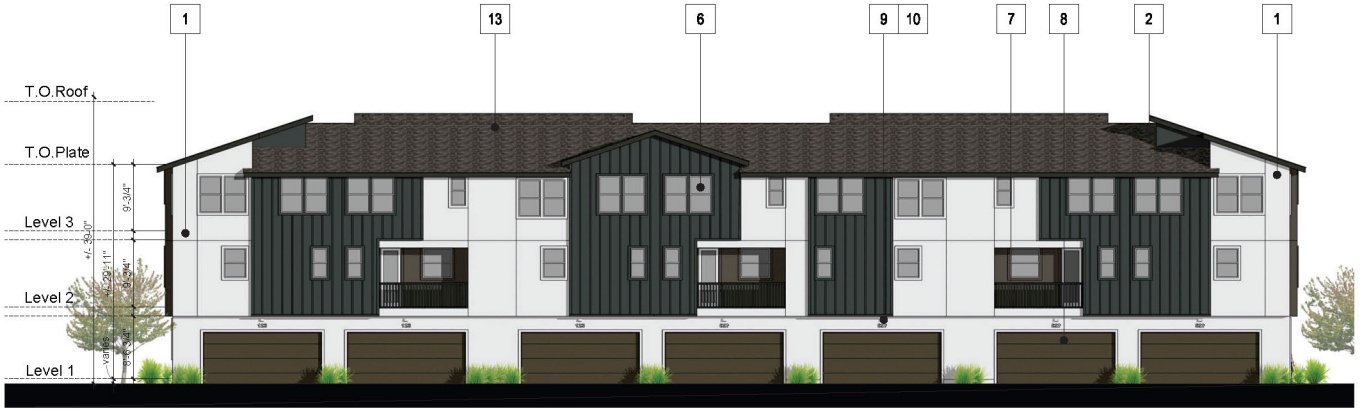
KEY PLAN NTS

MATERIAL LEGEND

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2. Board and Batten Siding
3. Fiber cement lap siding
4. Woodlook siding
5. Stone veneer
6. Vinyl window
7. Metal railing
8. Metal garage door
9. Light fixture
10. Unit address
11. Entry door
12. Entry canopy
13. Composition shingle roof



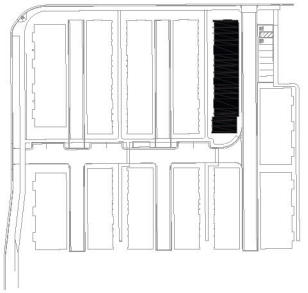
LEFT ELEVATION



REAR ELEVATION

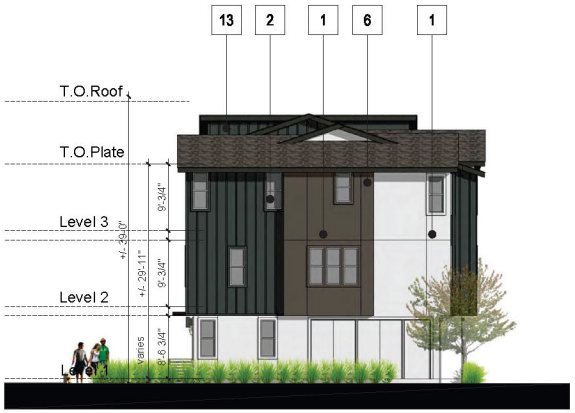


FRONT RIGHT PERSPECTIVE



MATERIAL LEGEND

1. Stucco
2. Board and Batten Siding
3. Fiber cement lap siding
4. Woodlook siding
5. Stone veneer
6. Vinyl window
7. Metal railing
8. Metal garage door
9. Light fixture
10. Unit address
11. Entry door
12. Entry canopy
13. Composition shingle roof



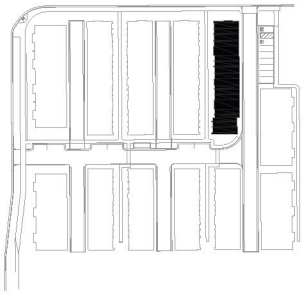
RIGHT ELEVATION



FRONT ELEVATION



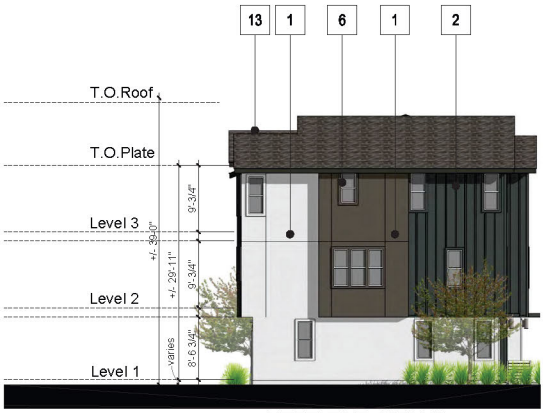
REAR LEFT PERSPECTIVE



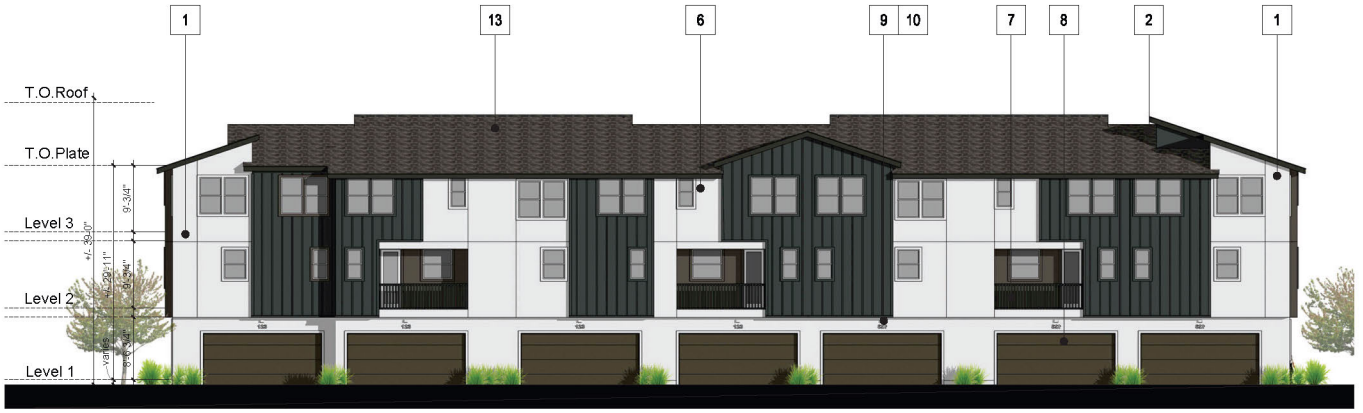
KEY PLAN NTS

MATERIAL LEGEND

1. Stucco
2. Board and Batten Siding
3. Fiber cement lap siding
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5. Stone veneer
6. Vinyl window
7. Metal railing
8. Metal garage door
9. Light fixture
10. Unit address
11. Entry door
12. Entry canopy
13. Composition shingle roof



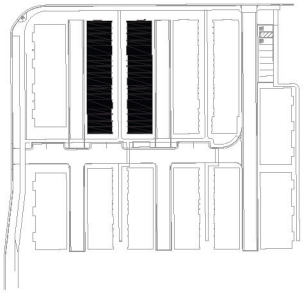
LEFT ELEVATION



REAR ELEVATION



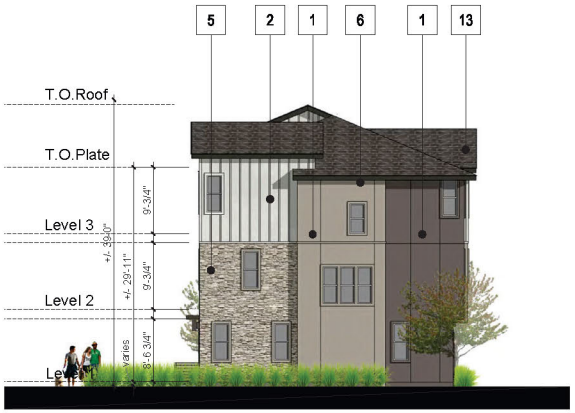
FRONT RIGHT PERSPECTIVE



KEY PLAN NTS

MATERIAL LEGEND

1. Stucco
2. Board and Batten Siding
3. Fiber cement lap siding
4. Woodlook siding
5. Stone veneer
6. Vinyl window
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8. Metal garage door
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10. Unit address
11. Entry door
12. Entry canopy
13. Composition shingle roof



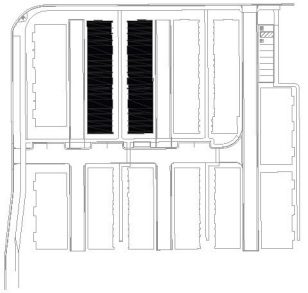
RIGHT ELEVATION



FRONT ELEVATION

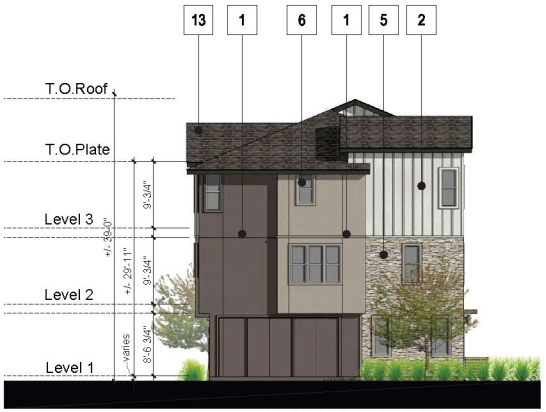


REAR LEFT PERSPECTIVE



MATERIAL LEGEND

1. Stucco
2. Board and Batten Siding
3. Fiber cement lap siding
4. Woodlook siding
5. Stone veneer
6. Vinyl window
7. Metal railing
8. Metal garage door
9. Light fixture
10. Unit address
11. Entry door
12. Entry canopy
13. Composition shingle roof



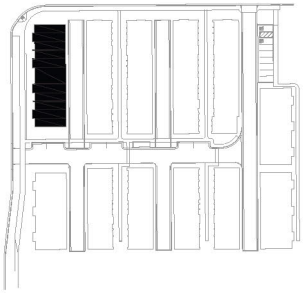
LEFT ELEVATION



REAR ELEVATION



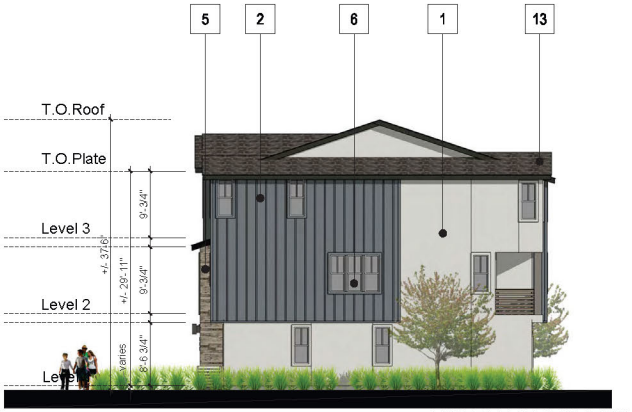
FRONT RIGHT PERSPECTIVE



KEY PLAN NTS

MATERIAL LEGEND

1. Stucco
2. Board and Batten Siding
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5. Stone veneer
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13. Composition shingle roof



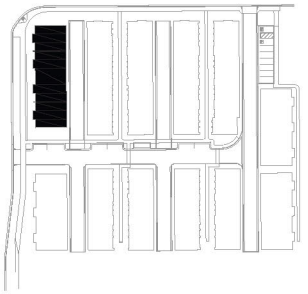
RIGHT ELEVATION



FRONT ELEVATION

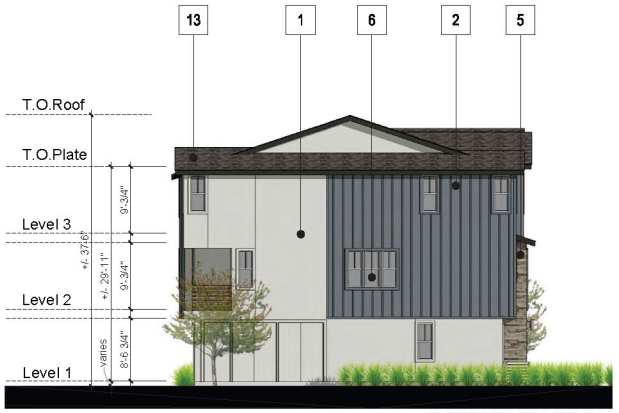


REAR LEFT PERSPECTIVE



MATERIAL LEGEND

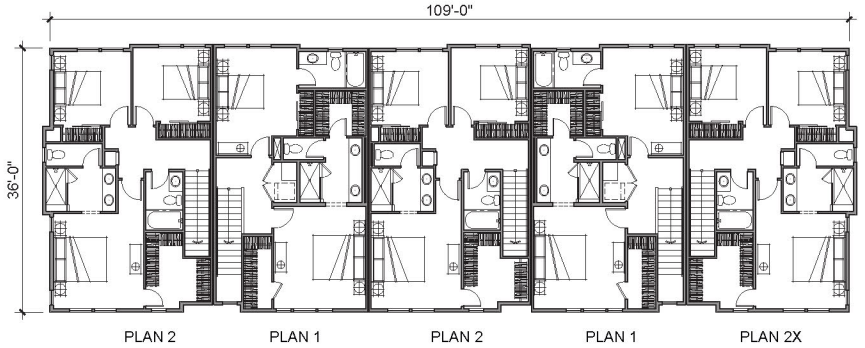
1. Stucco
2. Board and Batten Siding
3. Fiber cement lap siding
4. Woodlook siding
5. Stone veneer
6. Vinyl window
7. Metal railing
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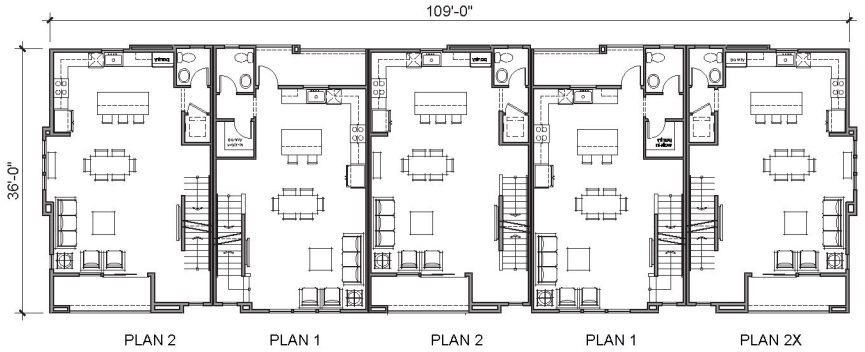
LEFT ELEVATION



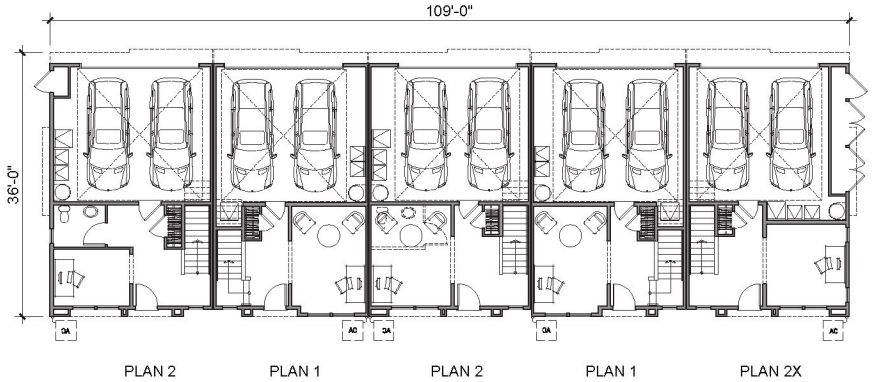
REAR ELEVATION



LEVEL 3

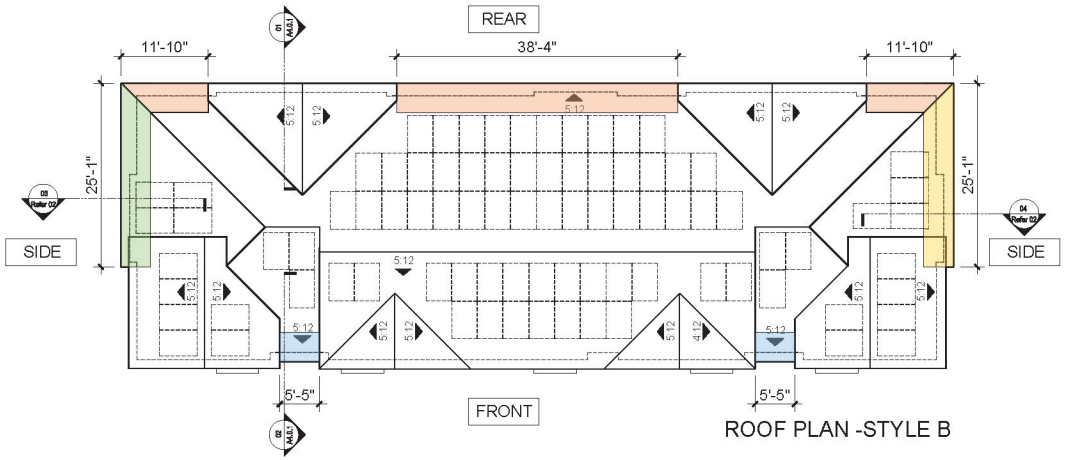


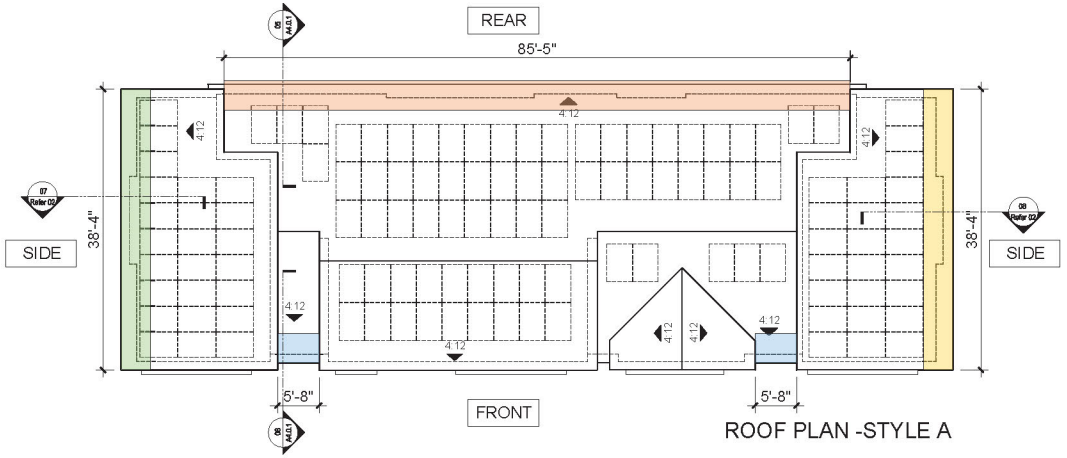
LEVEL 2



LEVEL 1

Rear Length with Eave Height Less than 30' to allow for fire department ground ladder roof access





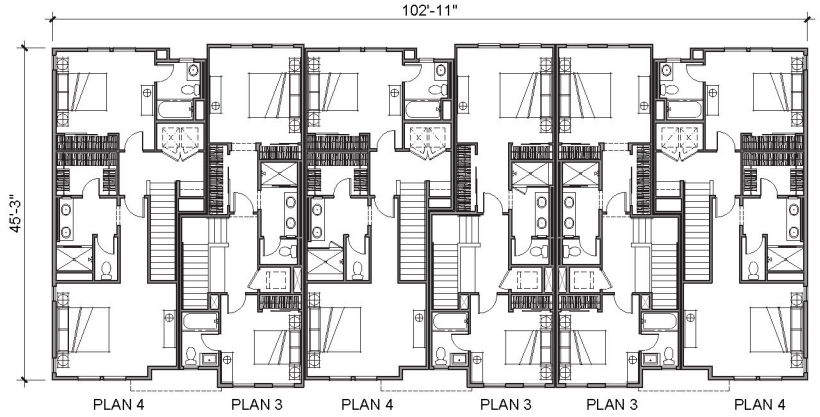
Roof Eave Under 30'		
5 Plex B	No. of Access	Percentage
Front	2	10%
Rear	3	55%
Left	1	65%
Right	1	65%
Total	7	40%

5 Plex A	No. of Access	Percentage
Front	2	10%
Rear	1	75%
Left	1	100%
Right	1	100%
Total	5	57%

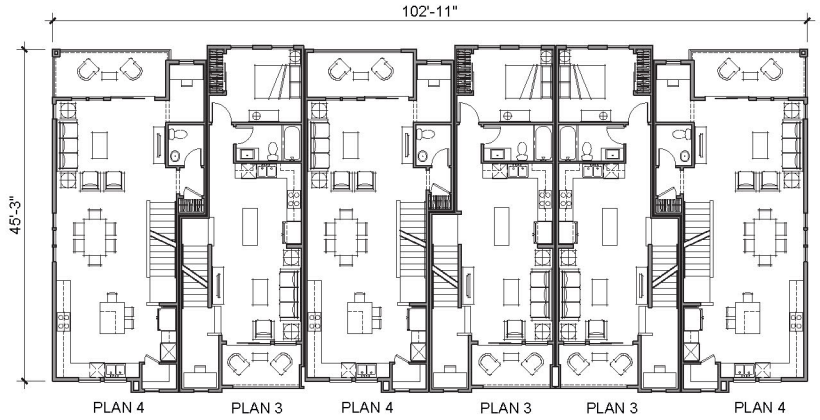


NOTE: Solar Panels are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change

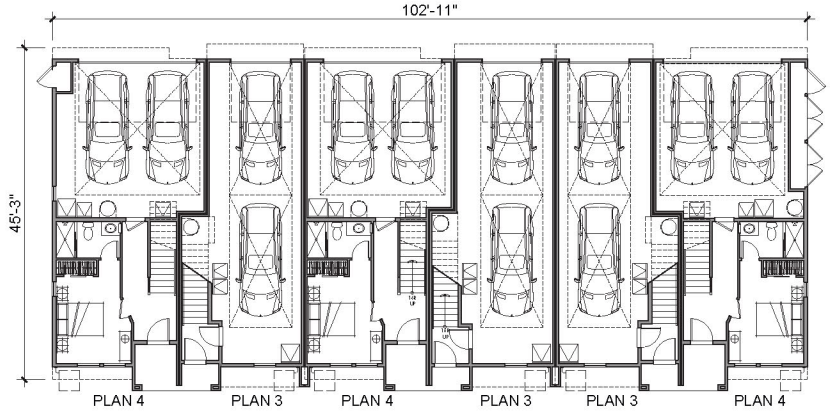
No roof mounted mechanicals equipments.



LEVEL 3



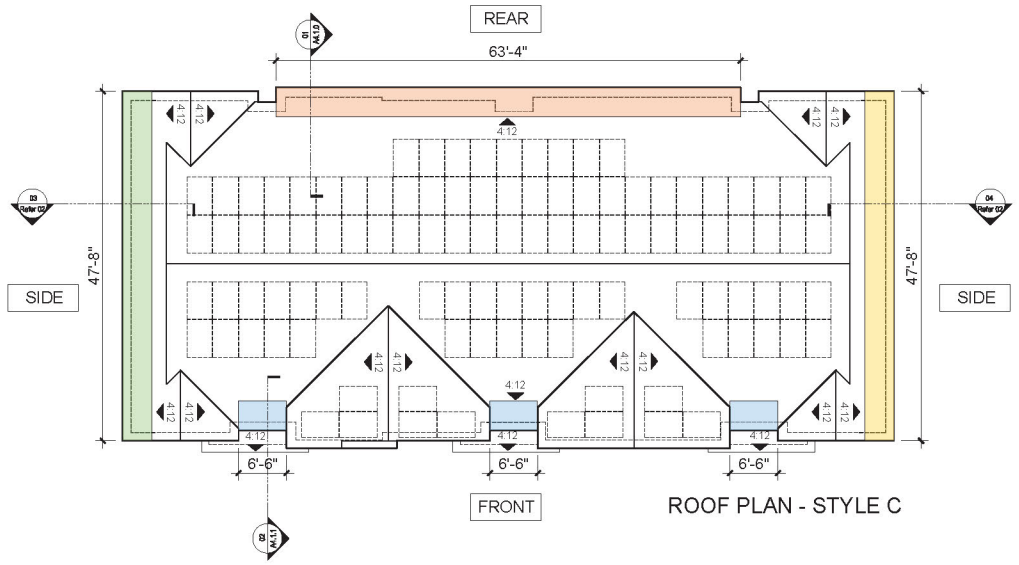
LEVEL 2



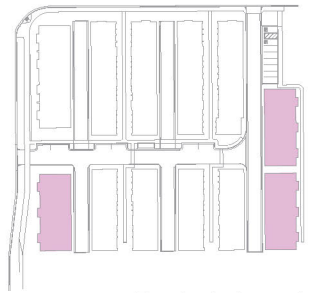
LEVEL 1

Rear Length with Eave Height Less than 30' to allow for fire department ground ladder roof access

Roof Eave Under 30'		
6 Plex	No. of Access	Percentage
Front	3	19%
Rear	1	60%
Left	1	100%
Right	1	100%
Total	6	58%



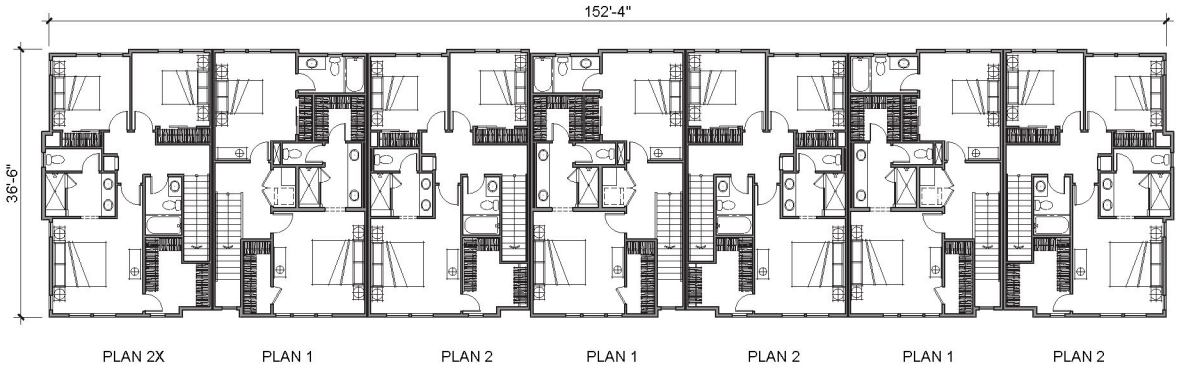
ROOF PLAN - STYLE C



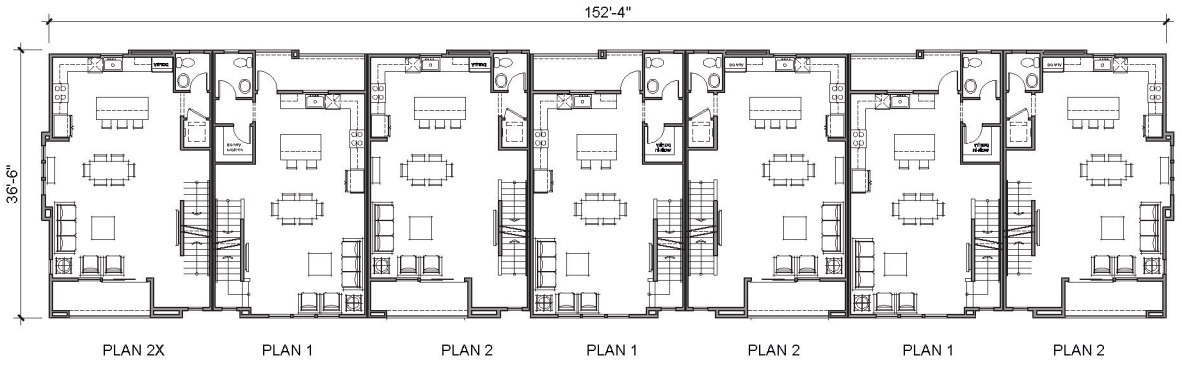
STYLE - C

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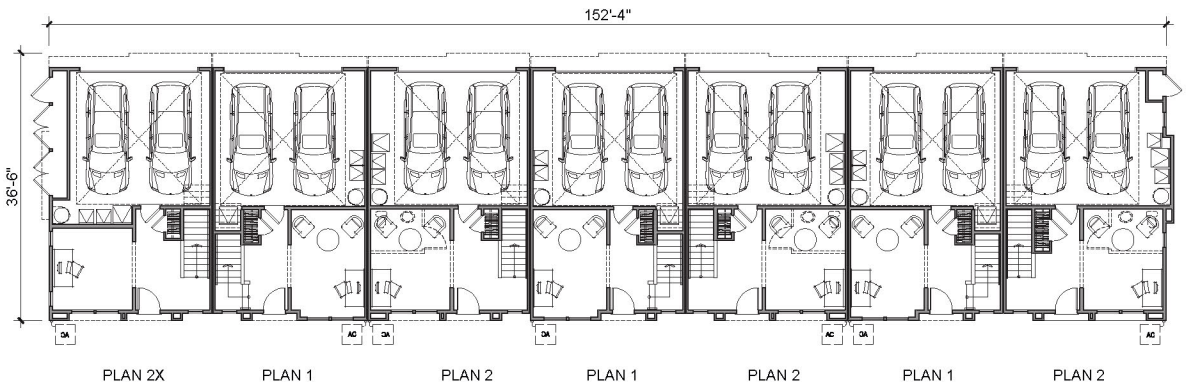
No roof mounted mechanicals equipments.



LEVEL 3

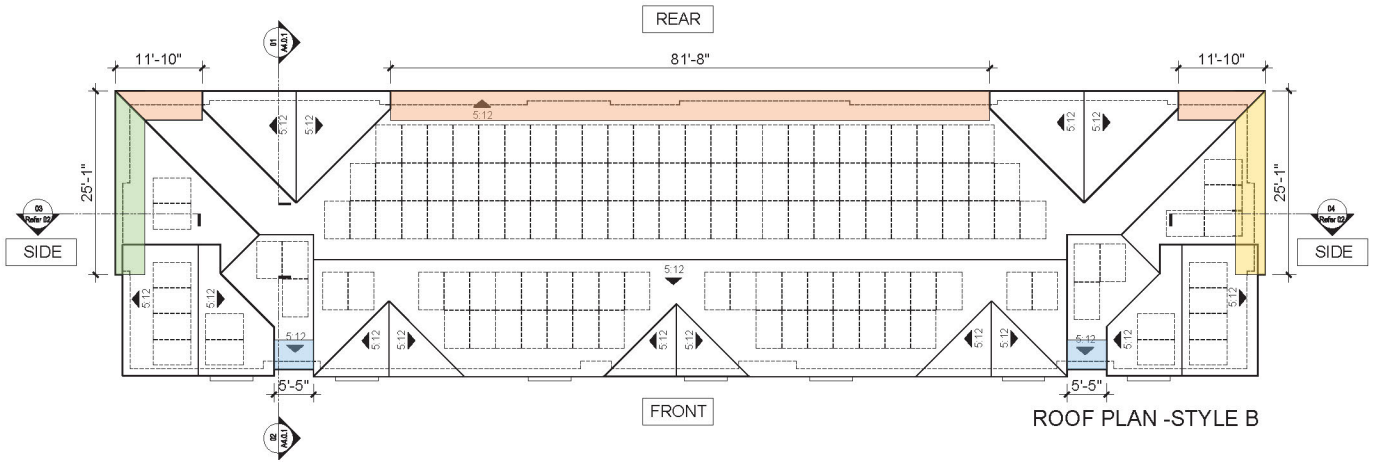


LEVEL 2

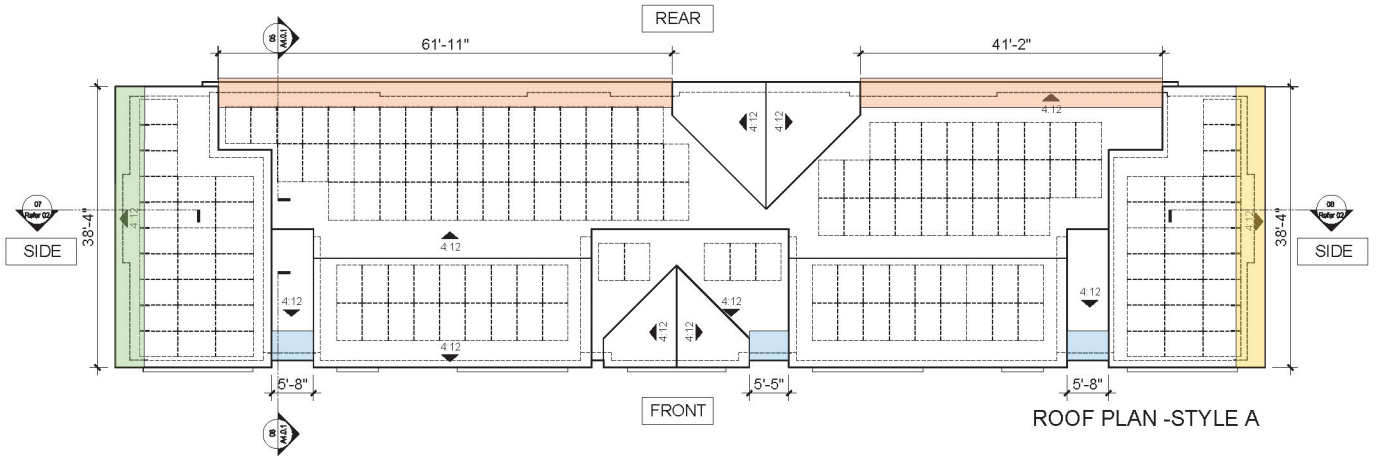


LEVEL 1

Rear Length with Eave Height Less than 30' to allow for fire department ground ladder roof access



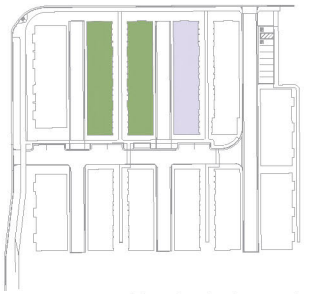
ROOF PLAN -STYLE B



ROOF PLAN -STYLE A

Roof Eave Under 30'		
7 Plex B	No. of Access	Percentage
Front	2	7%
Rear	3	67%
Left	1	65%
Right	1	65%
Total	7	42%

7 Plex A	No. of Access	Percentage
Front	3	11%
Rear	2	66%
Left	1	100%
Right	1	100%
Total	7	50%



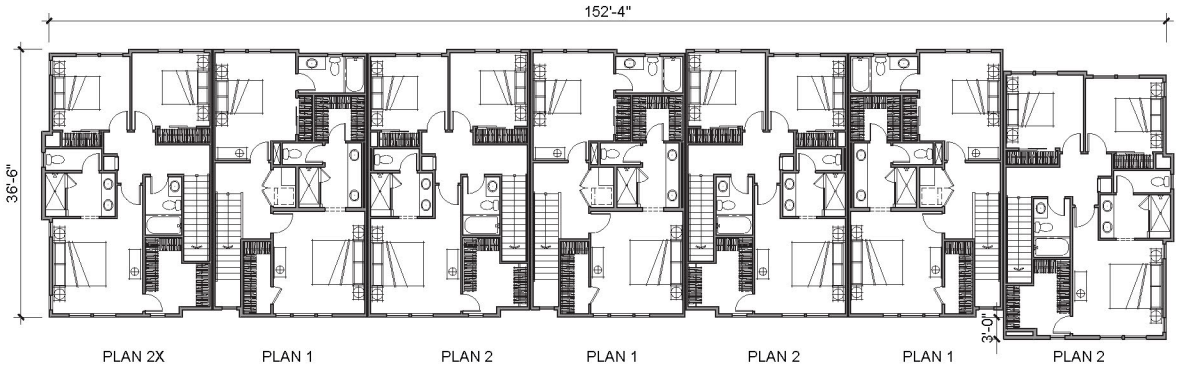
KEY PLAN NTS

STYLE - A

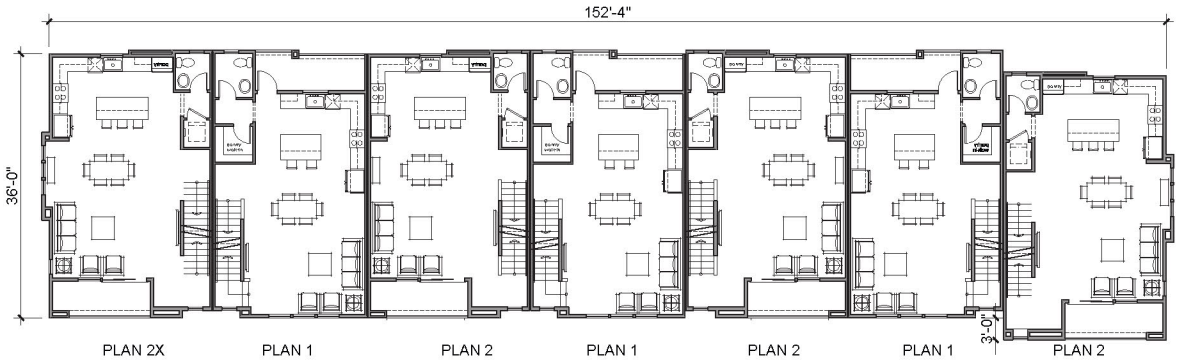
STYLE - B

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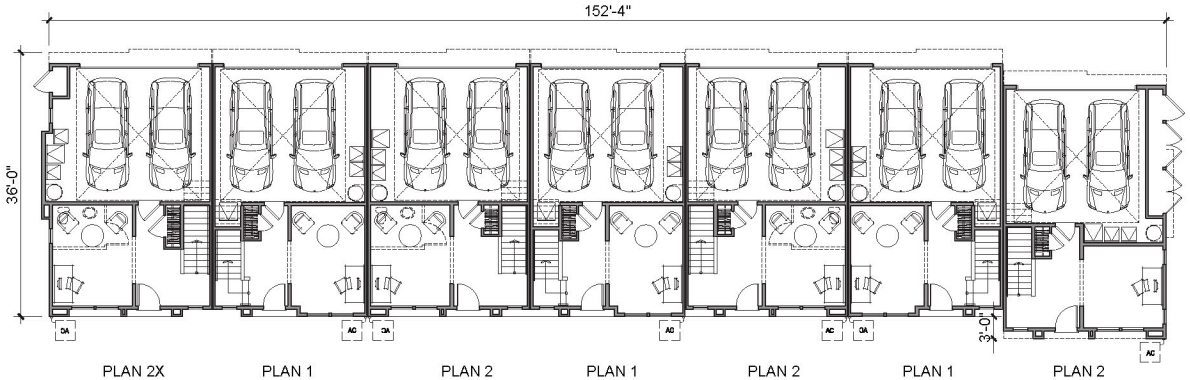
No roof mounted mechanicals equipments.



LEVEL 3

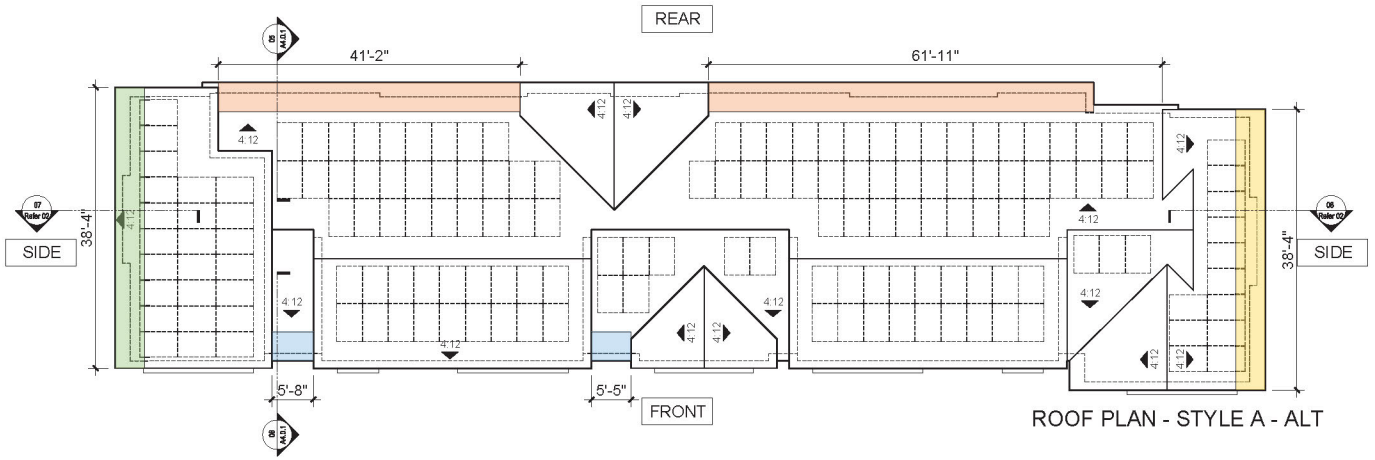


LEVEL 2



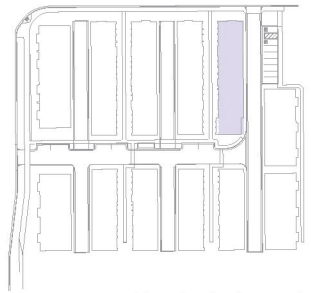
LEVEL 1

Rear Length with Eave Height Less than 30' to allow for fire department ground ladder roof access



ROOF PLAN - STYLE A - ALT

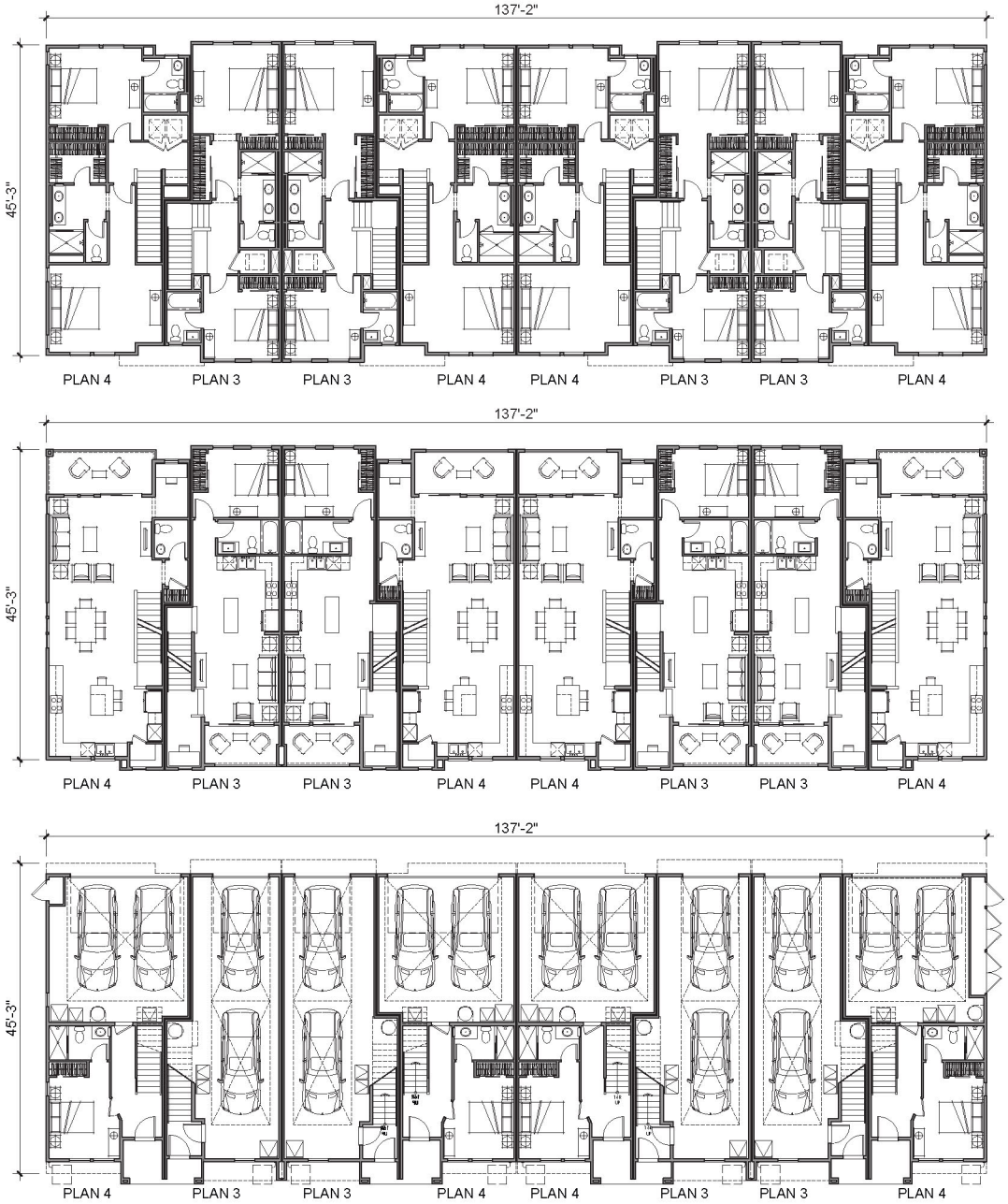
7 Plex A - ALT	No. of Access	Percentage
Front	3	7%
Rear	1	66%
Left	1	100%
Right	1	100%
Total	6	49%



STYLE - A

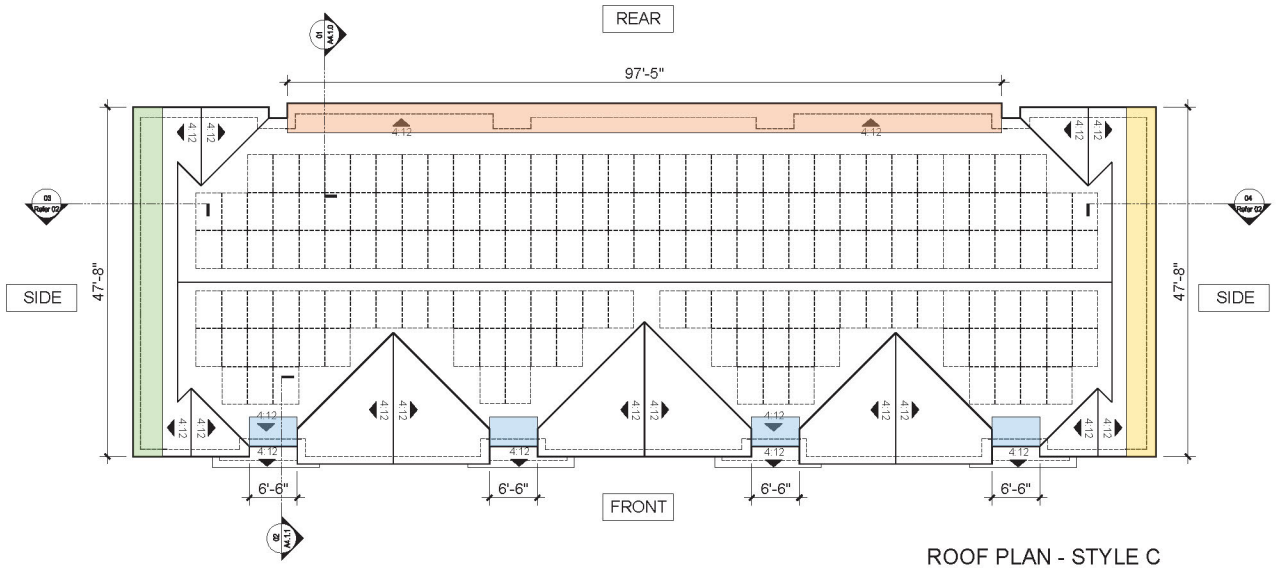
NOTE: Solar Panels are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change

No roof mounted mechanicals equipments.

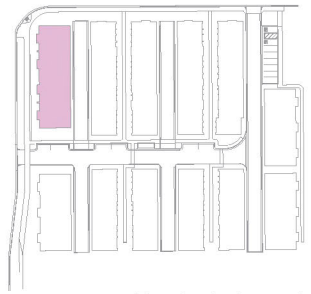

137'-2"
45'-3"
PLAN 4
PLAN 3
PLAN 3
PLAN 4
PLAN 4
PLAN 3
PLAN 3
PLAN 4
LEVEL 3
137'-2"
45'-3"
PLAN 4
PLAN 3
PLAN 3
PLAN 4
PLAN 4
PLAN 3
PLAN 3
PLAN 4
LEVEL 2
137'-2"
45'-3"
PLAN 4
PLAN 3
PLAN 3
PLAN 4
PLAN 4
PLAN 3
PLAN 3
PLAN 4
LEVEL 1

Rear Length with Eave Height Less than 30' to allow for fire department ground ladder roof access

Roof Eave Under 30'		
8 Plex	No. of Access	Percentage
Front	4	19%
Rear	1	70%
Left	1	100%
Right	1	100%
Total	7	58%

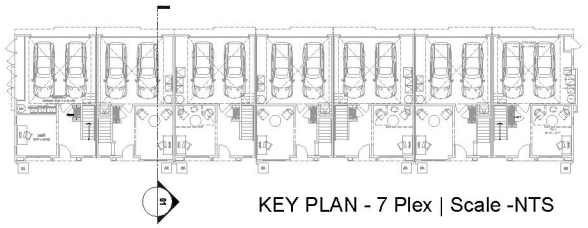


ROOF PLAN - STYLE C

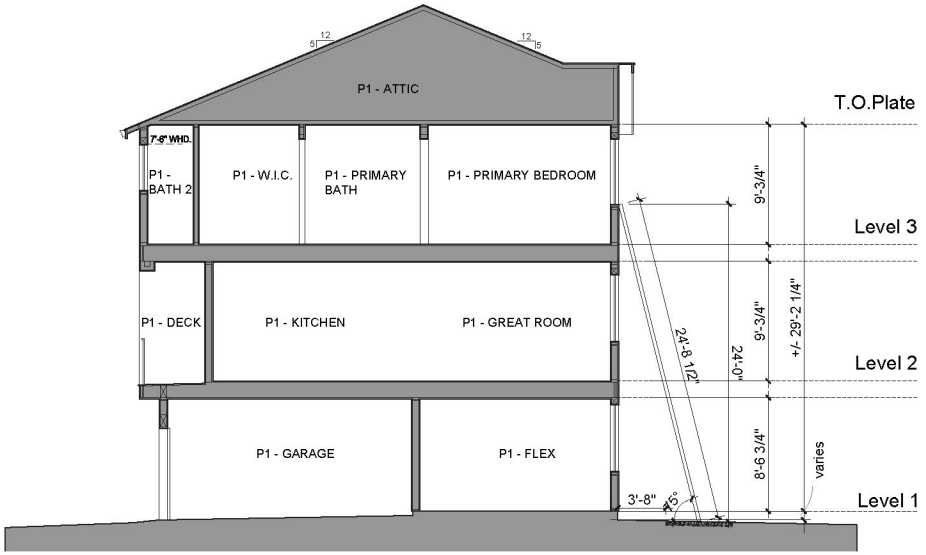


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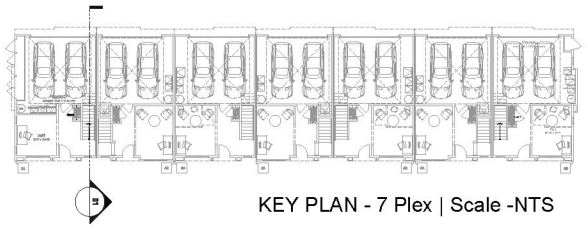
No roof mounted mechanicals equipments.



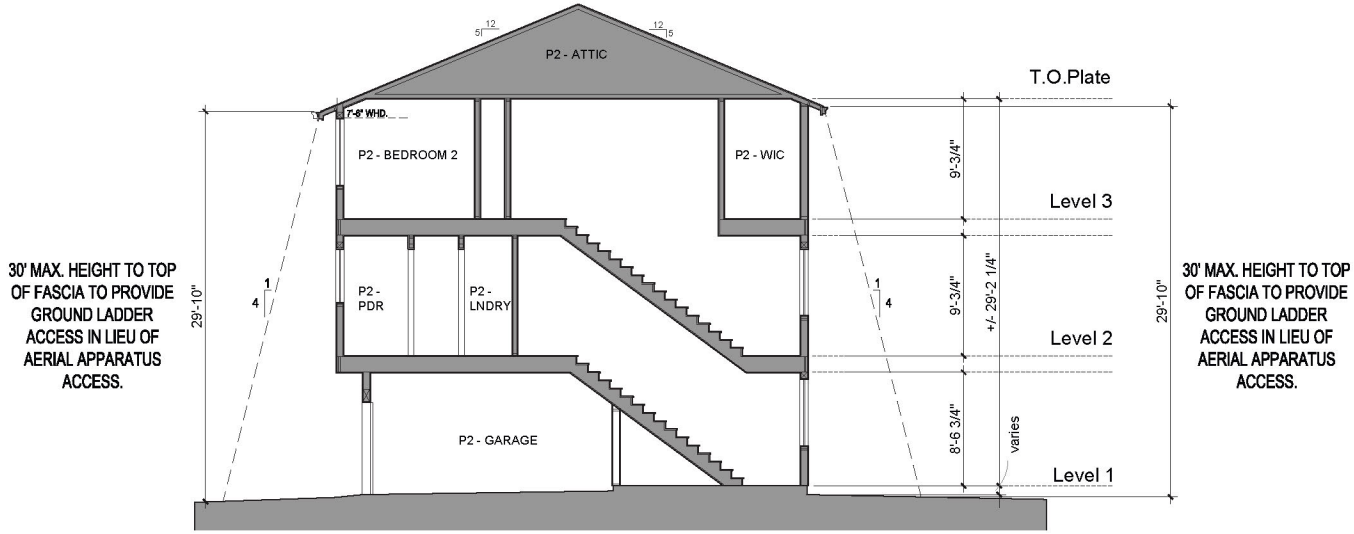
KEY PLAN - 7 Plex | Scale -NTS



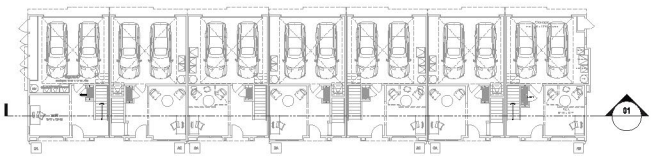
1. SECTION - PLAN1



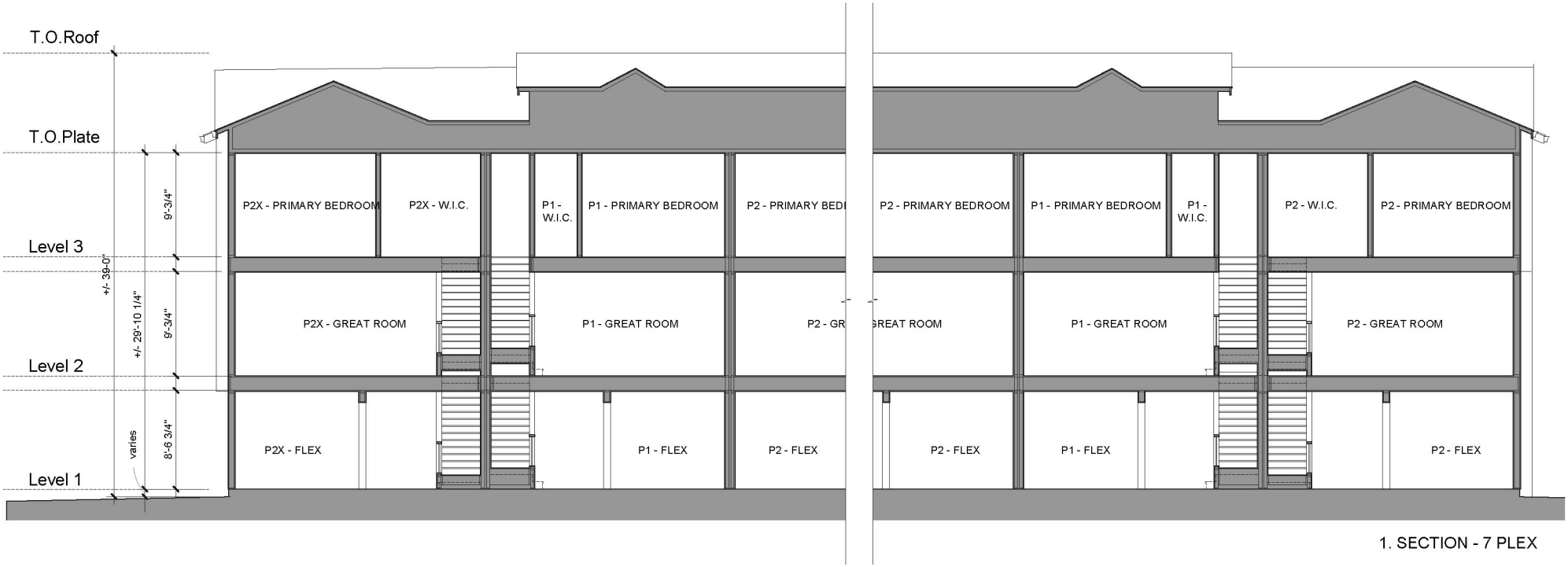
KEY PLAN - 7 Plex | Scale -NTS



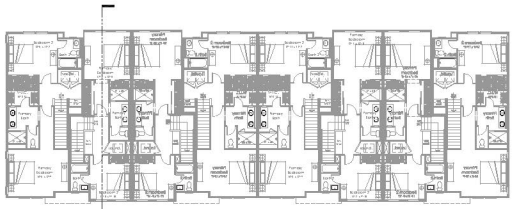
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KEY PLAN - 7 Plex | Scale -NTS

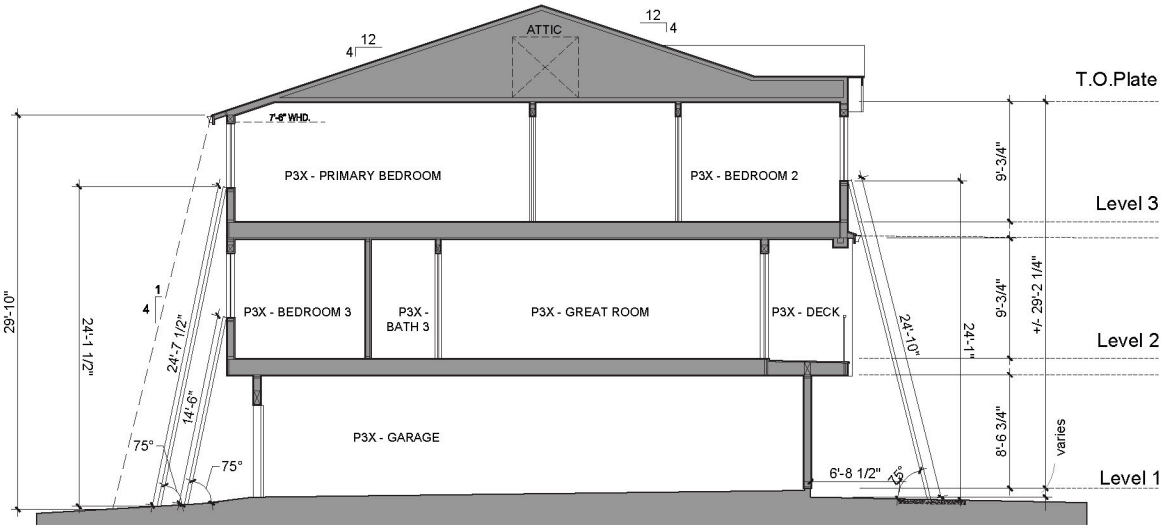


1. SECTION - 7 PLEX

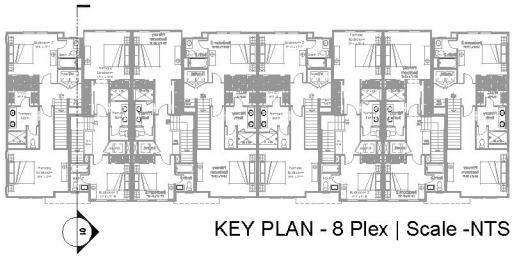


KEY PLAN - 8 Plex | Scale -NTS

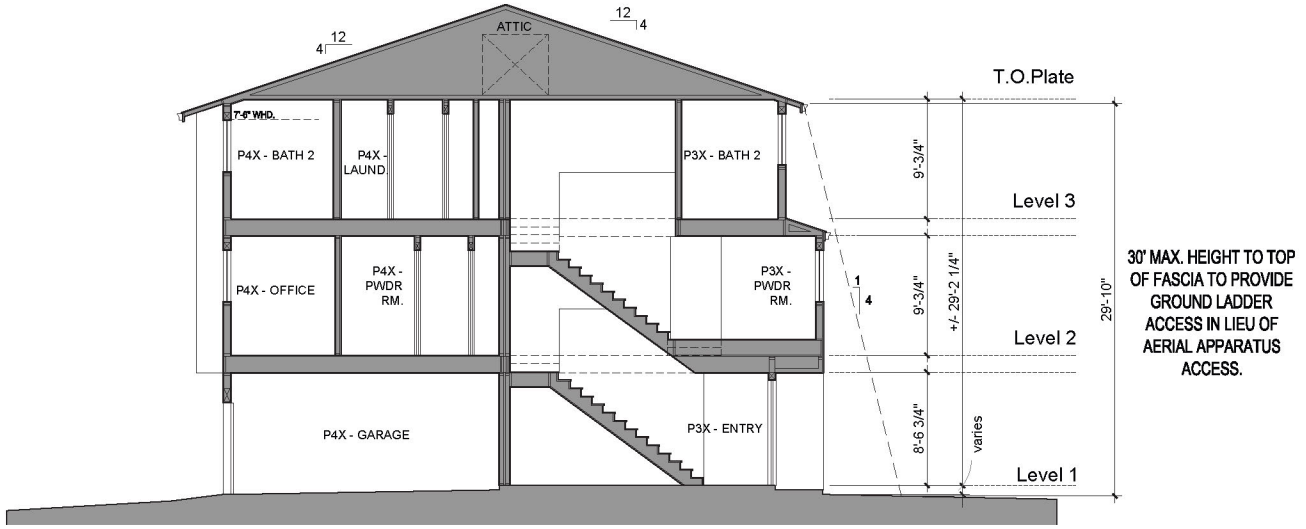
30' MAX. HEIGHT TO TOP OF FASCIA TO PROVIDE GROUND LADDER ACCESS IN LIEU OF AERIAL APPARATUS ACCESS.



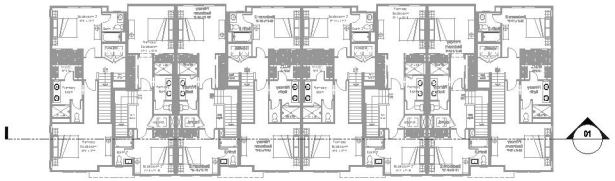
1. SECTION - PLAN 3X



KEY PLAN - 8 Plex | Scale -NTS



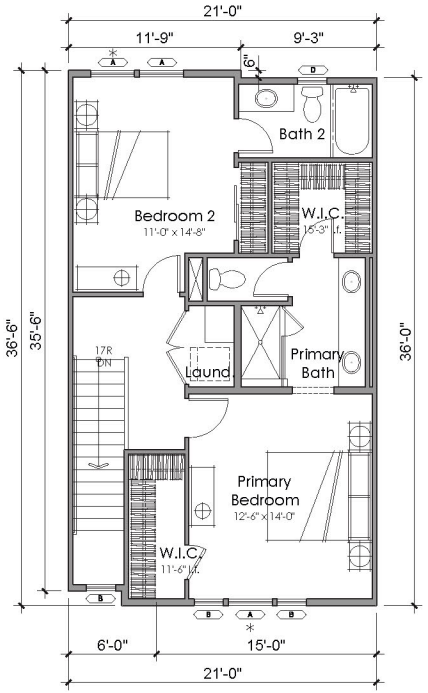
1. SECTION - PLAN 3X & 4X



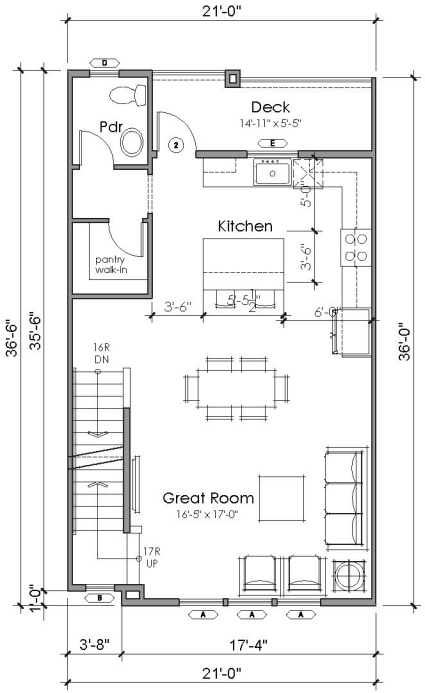
KEY PLAN - 8 Plex | Scale -NTS



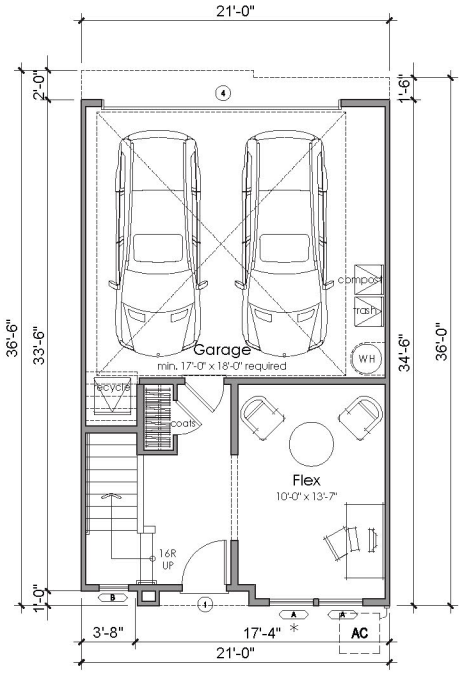
1. SECTION - 8 PLEX



THIRD FLOOR



SECOND FLOOR



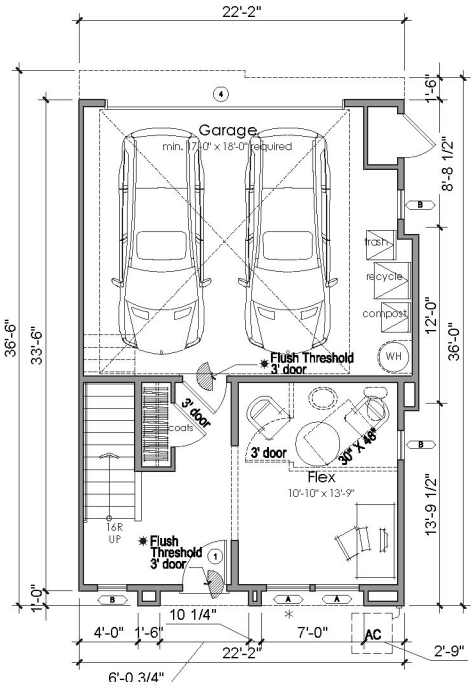
FIRST FLOOR

✳ - Egress Window

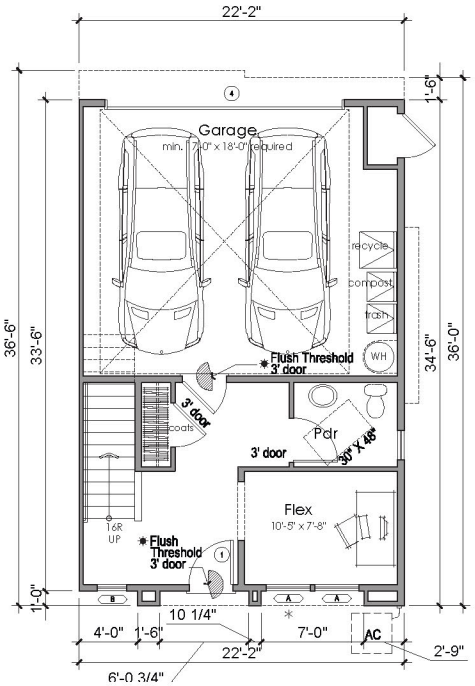
Plan 1 Floor Plan
2 Bedroom + Den / 2.5 Bath
1,623 s.f.(net)

Accessible 1st Floor where occurs per CBC 1102 A.3

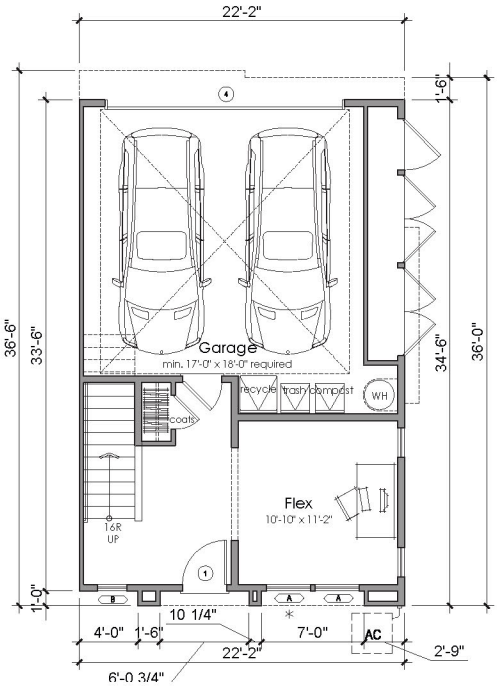
NOTE:
step@ front door
& garage man door occurs
@ non-accessible conditions



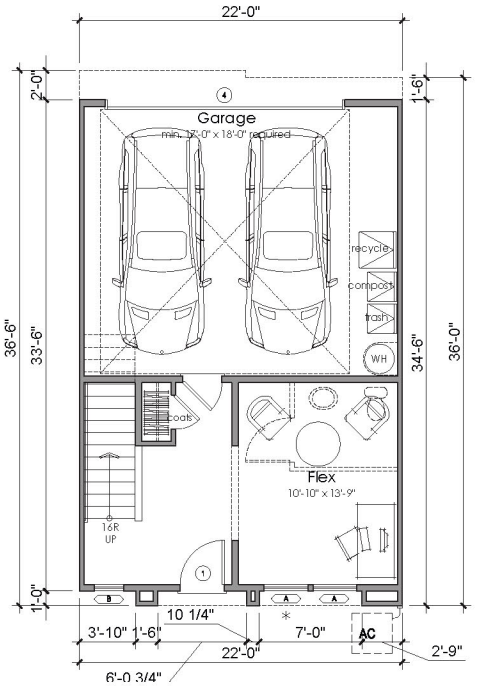
Plan 2 2 Alt-3



Plan 2 2 Alt-2



Plan 2 Alt-1



Plan 2

FIRST FLOOR

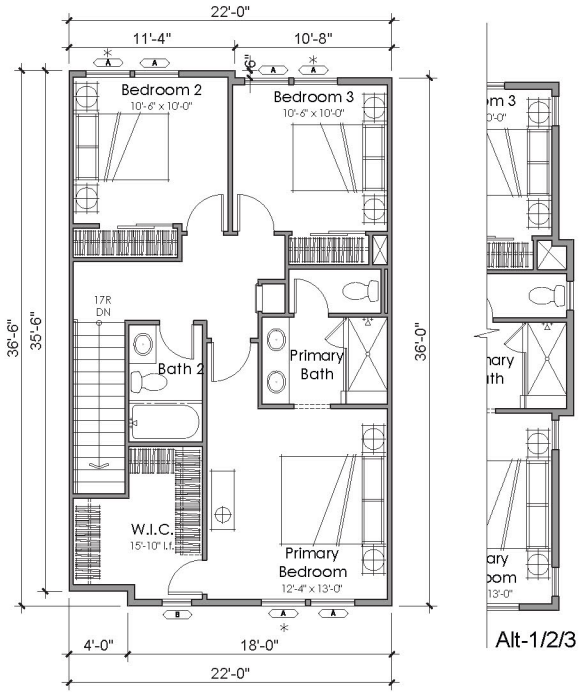
✳ - Egress Window

Plan 2 Alt-3 Floor Plan
3 Bedroom + Den / 2.5 Bath
1,748 s.f.(net)

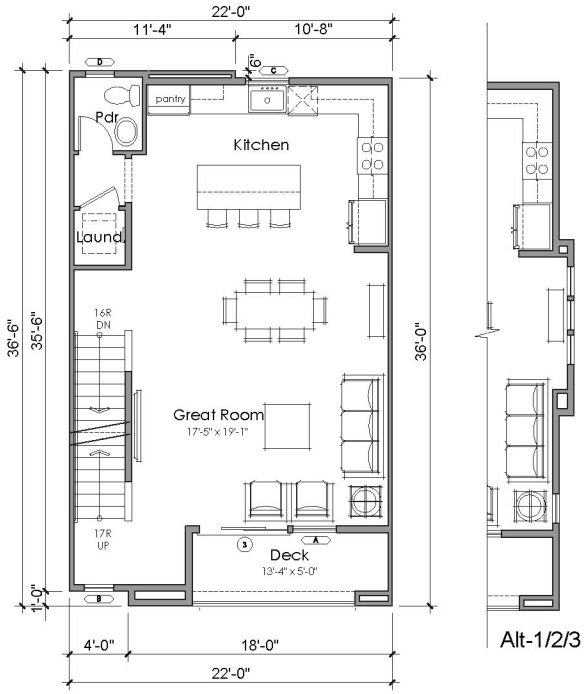
Plan 2 Alt-2 Floor Plan
3 Bedroom + Den / 2.5 Bath
1,748 s.f.(net)

Plan 2 Alt-1 Floor Plan
3 Bedroom + Den / 2.5 Bath
1,720 s.f.(net)

Plan 2 Floor Plan
3 Bedroom + Den / 2.5 Bath
1,727 s.f.(net)

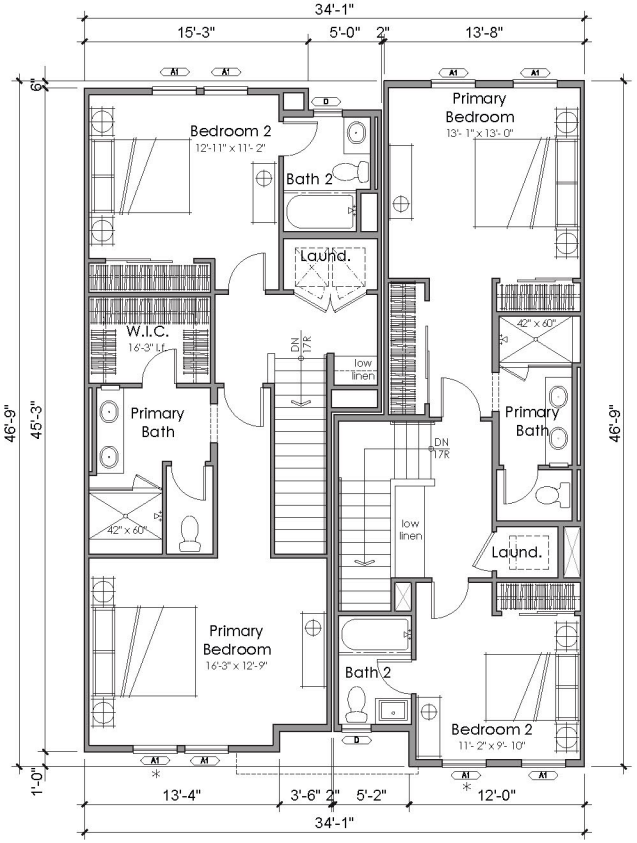


THIRD FLOOR



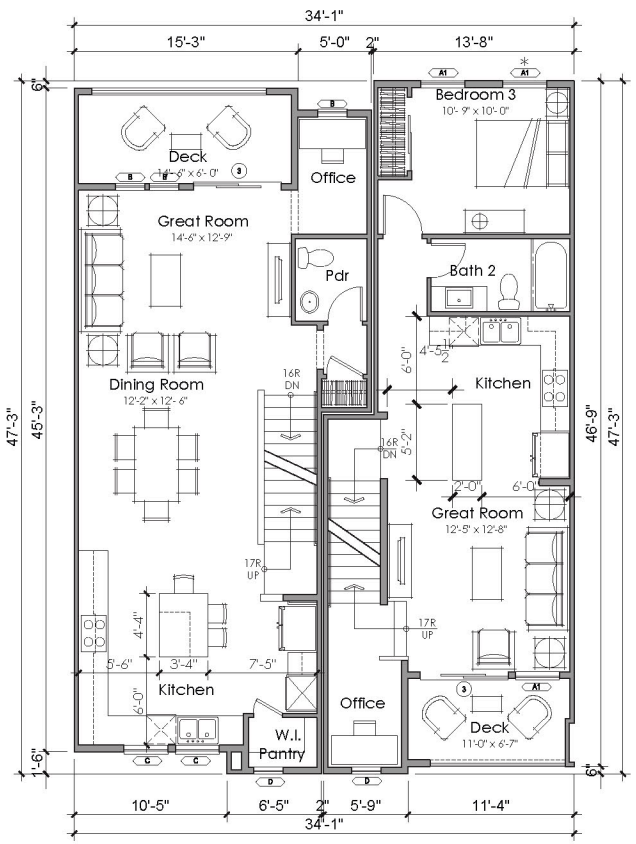
SECOND FLOOR

✳ - Egress Window



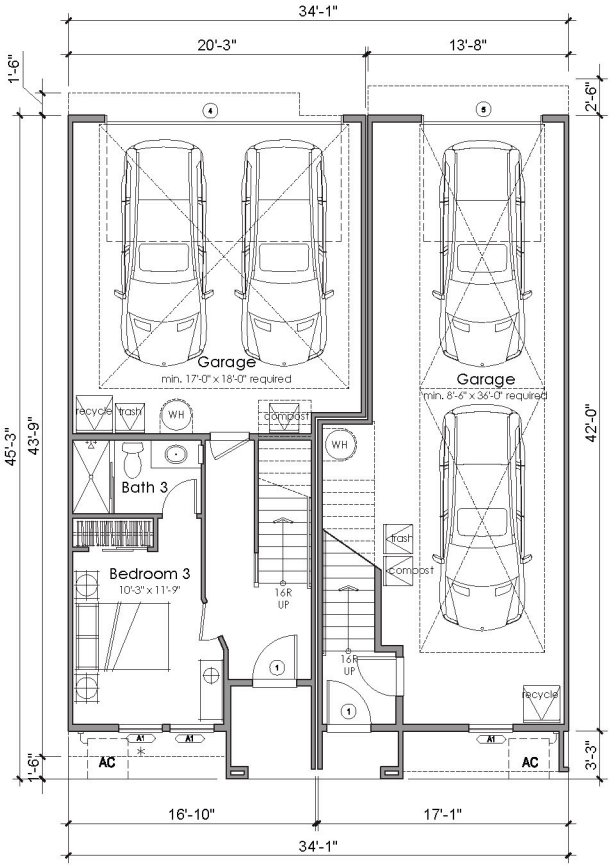
PLAN 4 PLAN 3

THIRD FLOOR



PLAN 4 PLAN 3

SECOND FLOOR

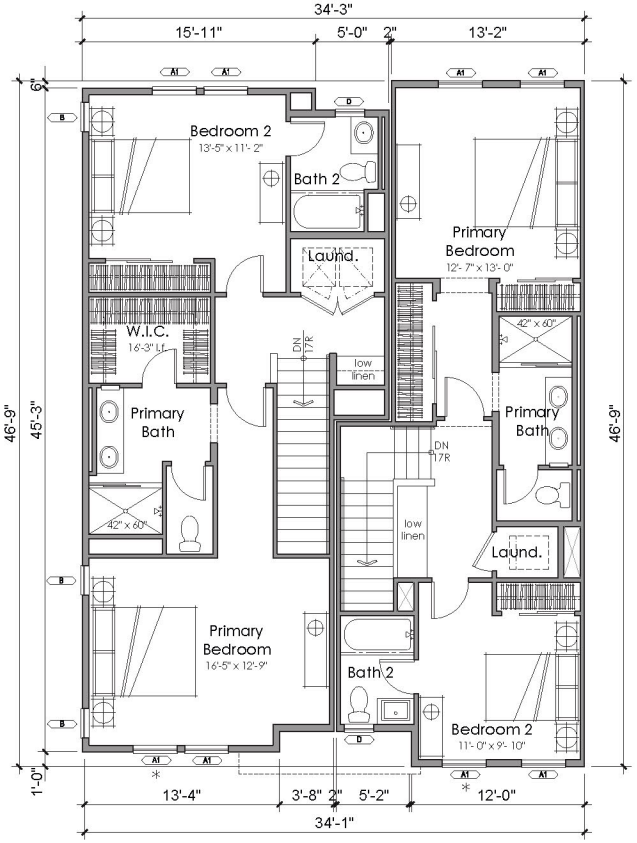


PLAN 4 PLAN 3

FIRST FLOOR

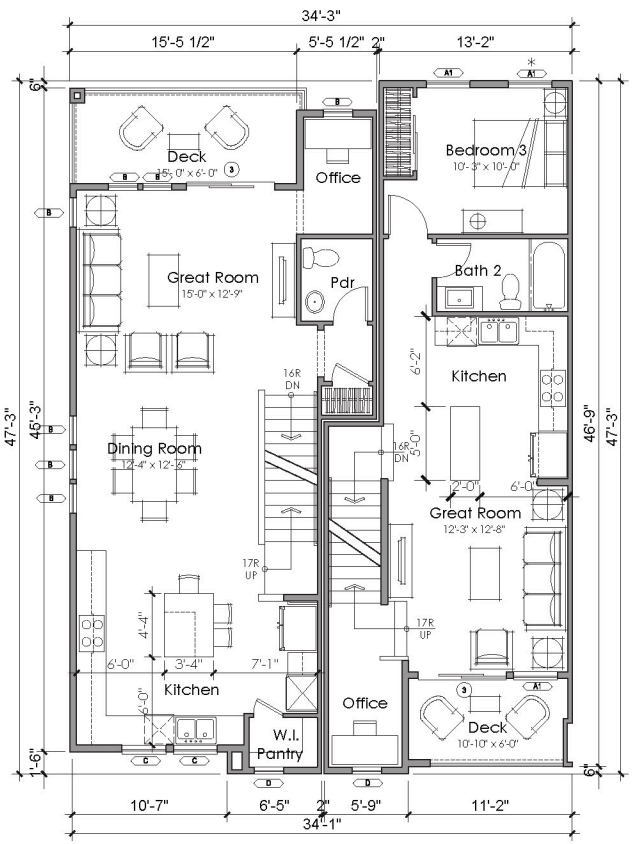
✳ - Egress Window

Plan 4 Floor Plan	Plan 3 Floor Plan
3 Bedroom / 3.5 Bath	3 Bedroom / 3 Bath
1,747 s.f.(net)	1,318 s.f.(net)



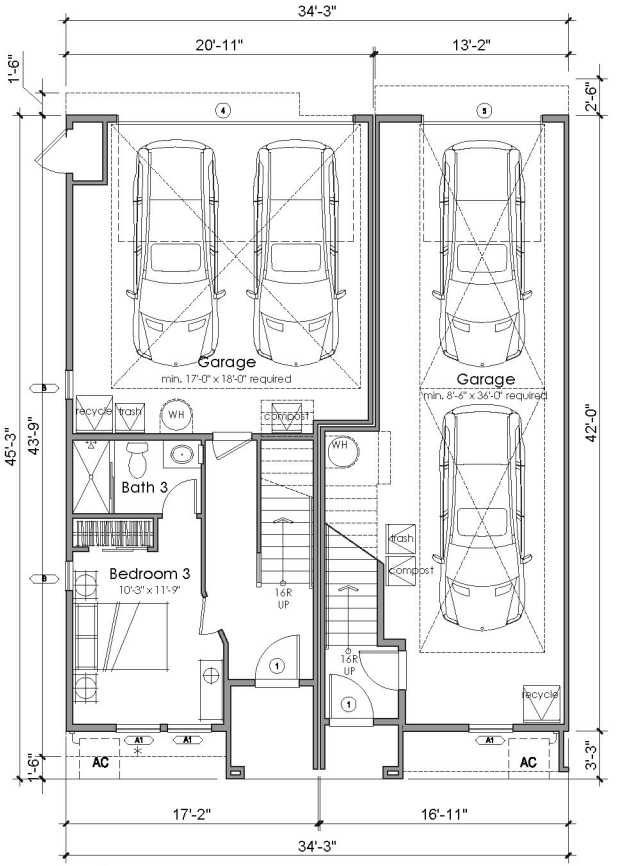
PLAN 4X PLAN 3X

THIRD FLOOR



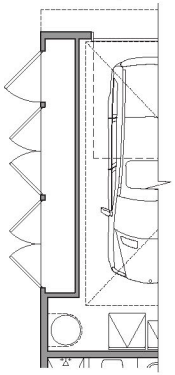
PLAN 4X PLAN 3X

SECOND FLOOR



PLAN 4X PLAN 3X

FIRST FLOOR



Plan 4-Alt(First Floor)

✳ - Egress Window

Plan 4X Floor Plan
3 Bedroom / 3.5 Bath
1,780 s.f.(net)

Plan 3X Floor Plan
3 Bedroom / 3 Bath
1,283 s.f.(net)



FRONT PERSPECTIVE

REAR PERSPECTIVE



FRONT PERSPECTIVE

REAR PERSPECTIVE



FRONT PERSPECTIVE

REAR PERSPECTIVE

STYLE A

STUCCO BODY/ TRIM 1
SW 6546
CLOUD NINE

BOARD+BATTEN/ STUCCO/ METAL AWNING/ TRIM 2
SW 7062
ROCK BOTTOM

STUCCO BODY/ TRIM 3
SW 9620
PRELUDE

FIBER CEMENT LAP SIDING/TRIM 6
WARM ESPRESSO

METAL RAILING / METAL CANOPY
SW 7076
CYBERSPACE

FIBER GLASS ENTRY DOOR 1
SW 2739
CHARCOAL BLUE

FIBER GLASS ENTRY DOOR 2
SW 2816
ROOKWOOD DARK GREEN

COMPOSITE SHINGLE ROOF
CHARCOAL BLACK

GARAGE DOOR 1
SW 9520
NOCTURNE

STYLE B

STUCCO BODY/ TRIM 1
SW 6005
FOLKSTONE

BOARD+BATTEN/ TRIM 2
SW 7646
FIRST STAR

STUCCO BODY/ TRIM 3
SW 7640
FAWN BRINDLE

FIBER CEMENT LAP SIDING/ METAL AWNING 1/ TRIM 4
SW 6209
RIPE OLIVE

FIBER CEMENT LAP SIDING/ METAL AWNING 2/ TRIM 5
SW 9593
LAURISTON STONE

STONE VENEER
STACKED STONE
KORYAK RIDGE

METAL RAILING / METAL CANOPY
SW 7076
CYBERSPACE

FIBER GLASS ENTRY DOOR 1
SW 6250
GRANITE PEAK

FIBER GLASS ENTRY DOOR 2
SW 6278
CLOAK GRAY

FIBER GLASS ENTRY DOOR 3
SW 6216
JASPER

COMPOSITE SHINGLE ROOF
PEWTERWOOD

GARAGE DOOR 1
SW 9565
FORGED STEEL

STYLE C

STUCCO BODY/ TRIM 1
SW 9561
GUILD GRAY

BOARD+BATTEN/ TRIM 2
SW 9564
BEFORE THE STORM

STUCCO BODY/ TRIM 3
SW 9554
GOING GREY

STONE VENEER
DRIFTWOOD

METAL RAILING / METAL CANOPY
SW 7076
CYBERSPACE

FIBER GLASS ENTRY DOOR 1
SW 7730
FORESTWOOD

FIBER GLASS ENTRY DOOR 2
SW 7062
ROCK BOTTOM

COMPOSITE SHINGLE ROOF
DRIFTWOOD

GARAGE DOOR 1
SW 6200
LINK GRAY

MANUFACTURER

1. PAINT - SHERWIN WILLIAMS OR EQUAL
2. ROOF - CERTAINTEED OR EQUAL
3. ENTRY DOOR - THERMA-TRU OR EQUAL
4. GARAGE DOOR - CLOPAY OR EQUAL
5. STANDING SEAM METAL ROOF - WESTERN STATES METAL ROOFING OR EQUAL
6. WOOD LOOK SIDING - WOODTONE OR EQUAL
7. FIBER CEMENT SIDING - HARDIE OR EQUAL



CERTAINTEED LANDMARK SHINGLES
(SEE COLOR SCHEMES FOR COLOR)



WOODTONE LAP SIDING
(SEE COLOR SCHEMES FOR COLOR)

K:\Oakland\Projects\2024\240965 MCM - 1500 E Hamilton\Design\Color Selection\ES_Stacked-Stone_Nantucket_Ext_Carr-Residence_en

ELDORADO STONE
STACKED STONE - KORYAK RIDGE

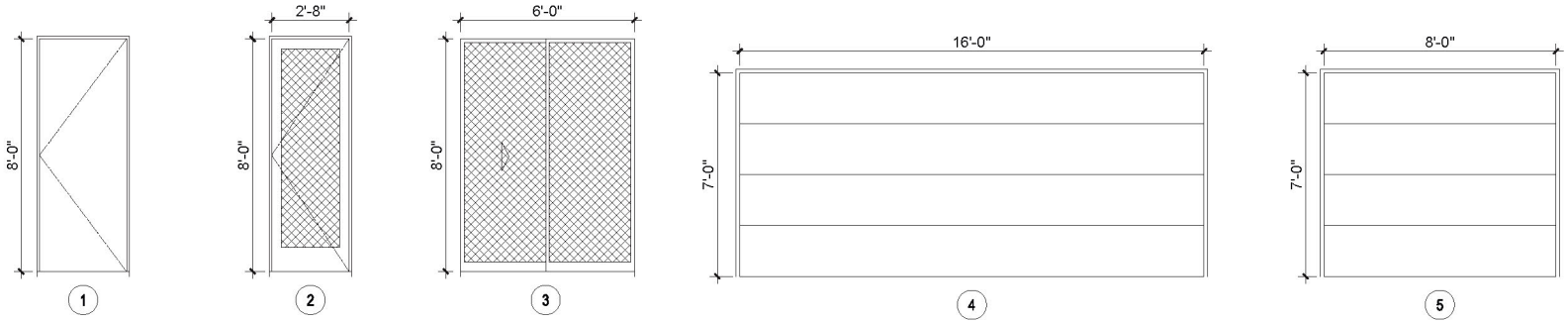
SAND FINISH STUCCO
(SEE COLOR SCHEMES FOR COLORS)

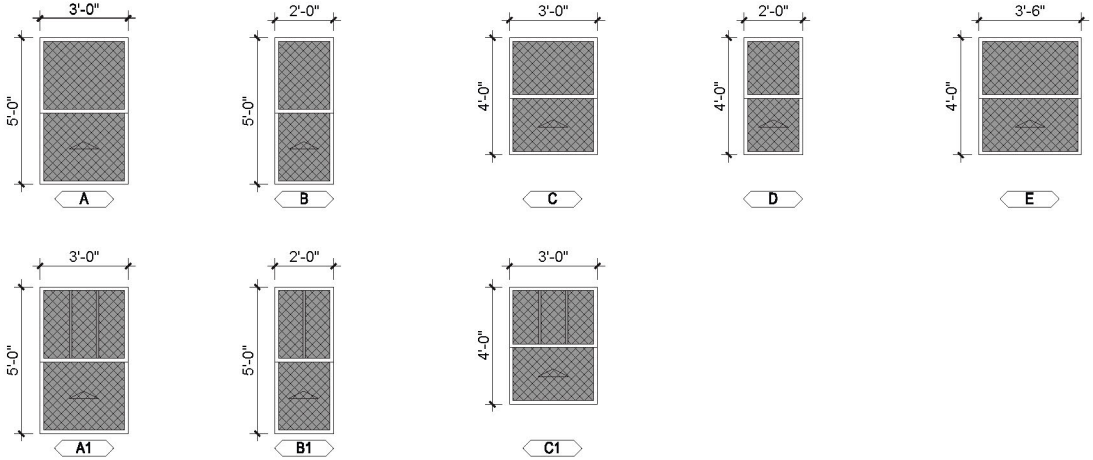
K:\Oakland\Projects\2024\240965 MCM - 1500 E Hamilton\Design\Color Selection\20180321_164110-e1522359940825.jpg



ELDORADO STONE
VINTAGE RANCH - PARCHWOOD

BOARD AND BATTEN
FIBER CEMENT VERTICAL SIDING





WINDOW/DOOR TYPE	DESCRIPTION	W x H		MATERIAL	BIRD SAFE TREATED GLASS
A	Single Hung	3'-0"	5'-0"	Vinyl Frame	Yes
A1	Single Hung	3'-0"	5'-0"	Vinyl Frame	Yes
B	Single Hung	2'-0"	5'-0"	Vinyl Frame	Yes
B1	Single Hung	2'-0"	5'-0"	Vinyl Frame	Yes
C	Single Hung	3'-0"	4'-0"	Vinyl Frame	Yes
C1	Single Hung	3'-0"	4'-0"	Vinyl Frame	Yes
D	Single Hung	2'-0"	4'-0"	Vinyl Frame	Yes
E	Single Hung	3'-6"	4'-0"	Vinyl Frame	Yes
1	Entry Door	3'-0"	8'-0"	Fiberglass	-
2	Swing Door	2'-8"	8'-0"	Vinyl Frame	Yes
3	Sliding Door	6'-0"	8'-0"	Vinyl Frame	Yes
4	Garage Door	16'-0"	7'-0"	Metal	-
5	Garage Door	8'-0"	7'-0"	Metal	-

Bird safe treatment where required by MFDDS 7.080

NOTE: Refer to sheets A5.0.0 - A 5.2.1 for location of doors and windows



FRONT

Front				%
	Color 1	B&B 1	1,577 SF	62%
	Color 2	Stucco 1	663 SF	26%
	Color 4	Wood-Look Sidin	181 SF	7%
	Color 5	Metal Railing	129 SF	5%
Totals			*2,550 SF*	*100%*
		Openings		
		Doors		



RIGHT

Right				%
	Color 1	B&B 1	242 SF	27%
	Color 2	Stucco 1	465 SF	51%
	Color 3	Stucco 2	195 SF	22%
Totals			*902 SF*	*100%*
		Openings		
		Doors		



REAR

Rear				%
	Color 1	B&B 1	795 SF	38%
	Color 2	Stucco 1	1,237 SF	58%
	Color 5	Metal Railing	85	4%
Totals			*2,117 SF*	100%
		Openings		
		Doors		



LEFT

Left				%
	Color 1	B&B 1	242 SF	26%
	Color 2	Stucco 1	486 SF	52%
	Color 3	Stucco 2	199 SF	21%
Totals			*927 SF*	100%
		Openings		
		Doors		



FRONT

Front				%
	Color 1	B&B 1	1,445 SF	67%
	Color 2	Stucco 1	447 SF	21%
	Color 4	Metal Railing	115 SF	5%
	Color 5	Lap Siding	150 SF	7%
Totals			*2,157 SF*	*100%*
		Stone Veneer	541 SF	
		Openings		
		Doors		



RIGHT

Right				%
	Color 1	B&B 1	141 SF	20%
	Color 2	Stucco 1	275 SF	39%
	Color 3	Stucco 2	298 SF	42%
Totals			*714 SF*	*100%*
		Stone Veneer	218 SF	
		Openings		
		Doors		



REAR

Rear				%
	Color 1	B&B 1	524 SF	23%
	Color 2	Stucco 1	1,125 SF	50%
	Color 3	Stucco 2	504 SF	23%
	Color 4	Metal Railing	78 SF	3%
Totals			*2,231 SF*	*100%*
		Openings		
		Doors		



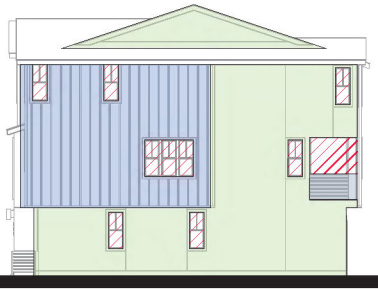
LEFT

Left				%
	Color 1	B&B 1	151 SF	21%
	Color 2	Stucco 1	375 SF	53%
	Color 3	Stucco 2	186 SF	26%
Totals			*712 SF*	*100%*
		Stone Veneer	240 SF	
		Openings		
		Doors		



FRONT

Front				%
	Color 1	B&B 1	927 SF	47%
	Color 2	Stucco 1	384 SF	20%
	Color 3	Stucco 2	560 SF	28%
	Color 4	Metal Railing	95	5%
Totals			*1,966 SF*	*100%*
		Stone Veneer	432 SF	
		Openings		
		Doors		



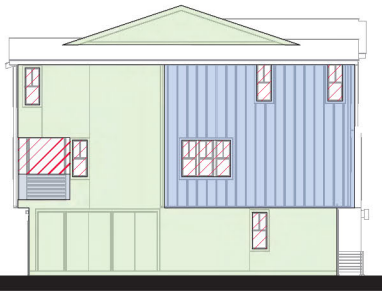
RIGHT

Right				%
	Color 1	B&B 1	453 SF	36%
	Color 2	Stucco 1	798 SF	63%
	Color 4	Metal Railing	23 SF	2%
Totals			*1,274 SF*	*100%*
		Openings		
		Doors		



REAR

Rear				%
	Color 1	B&B 1	588 SF	31%
	Color 2	Stucco 1	1,176 SF	61%
	Color 4	Metal Railing	152 SF	8%
Totals			*1,916 SF*	*100%*
		Openings		
		Doors		



LEFT

Left				%
	Color 1	B&B 1	453 SF	36%
	Color 2	Stucco 1	776 SF	62%
	Color 4	Metal Railing	25 SF	2%
Totals			*1,254 SF*	*100%*
		Openings		
		Doors		



FRONT

Front				%
	Color 1	B&B 1	2,241 SF	64%
	Color 2	Stucco 1	817 SF	23%
	Color 4	Wood-Look Sidin	293 SF	8%
	Color 5	Metal Railing	172	5%
Totals			*3,523 SF*	*100%*
		Openings		
		Doors		

RIGHT

Right				%
	Color 1	B&B 1	242 SF	27%
	Color 2	Stucco 1	465 SF	51%
	Color 3	Stucco 2	195 SF	22%
Totals			*902 SF*	*100%*
		Openings		
		Doors		



REAR

Rear				%
	Color 1	B&B 1	1,177 SF	39%
	Color 2	Stucco 1	1,735 SF	57%
	Color 5	Metal Railing	127	4%
Totals			*3,039 SF*	*100%*
		Openings		
		Doors		

LEFT

Left				%
	Color 1	B&B 1	242 SF	26%
	Color 2	Stucco 1	486 SF	52%
	Color 3	Stucco 2	199 SF	21%
Totals			*927 SF*	100%
		Openings		
		Doors		



FRONT

Front				%
	Color 1	B&B 1	2,293 SF	65%
	Color 2	Stucco 1	769 SF	22%
	Color 4	Wood-Look Sidin	293 SF	8%
	Color 5	Metal Railing	172	5%
Totals			*3,527 SF*	*95%*
		Openings		
		Doors		

RIGHT

Right				%
	Color 1	B&B 1	311 SF	31%
	Color 2	Stucco 1	503 SF	50%
	Color 3	Stucco 2	199 SF	20%
Totals			*1,013 SF*	*100%*
		Openings		
		Doors		



REAR

Rear				%
	Color 1	B&B 1	1,209 SF	40%
	Color 2	Stucco 1	1,721 SF	56%
	Color 5	Metal Railing	127	4%
Totals			*3,057 SF*	*100%*
		Openings		
		Doors		

LEFT

Left				%
	Color 1	B&B 1	293 SF	29%
	Color 2	Stucco 1	504 SF	51%
	Color 3	Stucco 2	199 SF	20%
Totals			*996 SF*	*100%*
		Openings		
		Doors		



FRONT

Front				%
	Color 1	B&B 1	2,036 SF	67%
	Color 2	Stucco 1	643 SF	21%
	Color 4	Metal Railing	154	5%
	Color 5	Lap Siding	210 SF	7%
Totals			*3,043 SF*	*100%*
		Stone Veneer	718 SF	
		Openings		
		Doors		



RIGHT

Right				%
	Color 1	B&B 1	154 SF	22%
	Color 2	Stucco 1	263 SF	37%
	Color 3	Stucco 2	296	42%
Totals			*713 SF*	*100%*
		Stone Veneer	242 SF	
		Openings		
		Doors		



REAR

Rear				%
	Color 1	B&B 1	663 SF	22%
	Color 2	Stucco 1	1,563 SF	51%
	Color 3	Stucco 2	699 SF	23%
	Color 4	Metal Railing	118	4%
Totals			*3,043 SF*	*100%*
		Openings		
		Doors		



LEFT

Left				%
	Color 1	B&B 1	152 SF	21%
	Color 2	Stucco 1	375 SF	53%
	Color 3	Stucco 2	186 SF	26%
Totals			*713 SF*	*100%*
		Stone Veneer	240 SF	
		Openings		
		Doors		



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ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

OVERALL LANDSCAPE PLAN

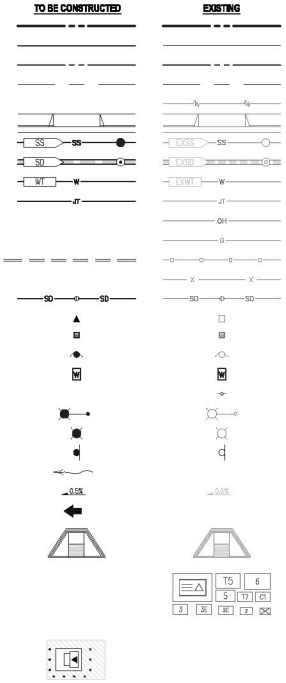
SCALE:1" = 20'-0"

DATE: 05/18/26

0 10 20 40 60

L1.0

LEGEND



ABBREVIATIONS

AB	AGGREGATE BASE
ABND	ABANDON
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADU	ACCESSORY DWELLING UNIT
AP	ANGLE POINT
APN	ASSESSORS PARCEL NUMBER
ARV	AIR RELEASE VALVE
ASB	AGGREGATE SUBBASE
AU	ACCESSIBLE UNIT
BC	BEGIN CURVE
BK	BOOK
BW	BOTTOM OF WALL
B/W	BACK OF WALK
BFP	BACK FLOW PREVENTOR
BOL	BOLLARD
BLDG	BUILDING
BRK	BRICK
BS	BOTTOM OF STEP
C&G	CURB & GUTTER
CB	CATCH BASIN
CEN	CENTER
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC	CONCRETE
CONST	CONSTRUCT
COR	CORNER
CR	CURB RAMP
DC	DEPRESSED CURB
DI	DRAINAGE INLET
DIAM	DIAMETER
DIP	DUCTILE IRON PIPE
DBL	DOUBLE
DS	DOWNSPOUT
DW	DRIVEWAY
EC	END CURVE
ESMT	EASEMENT
ELEC	ELECTRICAL
ELECT	ELECTROLIER
ENCL	ENCLOSURE
ENCR	ENCROACHING
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EX	EXISTING
FB	FLUSH BAND
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FC	FACE OF CURB
FEN	FENCE
FF	FINISH FLOOR
FFG	FINISH FLOOR GARAGE
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FS	FIRE SERVICE
F/W	FRONT OF WALK
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GL	GARAGE LIP
GRT	GRATE
GV	GAS VALVE
HP	HIGH POINT
IM	IMAGE
INT	INTERSECTION
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
JT	JOINT TRENCH
LAT	LATERAL
LP	LOW POINT
LS	LANDSCAPE
MH	MANHOLE
M	MAPS
MEAS	MEASURED
MON	MONUMENT
OR	OFFICIAL RECORDS
P	PAD
PG	PAGE
PLNT	PLANTER
PT	POINT
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PS	PROTECTIVE SLOPE
PVC	POLYVINYL CHLORIDE PIPE
RC	ROLLED CURB
RCE	REGISTERED CIVIL ENGINEER
RCP	REINFORCED CONCRETE PIPE
RE	REEL
R&R	REMOVE AND REPLACE
RW	RECYCLED WATER
R/W	RIGHT OF WAY
SD	STORM DRAIN
SER	SERVICE
SS	SANITARY SEWER
SLB	STREET LIGHT BOX
STD	STANDARD
SQ	SQUARE
S/W	SIDEWALK
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
TEL	TELEPHONE
TG	TOP OF GUTTER
TRC	TOP OF ROLLED CURB
TS	TOP STEP
TSB	TRAFFIC SIGNAL BOX
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UTIL	UTILITY
VCP	VITRIFIED CLAY PIPE
VLT	VAULT
WB	WATER BOX
WM	WATER METER
WT	WATER
WV	WATER VALVE
WD	WOOD
XING	CROSSING

NO.	DATE	REVISIONS	BY

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PREPARED FOR:

MCM DIVERSIFIED
777 N. First Street, Suite 600
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Tel: (408) 288-2400

PLANNING

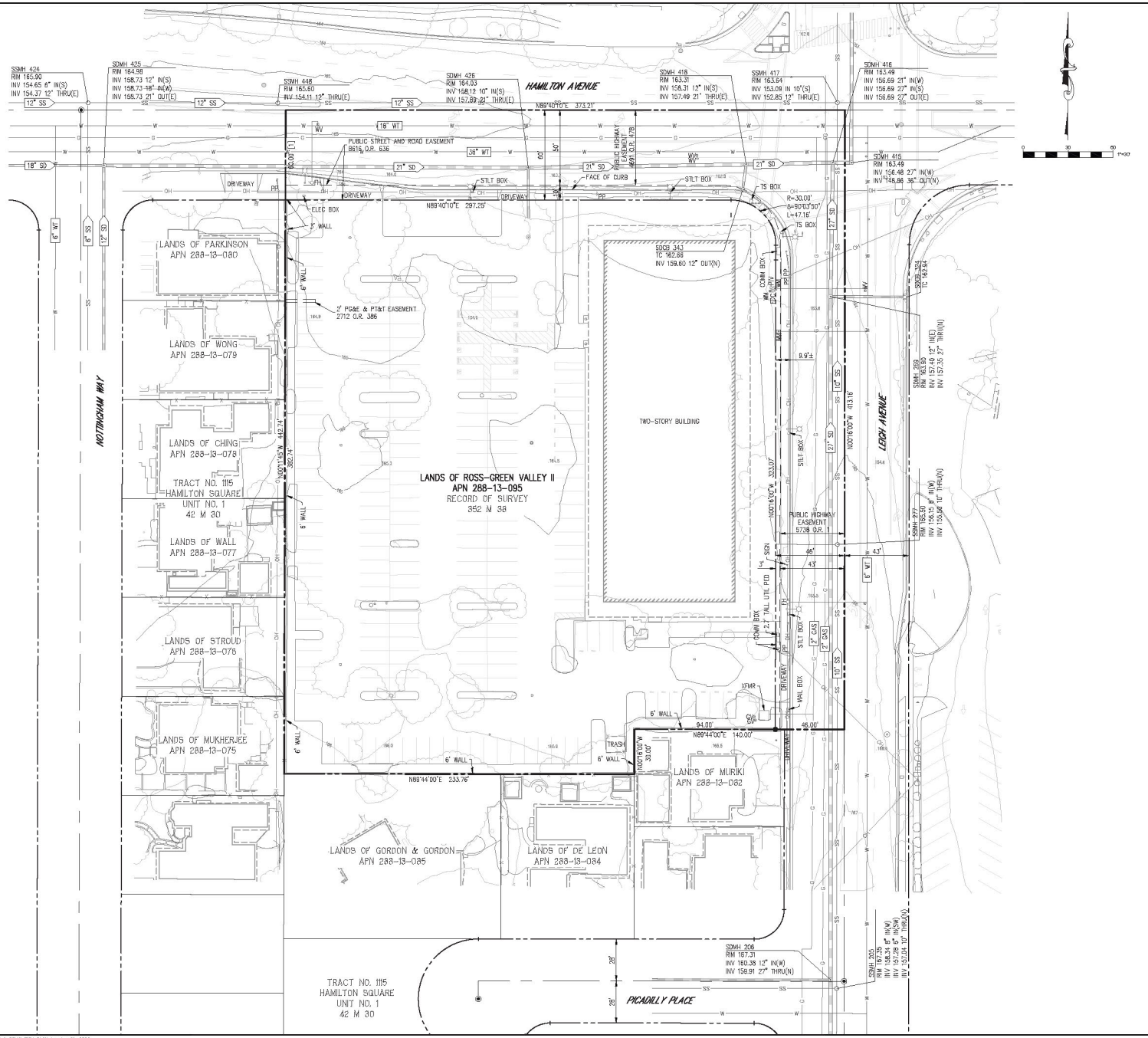
1500 HAMILTON AVENUE

PLANNED DEVELOPMENT
ABBREVIATIONS & LEGEND

CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135

SHEET
C1
1 OF 16 SHEETS



NO.	DATE	REVISIONS	BY

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Tel: (408) 288-2400

PLANNING

1500 HAMILTON AVENUE

PLANNED DEVELOPMENT
EXISTING CONDITIONS & DEMOLITION PLAN

CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C2
2 OF	16 SHEETS

Tree Assessment

1500 E. Hamilton Avenue
Campbell, CA
February 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
221	Weeping willow	7	Yes	2	Low	Codominant trunk at 6'; dense crown of epicormics; poor structure and form; decay in main stem.
222	Tulip tree	12	Yes	3	Low	Codominant trunk at 25'; thin, narrow crown; root flare cut on north side for walkway; in 3' wide bed.
223	Tulip tree	12	Yes	2	Low	Codominant trunk at 25'; no branches, all epicormics on trunk; very narrow crown; in 3' wide bed.
224	African fern pine	22	Yes	2	Low	Multiple attachments at 7'; growing under roof eve; one-sided south; poor form; in 8x12' bed.
225	Canary Island pine	35	Yes	3	Low	Sinuous trunk; first branch at 30'; low LCR; codominant trunk at 30 feet.
226	Canary Island pine	31	Yes	3	Low	Narrow crown; upright form; low LCR; codominant trunk at 40 feet.
227	Mayten	8	Yes	2	Low	Heavy lean east; crown outside base; poor form; sparse branching.
228	Mayten	11	Yes	2	Low	Heavy lean east; crook in crown at 6'; crown outside base; poor form; sparse branching.
229	Sweetgum	17	Yes	2	Low	Very sparse crown; poor form; first branch above roofline; history of branch failures.
230	Canary Island pine	39	Yes	3	Low	Slight lean south; one-sided east; poor form branches stripped from west side over building.
231	Canary Island pine	30	Yes	3	Low	Narrow, upright form; high crown; power line and building pruned.
232	Canary Island pine	37	Yes	3	Low	Large crown, upright form; high crown; power line and building pruned.
233	Camphor	27	Yes	3	Moderate	Medium crown; codominant trunk at 10'; large surface roots; power line pruned.

Tree Assessment

1500 E. Hamilton Avenue
Campbell, CA
February 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
234	European white birch	12	Yes	3	Low	Codominant trunk at 9'; crown outside base on north side; power line pruned.
235	European white birch	10	Yes	2	Low	Codominant trunk at 18'; poor form; sparce branching.
236	Camphor	26	Yes	3	Moderate	Codominant trunk at 8 and 10'; wide crown; fair form; power line pruned.
237	European white birch	9	Yes	3	Low	Leans north; poor form; twig dieback; topped under power line.
238	Camphor	25	Yes	3	Moderate	Large, wide crown; multiple attachments at 7'; fair form; power line pruned; surface roots.
239	Sweetgum	11	Yes	3	Low	Narrow crown; sparse branching; in 3' wide bed.
240	Sweetgum	14	Yes	2	Low	Narrow crown; sparse branching; in 3' wide bed; girdling root on north side.
241	Olive	11,5	No	2	Low	Codominant trunk at base; poor form; branches pruned into round balls; surface roots.
242	Olive	6,4	No	2	Low	Codominant trunk at base; poor form; branches pruned into round ball.
243	Olive	7,7,5,5	No	2	Low	Multiple trunk attachments for at base; poor form; branches pruned into round ball.
244	Olive	9,8,7	No	2	Low	Multiple trunk attachments for at 2'; poor form; branches pruned into round balls.
245	Monterey pine	33	Yes	3	Moderate	Codominant trunk at 5'; leans east; fair form; power line pruned; large surface roots.
246	Monterey pine	29	Yes	3	Moderate	Codominant trunk at 15'; leans southwest; fair form; large surface roots.
247	Camphor	22	Yes	3	Moderate	Street tree; codominant trunk at 7 and 9'; power line pruned; medium crown.

Tree Assessment

1500 E. Hamilton Avenue
Campbell, CA
February 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
248	Monterey pine	4	Yes	5	High	New tree growing in large planting bed; excellent structure and form.
249	Raywood ash	15	Yes	3	Moderate	Multiple attachments at 8'; fair form; in 4' wide bed; displacing curb on both sides.
250	Raywood ash	15	Yes	2	Low	Codominant trunk at 8'; small crown; previously topped; severe dieback and decaying trunk; in 4' wide bed.
251	Raywood ash	18	Yes	2	Low	Multiple attachments at 8'; topped; poor form; crown of epicormics; growing in 4' bed.
252	Weeping willow	10	Yes	2	Low	Multiple attachments at 8'; poor form; crown of epicormics; mistletoe; growing in 6' bed.
253	Weeping willow	12	Yes	3	Low	Previously topped at 15'; poor form; crossing branches; epicormics; in 8' bed.
254	Camphor	11	Yes	2	Low	Previously topped at 15'; poor form; epicormics; in 4' bed.
255	Raywood ash	15	Yes	2	Low	Previously topped at 20'; poor form; epicormics; decay in main trunk; leans north; in 4' bed.
256	Raywood ash	14	Yes	2	Low	Previously topped at 20'; poor form; branch dieback; epicormics; wide base; in 4' bed.
257	Raywood ash	12	Yes	3	Low	Codominant trunk at 8'; fair form; small crown; in 4' bed; displacing curb and asphalt.
258	Raywood ash	16	Yes	3	Low	Multiple attachments at 8'; good form; medium crown; in 4' bed; surface roots displacing curb and asphalt.
259	Raywood ash	18	Yes	3	Low	Multiple attachments at 8'; good form; large crown; in 4' bed; surface roots displacing curb and asphalt.
260	Camphor	15	Yes	3	Low	Codominant trunk at 10'; small branch dieback; epicormics; 12"x5' wound on southeast side of trunk; in 4' bed; displacing

Tree Assessment

1500 E. Hamilton Avenue
Campbell, CA
February 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
261	Monterey pine	37	Yes	3	Moderate	Codominant trunk at 15'; small branch dieback; large, wide crown; displacing curb on north side.
262	Plum	7	No	2	Low	Leans north; poor form; gummosis on trunk; topped at 10'.
263	Plum	8	No	2	Low	Codominant trunk at 4'; poor form; suppressed ; branches fusing at 5'.
264	Sweetgum	7	Yes	2	Low	Crown covered in vine; history of branch failures; poor form; in 6' wide bed.
265	Olive	12 ,11,7	No	3	Moderate	Multiple attachments at 2'; full , dense crown; fair form; bulbous base; surface roots.
266	Douglas-fir	14	Yes	3	Moderate	Off-site; 12' off wall; branches overhang 7'; slight lean east; estimated DBH; no tag.
267	Douglas-fir	12	Yes	3	Moderate	Off-site; 8' off wall; branches overhang 10'; codominant trunk at 12'; slight lean east; estimated DBH; no tag.
268	Douglas-fir	9	No	2	Low	Off-site; 6' off wall; previously topped at 10'; poor form; branches overhang 8'; estimated DBH; no tag.
269	Olive	11	No	3	Moderate	Off-site; 12' off wall; codominant trunk at 15'; branches overhang 8'; estimated DBH; no tag.
270	Monterey pine	32	Yes	3	Moderate	Off-site; 1' off wall; topped under power line; wide crown; branches overhang 18'; estimated DBH; no tag.
271	Coast redwood	12	Yes	3	Low	Off-site; 3' off wall; topped under power lines; branches overhang 10'; estimated DBH; no tag.
272	Coast redwood	14	Yes	3	Low	Off-site; 3' off wall; topped under power lines; branches overhang 10'; estimated DBH; no tag.
273	Coast redwood	15	Yes	3	Low	Off-site; 3' off wall; topped under power lines; branches overhang 10'; estimated DBH; no tag.

Tree Disposition

1500 E. Hamilton Avenue
Campbell, CA
February 2025

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Protected Tree?	Disposition	Comments
221	Weeping willow	7	2	Yes	Remove	Within footprint of new development.
222	Tulip tree	12	3	Yes	Remove	Within footprint of new development.
223	Tulip tree	12	2	Yes	Remove	Within footprint of new development.
224	African fern pine	22	2	Yes	Remove	Within footprint of new development.
225	Canary Island pine	35	3	Yes	Remove	Within footprint of new development.
226	Canary Island pine	31	3	Yes	Remove	Within footprint of new development.
227	Mayten	8	2	Yes	Remove	Within footprint of new development.
228	Mayten	11	2	Yes	Remove	Within footprint of new development.
229	Sweetgum	17	2	Yes	Remove	Within footprint of new development.
230	Canary Island pine	39	3	Yes	Remove	Within footprint of new development.
231	Canary Island pine	30	3	Yes	Remove	Within footprint of new development.
232	Canary Island pine	37	3	Yes	Remove	Within footprint of new development.
233	Camphor	27	3	Yes	Remove	Within footprint of new development.
234	European white birch	12	3	Yes	Remove	Within footprint of new development.
235	European white birch	10	2	Yes	Remove	Within footprint of new development.
236	Camphor	26	3	Yes	Remove	Within footprint of new development.
237	European white birch	9	3	Yes	Remove	Within footprint of new development.
238	Camphor	25	3	Yes	Remove	Within footprint of new development.
239	Sweetgum	11	3	Yes	Remove	Within footprint of new development.
240	Sweetgum	14	2	Yes	Remove	Within footprint of new development.
241	Olive	11,5	2	No	Remove	Within footprint of new development.
242	Olive	6,4	2	No	Remove	Within footprint of new development.
243	Olive	7,7,5,5	2	No	Remove	Within footprint of new development.
244	Olive	9,8,7	2	No	Remove	Within footprint of new development.
245	Monterey pine	33	3	Yes	Remove	Within footprint of new development.
246	Monterey pine	29	3	Yes	Remove	Within footprint of new development.

Tree Disposition

1500 E. Hamilton Avenue
Campbell, CA
February 2025

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Protected Tree?	Disposition	Comments
247	Camphor	22	3	Yes	Preserve	Street tree, edge of construction footprint; minor-moderate impacts expected.
248	Monterey pine	4	5	Yes	Remove	Within footprint of new development.
249	Raywood ash	15	3	Yes	Remove	Within footprint of new development.
250	Raywood ash	15	2	Yes	Remove	Within footprint of new development.
251	Raywood ash	18	2	Yes	Remove	Within footprint of new development.
252	Weeping willow	10	2	Yes	Remove	Within footprint of new development.
253	Weeping willow	12	3	Yes	Remove	Within footprint of new development.
254	Camphor	11	2	Yes	Remove	Within footprint of new development.
255	Raywood ash	15	2	Yes	Remove	Within footprint of new development.
256	Raywood ash	14	2	Yes	Remove	Within footprint of new development.
257	Raywood ash	12	3	Yes	Remove	Within footprint of new development.
258	Raywood ash	16	3	Yes	Remove	Within footprint of new development.
259	Raywood ash	18	3	Yes	Remove	Within footprint of new development.
260	Camphor	15	3	Yes	Remove	Within footprint of new development.
261	Monterey pine	37	3	Yes	Remove	Within footprint of new development.
262	Plum	7	2	No	Remove	Within footprint of new development.
263	Plum	8	2	No	Remove	Within footprint of new development.
264	Sweetgum	7	2	Yes	Remove	Within footprint of new development.
265	Olive	12 ,11,7	3	No	Remove	Within footprint of new development.
266	Douglas-fir	14	3	Yes	Preserve	Off-site; 12' off wall; branches overhang 7'; no impacts expected.
267	Douglas-fir	12	3	Yes	Preserve	Off-site; 8' off wall; branches overhang 10'; no impacts expected.
268	Douglas-fir	9	2	No	Preserve	Off-site; 6' off wall; branches overhang 8'; no impacts expected.

Tree Disposition

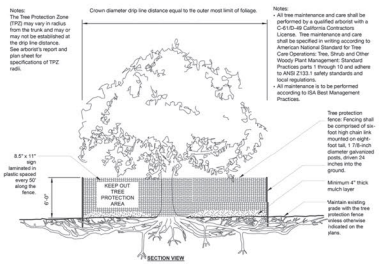
1500 E. Hamilton Avenue
Campbell, CA
February 2025

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Protected Tree?	Disposition	Comments
269	Olive	11	3	No	Preserve	Off-site; 12' off wall;branches overhang 8'; no impacts expected.
270	Monterey pine	32	3	Yes	Preserve	Off-site; 1' off wall; branches overhang 18'; moderate impacts expected.
271	Coast redwood	12	3	Yes	Preserve	Off-site; 3' off wall; branches overhang 10'; minor impacts expected.
272	Coast redwood	14	3	Yes	Preserve	Off-site; 3' off wall;branches overhang 10'; minor impacts expected.
273	Coast redwood	15	3	Yes	Preserve	Off-site; 3' off wall; branches overhang 10'; minor impacts expected.

CITY OF CAMPBELL
STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

NOTES

TREE ASSESSMENT TABLES PER THE PRELIMINARY ARBORIST REPORT PREPARED BY HORT SCIENCE DATED FEBRUARY 28, 2025. REFER TO THE REPORT FOR ADDITIONAL INFORMATION.



S-X TREE PROTECTION

WARNING
Tree Protection Zone

This Fence Shall not be moved without approval. Only authorized personnel may enter this area!

Project Arborist

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

NO.	DATE	REVISIONS	BY

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
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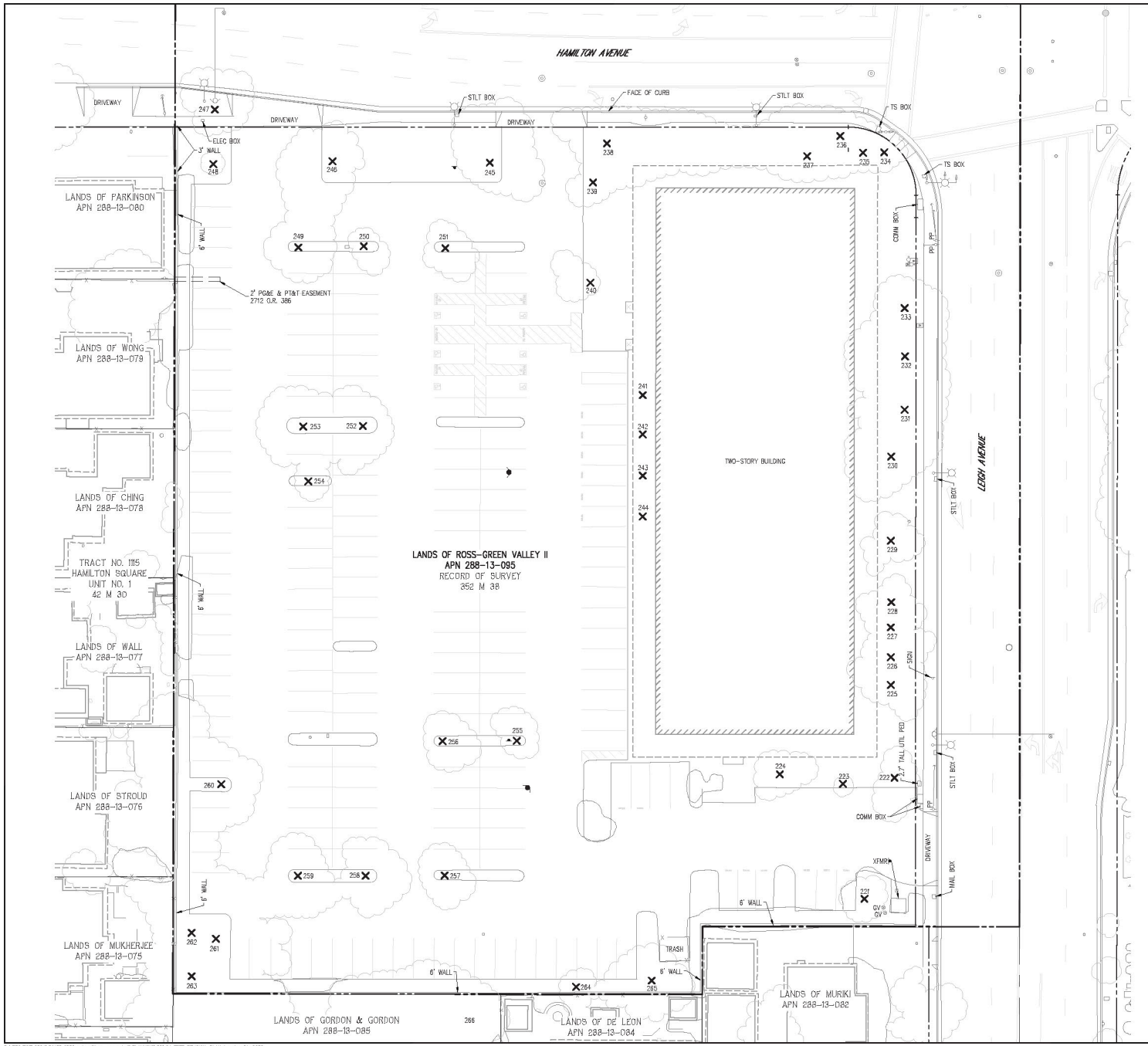
PREPARED FOR:
MCM DIVERSIFIED
777 N. First Street, Suite 600
San Jose, CA 95112
Tel: (408) 288-2400

PLANNING

1500 HAMILTON AVENUE
PLANNED DEVELOPMENT
TREE REMOVAL NOTES & DETAILS
CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C3
	3 OF 16 SHEETS

URBAN TREE FOUNDATION © 2014 OPEN SOURCE TREE TO USE
Modified by Hitchcock Design Group, Alameda LLC, 2016



NOTES

1. SEE SHEET C3 FOR TREE INVENTORY
2. ALL ONSITE TREES TO BE REMOVED UNLESS OTHERWISE NOTED

LEGEND

EXISTING TREE TO BE REMOVED. TREE NUMBERS PROVIDED BY PROJECT ARBORIST IN PRELIMINARY ARBORIST REPORT DATED 2/26/2025

NO.	DATE	REVISIONS	BY

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San Jose, CA 95112
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PLANNING

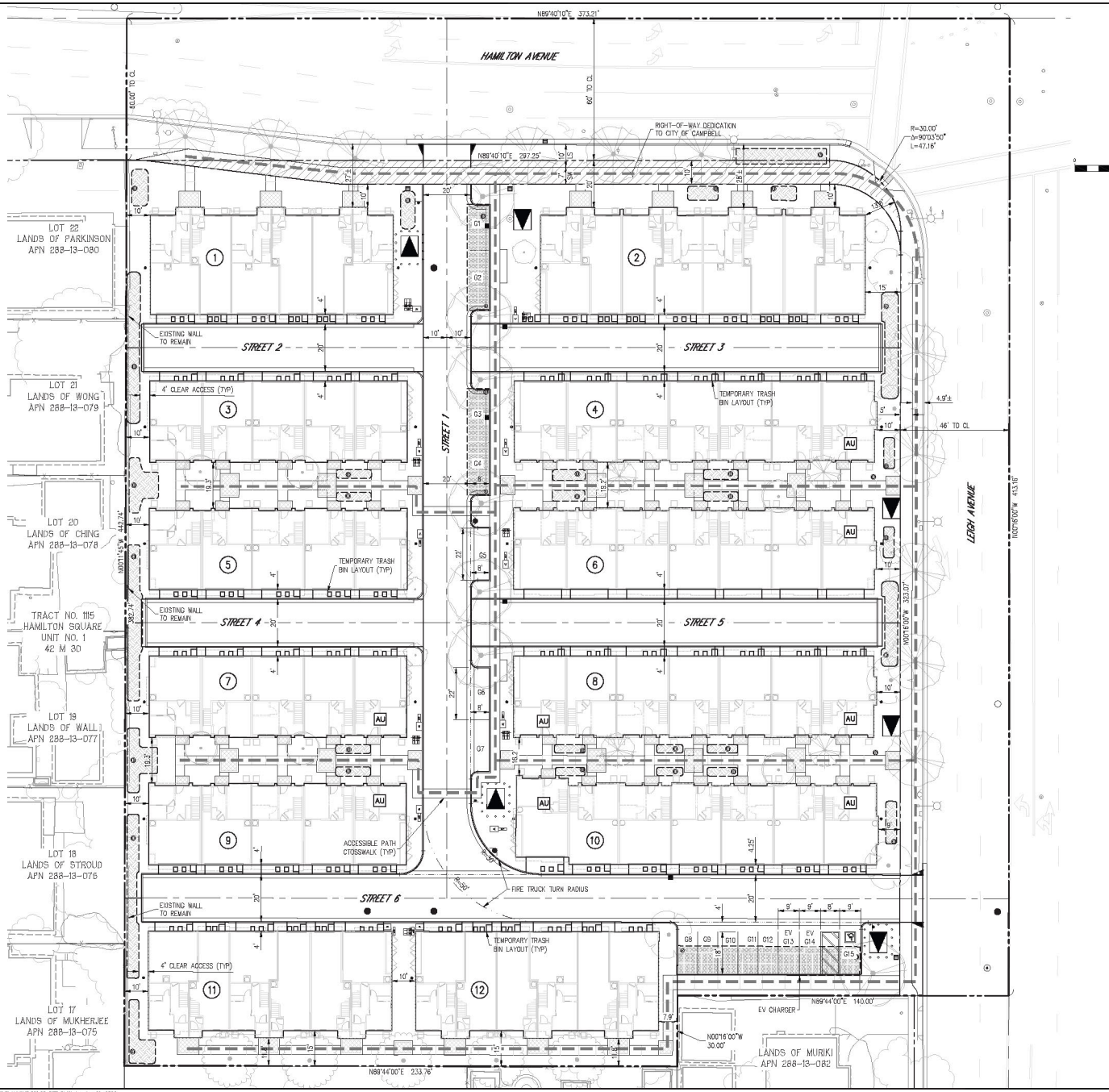
1500 HAMILTON AVENUE

PLANNED DEVELOPMENT
TREE REMOVAL PLAN

CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C4
	4 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C4 TREE REMOVAL PLAN.dwg Apr 01, 2026



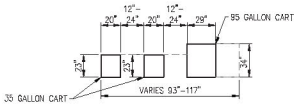


LEGEND
(SEE SHEET C1 FOR COMPLETE LEGEND AND ABBREVIATIONS)

- CURB AND GUTTER
- VALLEY GUTTER
- CENTERLINE
- BIO-RETENTION BASIN
- CONCRETE
- PERMIOUS PAVERS
- FIRE TRUCK TURN RADIUS
- BUILDING NUMBER
- AU — ACCESSIBLE UNIT
- G- — GUEST PARKING
- ACCESSIBLE PATH OF TRAVEL
- 79 / 80 — COVERED PARKING
- THREE ALLOCATED CARTS PER UNIT. FINAL CART SELECTION AND WASTE HANDLING SCHEME TO BE COORDINATED WITH WASTE SERVICE PROVIDER

NOTES

1. ALL ONSITE WALKWAYS AND DRIVEWAYS TO BE CONCRETE.
2. ALL ONSITE ROADS AND ALLEYS TO BE ASPHALT UNLESS OTHERWISE NOTED.
3. REFER TO THE LANDSCAPE PLANS FOR BICYCLE PARKING & MAILBOX LOCATIONS, FENCING, AND LANDSCAPING IMPROVEMENTS.
4. 10% OF UNITS SHALL BE ACCESSIBLE. 74 UNITS X 10% = 7.4 UNITS. 8 ACCESSIBLE UNITS PROVIDED.



TRASH CART LAYOUT EXAMPLE

NO.	DATE	REVISIONS	BY

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San Jose, CA 95112
Tel: (408) 288-2400

PLANNING

1500 HAMILTON AVENUE

PLANNED DEVELOPMENT SITE PLAN

CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C5
	5 OF 16 SHEETS



NO.	DATE	REVISIONS	BY

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777 N. First Street, Suite 600
San Jose, CA 95112
Tel: (408) 288-2400

PLANNING

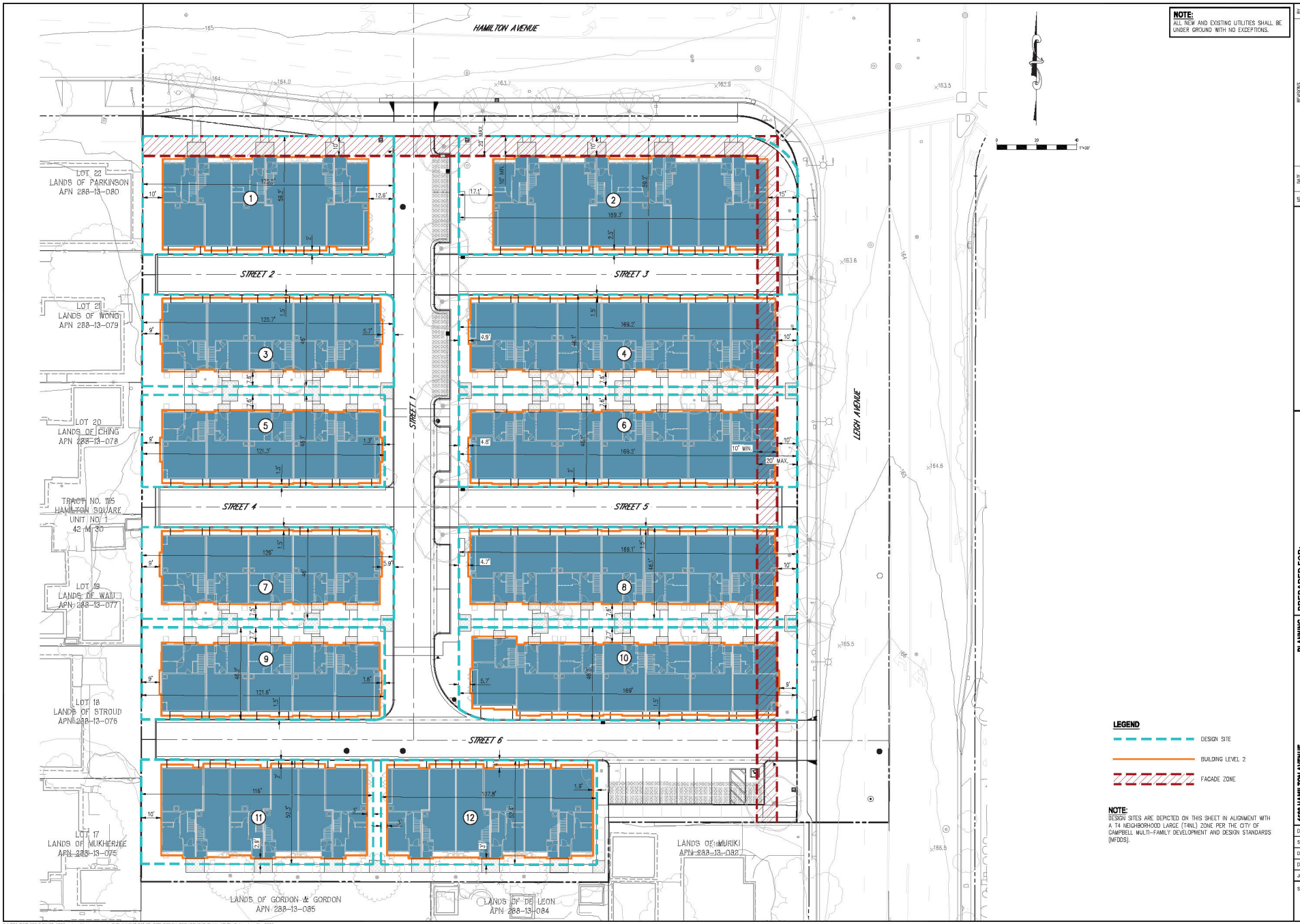
1500 HAMILTON AVENUE

PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 1

CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C6
	6 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton - campbell\PLANNING\P01\C6 SITE DESIGN REQUIREMENT PLAN-LEVEL 1.dwg Apr 01, 2026



NOTE:
ALL NEW AND EXISTING UTILITIES SHALL BE UNDER GROUND WITH NO EXCEPTIONS.

NOTE:
DESIGN SITES ARE DEPICTED ON THIS SHEET IN ALIGNMENT WITH A T4 NEIGHBORHOOD LARGE (T4NL) ZONE PER THE CITY OF CAMPBELL MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDDS).

NO.	DATE	REVISIONS	BY

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San Jose, CA 95112
Tel: (408) 288-2400

PLANNING

1500 HAMILTON AVENUE
CAMPBELL
CALIFORNIA

PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 2

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C7
	7 OF 16 SHEETS



NOTE:
ALL NEW AND EXISTING UTILITIES SHALL BE UNDER GROUND WITH NO EXCEPTIONS.

NOTE:
DESIGN SITES ARE DEPICTED ON THIS SHEET IN ALIGNMENT WITH A T4 NEIGHBORHOOD LARGE (T4NL) ZONE PER THE CITY OF CAMPBELL MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDDS).

NO.	DATE	REVISIONS	BY

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Civil Engineers • Planners • Surveyors
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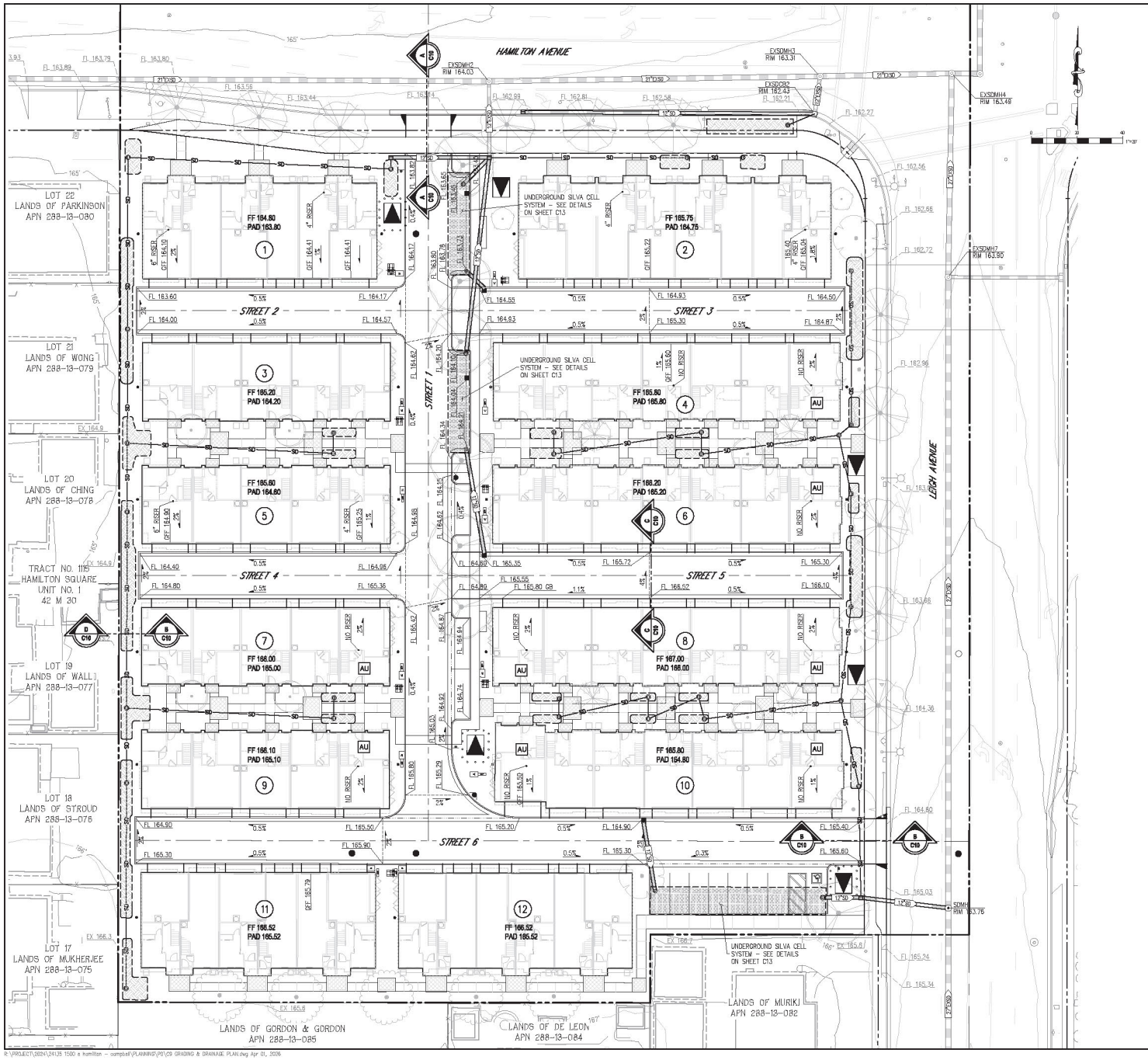
PLANNING

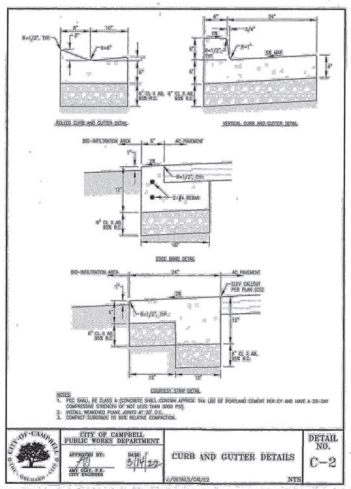
1500 HAMILTON AVENUE
CAMPBELL
CALIFORNIA

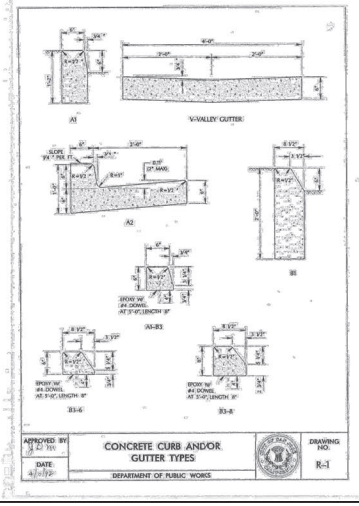
PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 3

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C8
	8 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton - campbell\PLANNING\PD\C8 SITE DESIGN REQUIREMENT PLAN-LEVEL 3.dwg Apr 01, 2026







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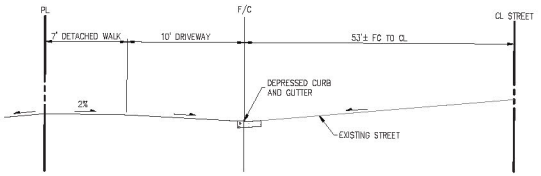
1500 HAMILTON AVENUE

PLANNED DEVELOPMENT GRADING & DRAINAGE PLAN

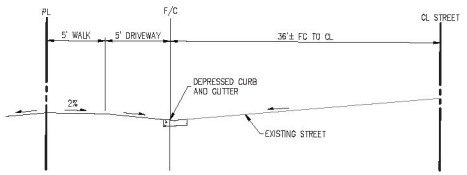
CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C9
	9 OF 16 SHEETS

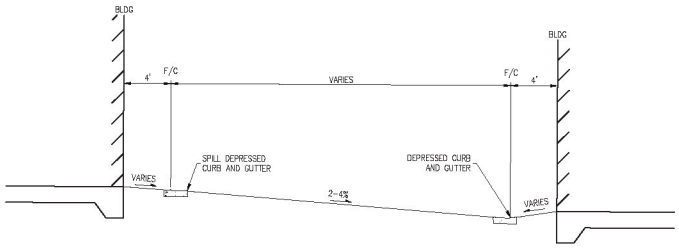
R:\PROJECT\2024\24135 1500 e hamilton - campbell\PLANNING\PD\C9 GRADING & DRAINAGE PLAN.dwg Apr 01, 2026



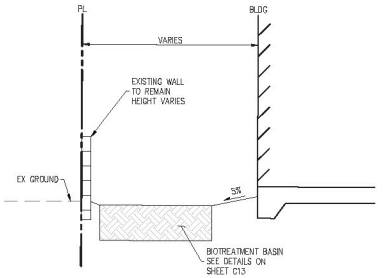
ENTRANCE DRIVEWAY ALONG HAMILTON AVENUE
SECTION A-A
NTS



ENTRANCE DRIVEWAY ALONG LEIGH AVENUE
SECTION B-B
NTS



TYPICAL CROSS SLOPED STREET
SECTION C-C
SCALE: 1"=5'



SIDE BOUNDARY CONDITION
SECTION D-D
NTS

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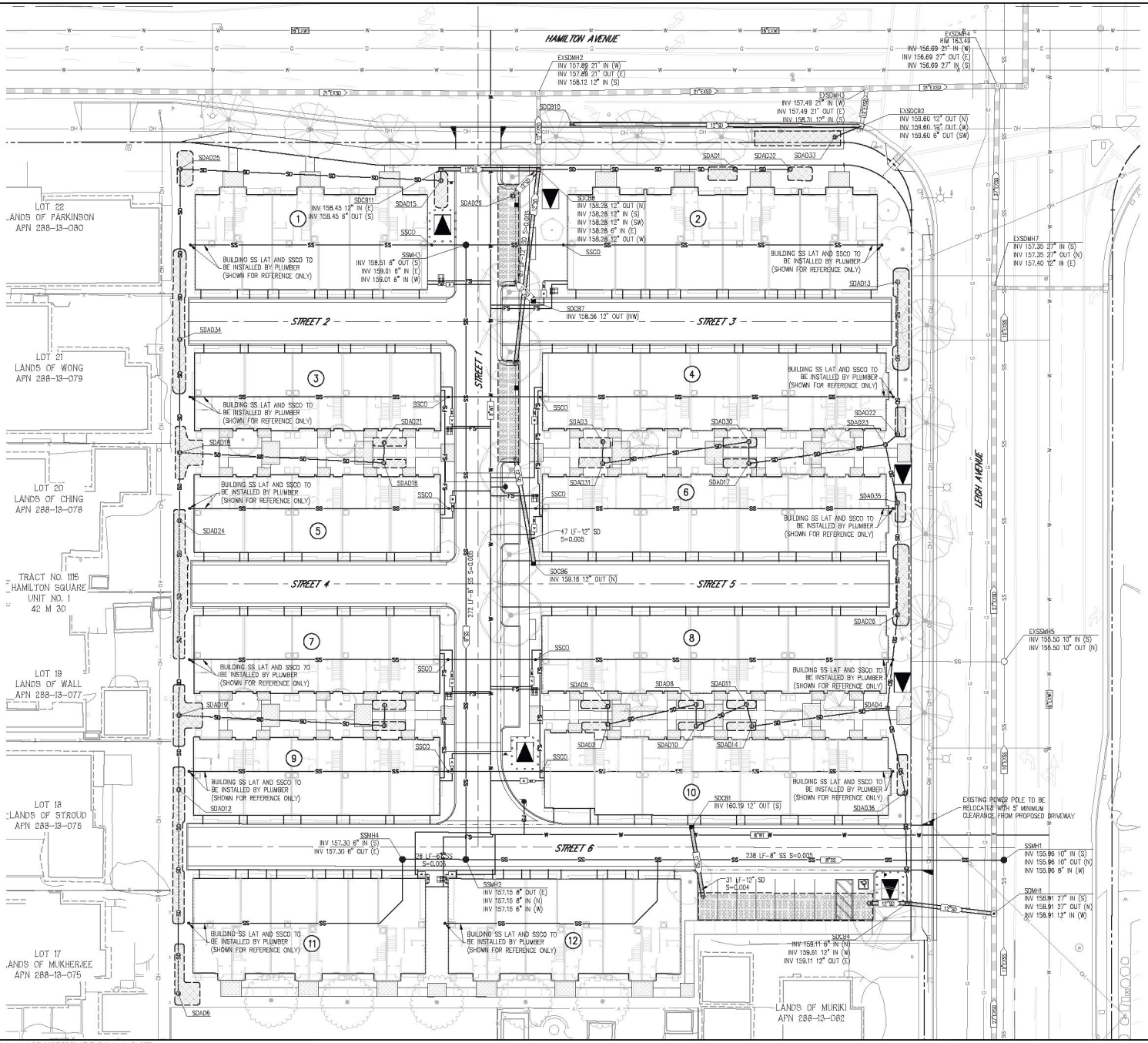
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1500 HAMILTON AVENUE

PLANNED DEVELOPMENT
SITE SECTIONS

CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
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JOB NO.	24-135
SHEET	C10
	10 OF 16 SHEETS



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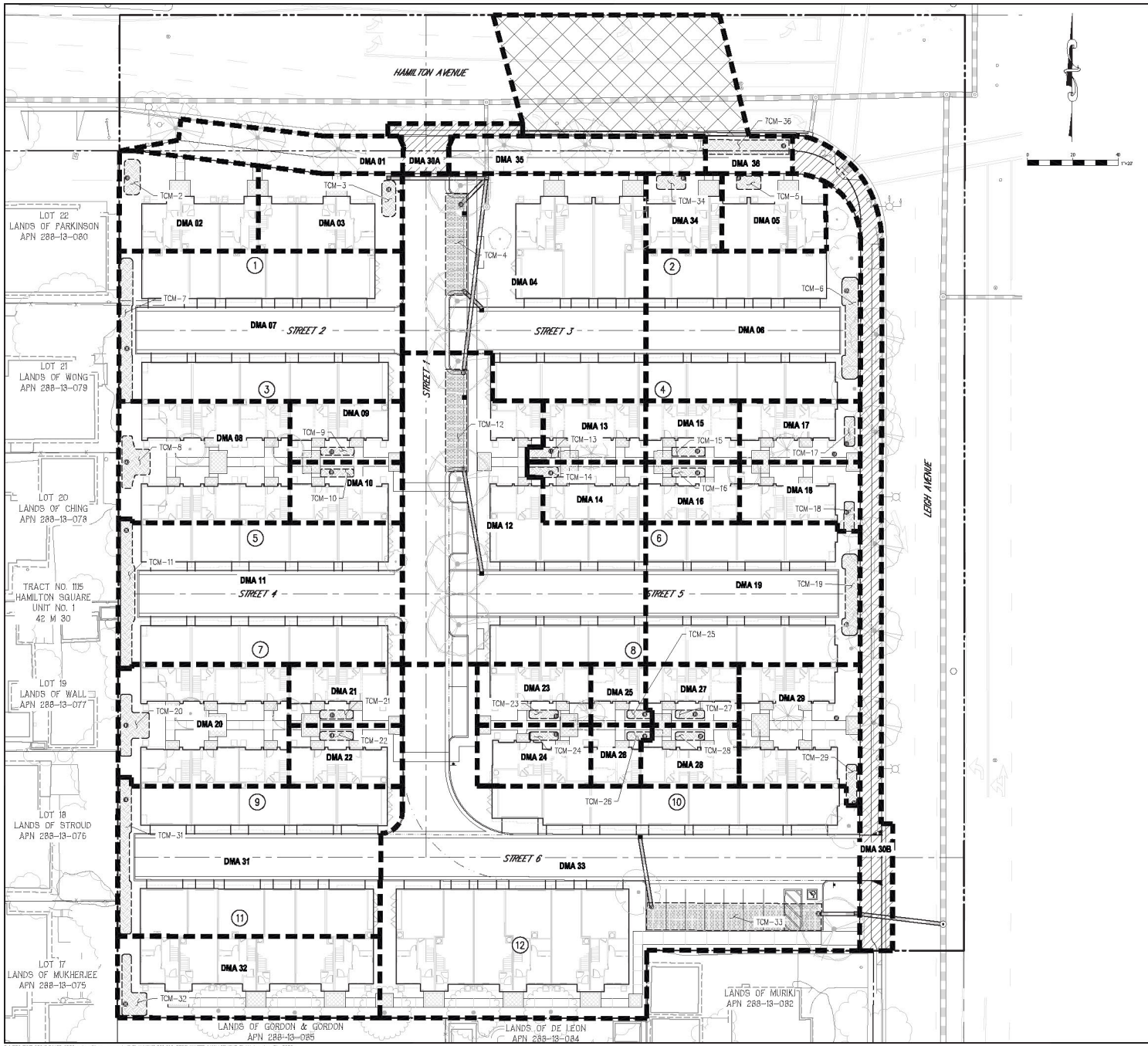
PLANNING

1500 HAMILTON AVENUE

PLANNED DEVELOPMENT UTILITY PLAN

CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C11
	11 OF 16 SHEETS



LEGEND

- WATERSHED BOUNDARY
- BIO-RETENTION BASINS
- UNDER GROUND SILVA CELLS. SEE DETAIL ON SHEET C13
- OFFSITE – NOT TREATED
- OFFSITE – EQUIVALENT TREATMENT AREA

NOTES

1. PROPERTY INFORMATION
   1500 HAMILTON AVENUE, CAMPBELL, CALIFORNIA
   APN NO. 288-13-095
   GROSS SITE AREA = 161,235 (3.701 AC)
   NET SITE AREA = 122,402 (2.810 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 103,239 SF (2.37 AC)
3. EXISTING ONSITE PERVIOUS AREA = 19,163 SF (0.44 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 85,278 SF (1.96 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 43,668 SF (1.00 AC)
6. THERE IS A 17,984 SF (0.41 AC), DECREASE IN IMPERVIOUS SURFACE FOR THIS PROJECT
7. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF CAMPBELL PUBLIC STORM COLLECTION SYSTEM AND ULTIMATELY TO LOS GATOS CREEK.
8. 87,385 SF (64%) OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO BIO-TREATMENT BASINS.
9. 41,184 SF (30%) OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO UNDERGROUND SUSPENDED PAVEMENT TREATMENT CELLS (SILVA CELLS OR EQUIVALENT)
10. 3,582 SF (3%) OF THE SITE'S STORM WATER RUNOFF WILL BE SELF RETAINED.
11. 2,787 SF OF THE SITE WILL BE DEDICATED TO THE CITY OF CAMPBELL AS PUBLIC RIGHT OF WAY AND TREATED VIA A COMBINATION OF SELF-RETAINING AREAS AND BIO-TREATMENT BASINS.
12. THERE IS 4,604 SF (4%) OF OFFSITE AREA IN DMAS 30A AND 30B THAT WILL BE EQUIVALENTLY TREATED VIA OFFSITE BIO-TREATMENT BASINS. THE PROPOSED OFFSITE AREA IN DMA 36 TO BE TREATED IS 5,948 SF, WHICH EXCEEDS THE EQUIVALENT TREATMENT REQUIREMENT.
13. POLLUTANTS THAT MAY PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE STREETS, DRIVEWAYS AND LANDSCAPE AREAS. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIO-TREATMENT BASINS, UNDERGROUND SILVA CELLS, OR A MEDIA FILTER MECHANICAL DEVICE.
14. THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
    - ALL STORM INLETS WILL BE MARKED WITH THE WORDS "NO DUMPING – FLOW TO THE BAY".
    - ALL ROOF DRAINS WILL BE DIRECTED TO DISCHARGE ONTO SPLASHBLOCKS AND AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA WHEREVER PRACTICAL.
    - SIDEWALKS, DRIVEWAYS AND STREETS AREAS SHALL BE SWEPT REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS.
12. A SWPPP PERMIT WILL BE REQUIRED FOR THIS PROJECT AS THE AREA OF DISTURBANCE > 1 ACRE.
13. CITY OF CAMPBELL STAFF WILL BE GRANTED ACCESS TO ALL OF THE ONSITE STORMWATER TREATMENT BASINS FOR INSPECTION PURPOSES PER THE TERM DESCRIBED IN THE PROJECT'S CC&R'S.
14. THE PROJECT DECREASES THE TOTAL IMPERVIOUS AREA ONSITE. THEREFORE HYDROMODIFICATION REQUIREMENTS ARE NOT APPLICABLE.

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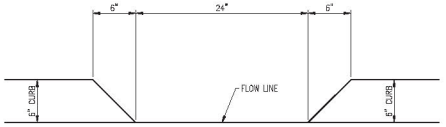
1500 HAMILTON AVENUE

PLANNED DEVELOPMENT STORMWATER MANAGEMENT PLAN

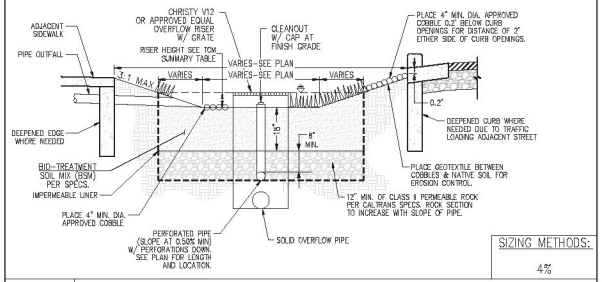
CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C12
	12 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\P01\C12 STORMWATER MANAGEMENT PLAN.dwg Apr 01, 2026

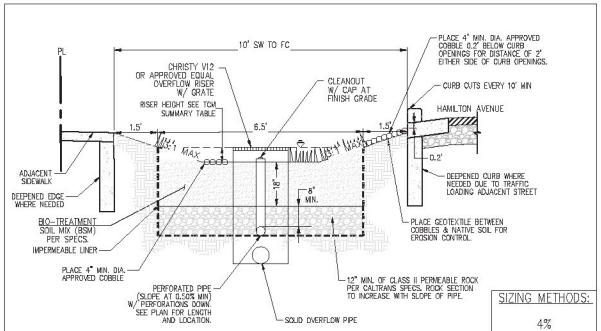


CURB CUT SECTION
NOT TO SCALE



SIZING METHODS: 4%

ONSITE BIORETENTION BASIN W/ LINER N.T.S.



SIZING METHODS: 4%

OFFSITE BIORETENTION BASIN W/ LINER N.T.S.

NOTES:

1. DEEPENED CURB ADJACENT TO BIOTREATMENT BASIN WILL REQUIRE STRUCTURAL DESIGN AND ASSOCIATED CALCULATIONS FOR REVIEW AND APPROVAL BY CITY OF CAMPBELL PUBLIC WORKS DURING CONSTRUCTION DOCUMENT PHASE.

TABLE 2

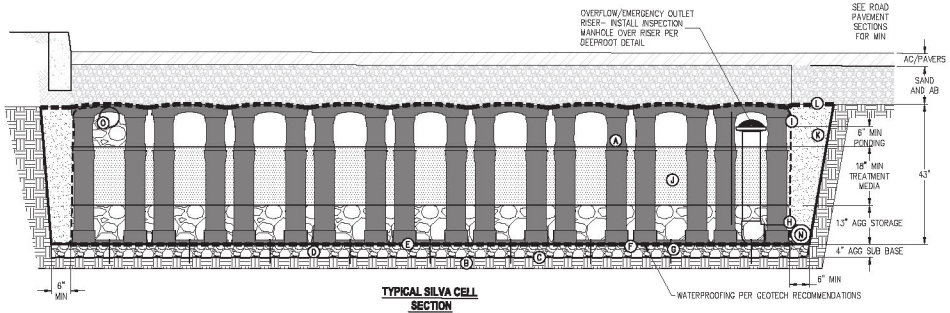
Silva Cell Sizing Guidelines — Sample based on Northern California requirements

Impervious Drainage Area, sq-ft.	4% Sizing Rule sq-ft.	Sq-ft Treatment Area / Silva Cell	Silva Cells required	Trees required* (V50)
2,500	100	10	10	1
5,000	200	10	20	1
10,000	400	10	40	1
25,000	1000	10	40	1
50,000	2,000	10	200	4
100,000	4,000	10	400	8

** Tree species selection based on local requirements. Sizing assumes standard 30' canopy street/plaza trees. Adjust ratio to 1V25 units if using small trees.*

STORMWATER TREATMENT SUMMARY TABLE

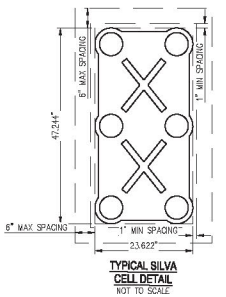
		IMPERVIOUS SURFACES				PERVIOUS SURFACES				MEASURES			
WATERSHED	TOTAL WATERSHED AREA (SF)	STREETS (SF)	SIDEWALKS / HARDSCAPE (SF)	BUILDINGS (SF)	TOTAL (SF)	PARKING LOTS (SF)	LANDSCAPE (SF)	TOTAL (SF)	PROVIDED TREATMENT	REQUIRED TREATMENT	CALCULATION METHOD	TREATMENT METHOD	COMMENTS
1	1,719	-	788	-	788		931	931			2:1	SELF-RETAINING	OFFSITE AREA
2	2,540	-		1,044	1,044		1,496	1,496	106	42	4%	BIOTREATMENT W/ LINER	
3	2,227	-		1,061	1,061		1,166	1,166	93	42	4%	BIOTREATMENT W/ LINER	
4	9,953	3,861		3,535	7,396		2,557	2,557	422	295	4%	SILVA CELLS	
5	4,551			950	950		3,601	3,601	63	38	4%	BIOTREATMENT W/ LINER	
6	6,622	1,836		3,120	4,956		1,666	1,666	287	199	4%	BIOTREATMENT W/ LINER	
7	8,295	2,499		4,012	6,511		1,784	1,784	356	253	4%	BIOTREATMENT W/ LINER	
8	4,053	-		2,164	2,164		1,889	1,889	196	87	4%	BIOTREATMENT W/ LINER	
9	1,338	-		716	716		622	622	53	34	4%	BIOTREATMENT W/ LINER	
10	1,330	-		715	715		615	615	53	34	4%	BIOTREATMENT W/ LINER	
11	7,850	2,499		3,760	6,259		1,600	1,600	363	250	4%	BIOTREATMENT W/ LINER	
12	10,815	5,422		1,911	7,333		3,482	3,482	422	293	4%	SILVA CELLS	
13	1,266	-		755	755		513	513	62	30	4%	BIOTREATMENT W/ LINER	
14	1,267	-		749	749		518	518	62	30	4%	BIOTREATMENT W/ LINER	
15	1,115	-		683	683		432	432	60	27	4%	BIOTREATMENT W/ LINER	
16	1,109	-		686	686		429	429	56	27	4%	BIOTREATMENT W/ LINER	
17	1,439			717	717		722	722	50	29	4%	BIOTREATMENT W/ LINER	
18	1,468			716	716		752	752	50	29	4%	BIOTREATMENT W/ LINER	
19	5,878	1,838		2,920	4,758		1,120	1,120	213	190	4%	BIOTREATMENT W/ LINER	
20	4,027	-		2,162	2,162		1,865	1,865	224	85	4%	BIOTREATMENT W/ LINER	
21	1,346	-		726	726		676	676	56	33	4%	BIOTREATMENT W/ LINER	
22	1,350	-		717	717		633	633	56	33	4%	BIOTREATMENT W/ LINER	
23	1,348			717	717		631	631	66	34	4%	BIOTREATMENT W/ LINER	
24	1,350			718	718		632	632	48	29	4%	BIOTREATMENT W/ LINER	
25	671			403	403		268	268	39	15	4%	BIOTREATMENT W/ LINER	
26	630	-		367	367		263	263	40	15	4%	BIOTREATMENT W/ LINER	
27	1,087	-		677	677		410	410	46	27	4%	BIOTREATMENT W/ LINER	
28	1,135	-		715	715		420	420	46	25	4%	BIOTREATMENT W/ LINER	
29	2,920	-		1,427	1,427		1,493	1,493	81	47	4%	BIOTREATMENT W/ LINER	
30 A	670		670		670		-	-				NO TREATMENT	OFFSITE AREA
30 B	8,934			2,765	2,765		6,169	6,169				NO TREATMENT	OFFSITE AREA
31	7,889	2,297		1,043	6,340		1,549	1,549	328	224	4%	BIOTREATMENT W/ LINER	
32	8,175	-		2,106	2,106		2,069	2,069	178	84	4%	BIOTREATMENT W/ LINER	
33	20,416	8,206		6,891	15,097		5,319	5,319	920	604	4%	SILVA CELLS	
34	1,149	-		686	686		463	463	75	77	4%	BIOTREATMENT W/ LINER	
35	1,863		803		803		1,060	1,060			2:1	SELF-RETAINING	OFFSITE AREA
36	5,949	5,684		-	5,684		265	265	244	227	4%	BIOTREATMENT W/ LINER	EQUIVALENT AREA OF 5,684 SF TREATED IN LIEU OF UNTREATED OFFSITE AREA
SUBTOTAL (SF)	138,755	28,404	3,456	22,862	85,278		43,865	43,865	5,175	3,211			
EXISTING SITE	122,482	92,055		21,148	103,239	-	19,163	19,163					



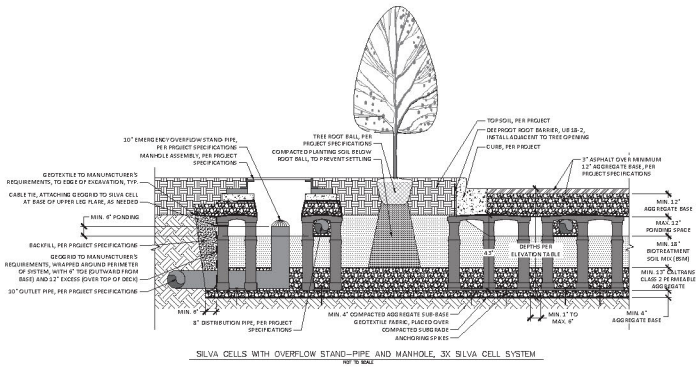
TYPICAL SILVA CELL SECTION
NOT TO SCALE

(A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
(B) SUBGRADE, COMPACTED
(C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
(D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
(E) NOT USED
(F) 1" MIN SPACING BETWEEN SILVA CELLS AT BASE SEE TCM DETAILS FOR SPECIFIC SPACING
(G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
(H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
(I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
(J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK–IN COMPACTED TO 75–85% MODIFIED PROCTOR
(K) FLOWABLE FILL(CLSM) PER GEOTECH RECOMMENDATIONS
(L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
(M) PAVEMENT AND AGGREGATE BASE
(N) PERF UNDERDRAIN SYSTEM, WHEN REQUIRED (SEE SILVA CELL ELEVATION TABLE FOR PIPE INVERT DETAILS)
(O) DISTRIBUTION PIPE SYSTEM (SEE SILVA CELL ELEVATION TABLE FOR PIPE INVERT DETAILS)

NOTES
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS



TYPICAL SILVA CELL DETAIL
NOT TO SCALE



SILVA CELLS WITH OVERFLOW STAND–PIPE AND MANHOLE, 3X SILVA CELL SYSTEM
NOT TO SCALE

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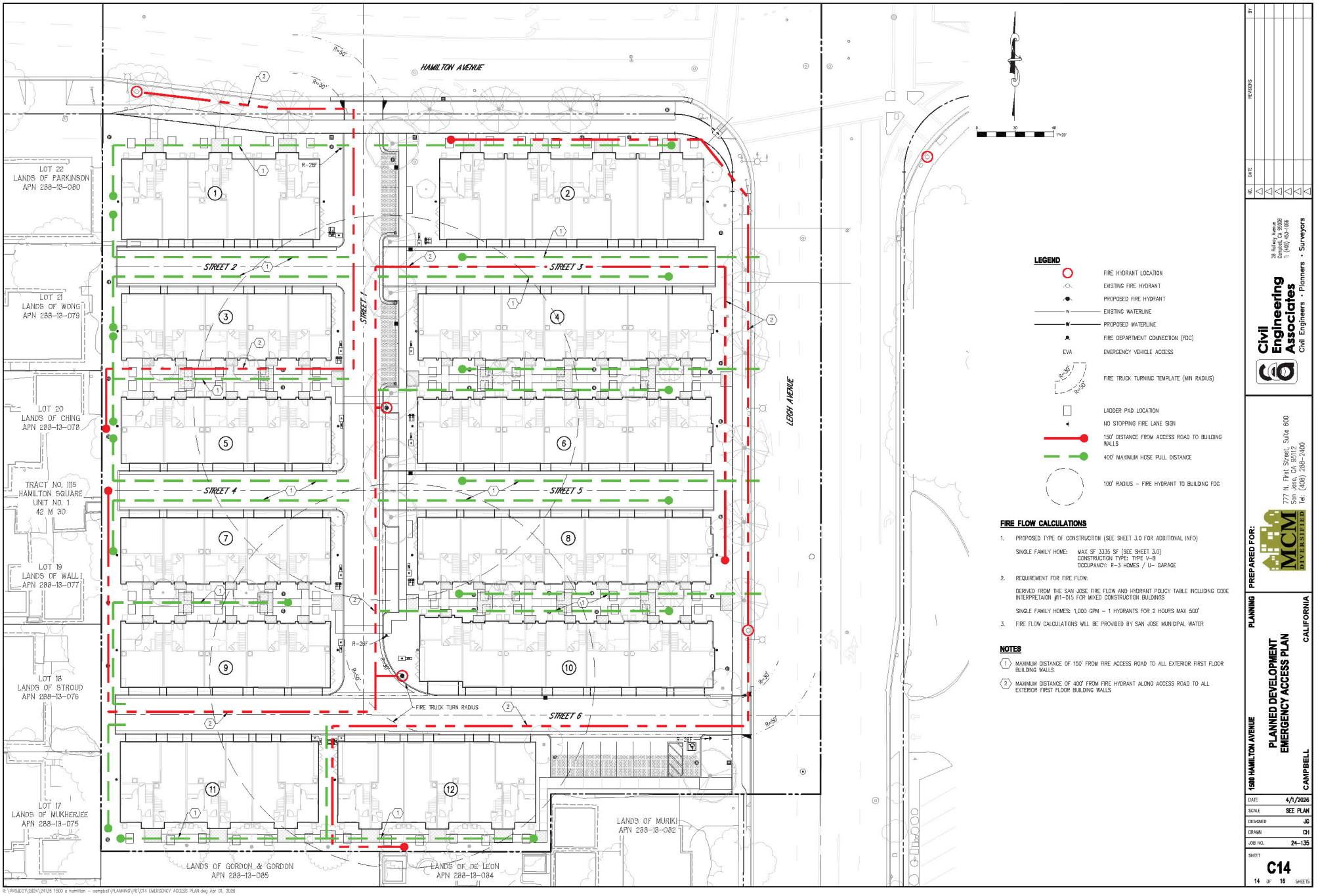
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CAMPBELL CALIFORNIA

PLANNED DEVELOPMENT
STORMWATER MANAGEMENT NOTES & DETAILS

DATE	4/1/2026
SCALE	SEE PLAN
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DRAWN	CH
JOB NO.	24-135
SHEET	C13

13 OF 16 SHEETS

NO.	DATE	REVISIONS	BY



LEGEND

- FIRE HYDRANT LOCATION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATERLINE
- PROPOSED WATERLINE
- FIRE DEPARTMENT CONNECTION (FDC)
- EVA — EMERGENCY VEHICLE ACCESS
- FIRE TRUCK TURNING TEMPLATE (MIN RADIUS)
- LADDER PAD LOCATION
- NO STOPPING FIRE LANE SIGN
- 150' DISTANCE FROM ACCESS ROAD TO BUILDING WALLS
- 400' MAXIMUM HOSE PULL DISTANCE
- 100' RADIUS – FIRE HYDRANT TO BUILDING FDC

FIRE FLOW CALCULATIONS

1. PROPOSED TYPE OF CONSTRUCTION (SEE SHEET 3.0 FOR ADDITIONAL INFO)

   SINGLE FAMILY HOME: MAX SF 3336 SF (SEE SHEET 3.0)
   CONSTRUCTION TYPE: TYPE V-B
   OCCUPANCY: R-3 HOMES / U- GARAGE

2. REQUIREMENT FOR FIRE FLOW:

   DERIVED FROM THE SAN JOSE FIRE FLOW AND HYDRANT POLICY TABLE INCLUDING CODE INTERPRETAION #11-015 FOR MIXED CONSTRUCTION BUILDINGS

   SINGLE FAMILY HOMES: 1,000 GPM – 1 HYDRANTS FOR 2 HOURS MAX 500'

3. FIRE FLOW CALCULATIONS WILL BE PROVIDED BY SAN JOSE MUNICIPAL WATER

NOTES

1. MAXIMUM DISTANCE OF 150' FROM FIRE ACCESS ROAD TO ALL EXTERIOR FIRST FLOOR BUILDING WALLS
2. MAXIMUM DISTANCE OF 400' FROM FIRE HYDRANT ALONG ACCESS ROAD TO ALL EXTERIOR FIRST FLOOR BUILDING WALLS

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PLANNING

1500 HAMILTON AVENUE

PLANNED DEVELOPMENT EMERGENCY ACCESS PLAN

CAMPBELL CALIFORNIA

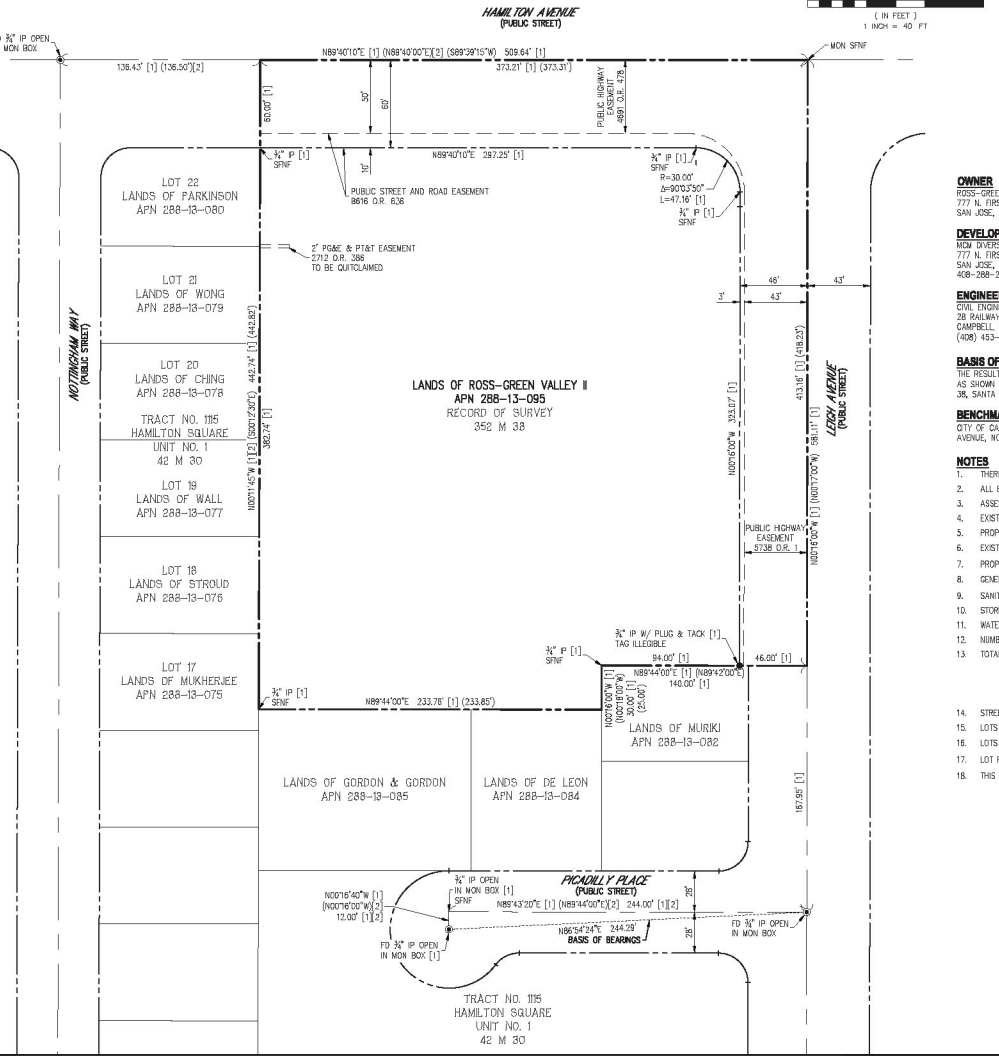
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JOB NO.	24-135

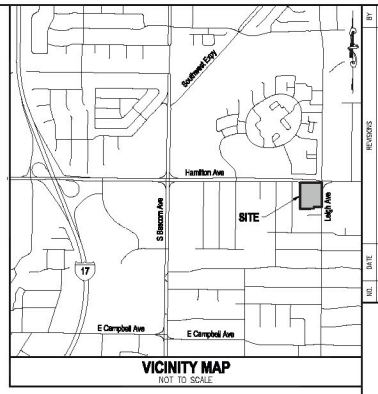
SHEET C14

14 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C14 EMERGENCY ACCESS PLAN.dwg Apr 01, 2026

VESTING TENTATIVE MAP
1500 HAMILTON AVENUE
FOR CONDOMINIUM PURPOSES
CAMPBELL CALIFORNIA





MAP REFERENCES

[1] RECORD OF SURVEY – 352 M 38
[2] TRACT NO. 1115 – 42 M 30

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
FD	FOUND
IP	IRON PIPE
M	MAP
MON	MONUMENT
NTS	NOT TO SCALE
O.R.	OFFICIAL RECORDS
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELEGRAPH
SFNF	SEARCHED FOR NOT FOUND

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- EXISTING LOT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- TIE LINE
- FOUND MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- (23.23') RECORD DATA
- [1] REFERENCE NUMBER
- (R) RADIAL

OWNER
ROSS-GREEN VALLEY II
777 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112

DEVELOPER
MCM DIVERSIFIED
777 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
408-288-2400

ENGINEER
CIVIL ENGINEERING ASSOCIATES, INC.
28 RAILWAY AVENUE
CAMPBELL, CA 95008
(408) 453-1066

BASIS OF BEARINGS
THE RESULTING BEARING OF NORTH 86°54'24" EAST BETWEEN TWO FOUND MONUMENTS ON PICADILLY PLACE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED FOR RECORD IN BOOK 352 OF MAPS AT PAGE 38, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

BENCHMARK
CITY OF CAMPBELL NO. 20, 3¼" BRASS DISK IN TOP OF CURB LOCATED AT SHEFFIELD AVENUE AND LEIGH AVENUE, NORTHEAST CORNER AT NORTH END OF CURB RETURN. ELEVATION: 167.039

NOTES

1. THERE ARE NO EXISTING WELLS ON SITE
2. ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO THE RECORDATION OF THE FINAL MAP
3. ASSESSORS PARCEL NUMBER: 288-13-095
4. EXISTING USE: COMMERCIAL
5. PROPOSED USE: 74 RESIDENTIAL CONDOMINIUM UNITS
6. EXISTING ZONING: MHD-MU (MEDIUM-HIGH DENSITY MIXED-USE) & BRH (BY-RIGHT HOUSING)
7. PROPOSED ZONING: NO CHANGE
8. GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY MIXED-USE (18-25 UNITS/GR. 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: 13
13. TOTAL AREA: GROSS TOTAL: 3.701 ACRES
    RIGHT-OF-WAY DEDICATION: −0.891 ACRES
    NET TOTAL: 2.810 ACRES
    PROPOSED RIGHT-OF-WAY DEDICATION: −0.064 ACRES
    PROPOSED NET TOTAL: 2.746 ACRES
14. STREET NAMES TO BE DETERMINED PRIOR TO FINAL MAP.
15. LOTS 1 THROUGH 7 ARE TOWNHOME RESIDENTIAL LOTS.
16. LOTS A THROUGH E ARE PRIVATE STREETS (0.62 ACRES).
17. LOT F IS COMMON OPEN SPACE (0.03 ACRES)
18. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF CAMPBELL.

NO. | DATE | REVISIONS | BY

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066

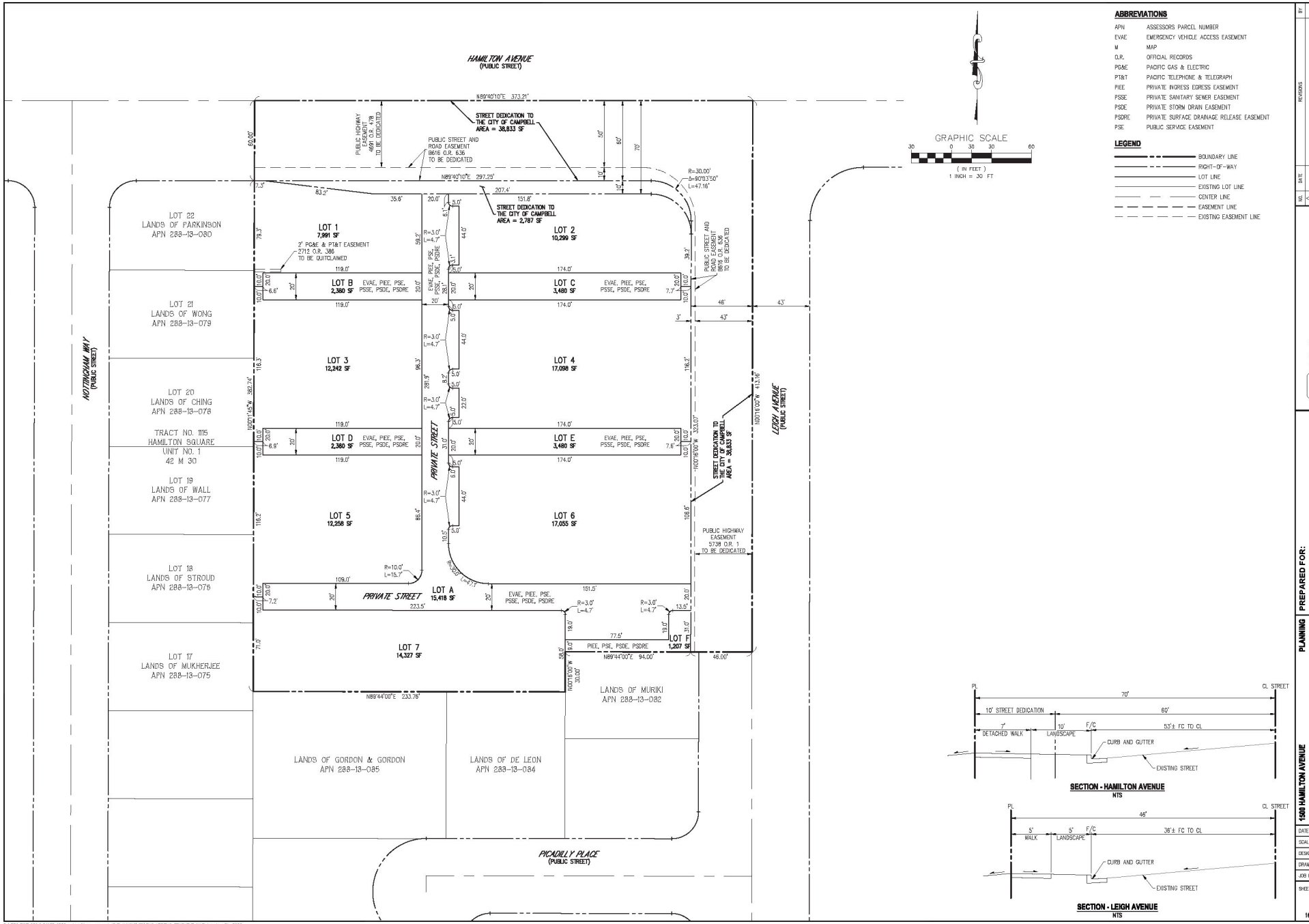
PREPARED FOR:
MCM DIVERSIFIED
777 N. First Street, Suite 600
San Jose, CA 95112
Tel: (408) 288-2400

PLANNING

1500 HAMILTON AVENUE
VESTING TENTATIVE MAP
EXISTING PROPERTY BOUNDARY
CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	TM1
	15 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\TM1 VESTING TENTATIVE MAP.dwg Apr 01, 2026



ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
M	MAP
O.R.	OFFICIAL RECORDS
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELEGRAPH
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSE	PUBLIC SERVICE EASEMENT

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- EXISTING LOT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE

SECTION - HAMILTON AVENUE
NTS

SECTION - LEIGH AVENUE
NTS

NO.	DATE	REVISIONS	BY

Civil Engineering Associates
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28 Railway Avenue
Campbell, CA 95008
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PREPARED FOR:
MCM DIVERSIFIED
777 N. First Street, Suite 600
San Jose, CA 95112
Tel: (408) 288-2400

PLANNING

1500 HAMILTON AVENUE
VESTING TENTATIVE MAP
PROPOSED PROPERTY BOUNDARY
CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	TM2
	16 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\TM2 VESTING TENTATIVE MAP.dwg Apr 01, 2026



VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
811 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-8121 FAX (415) 864-4796

ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

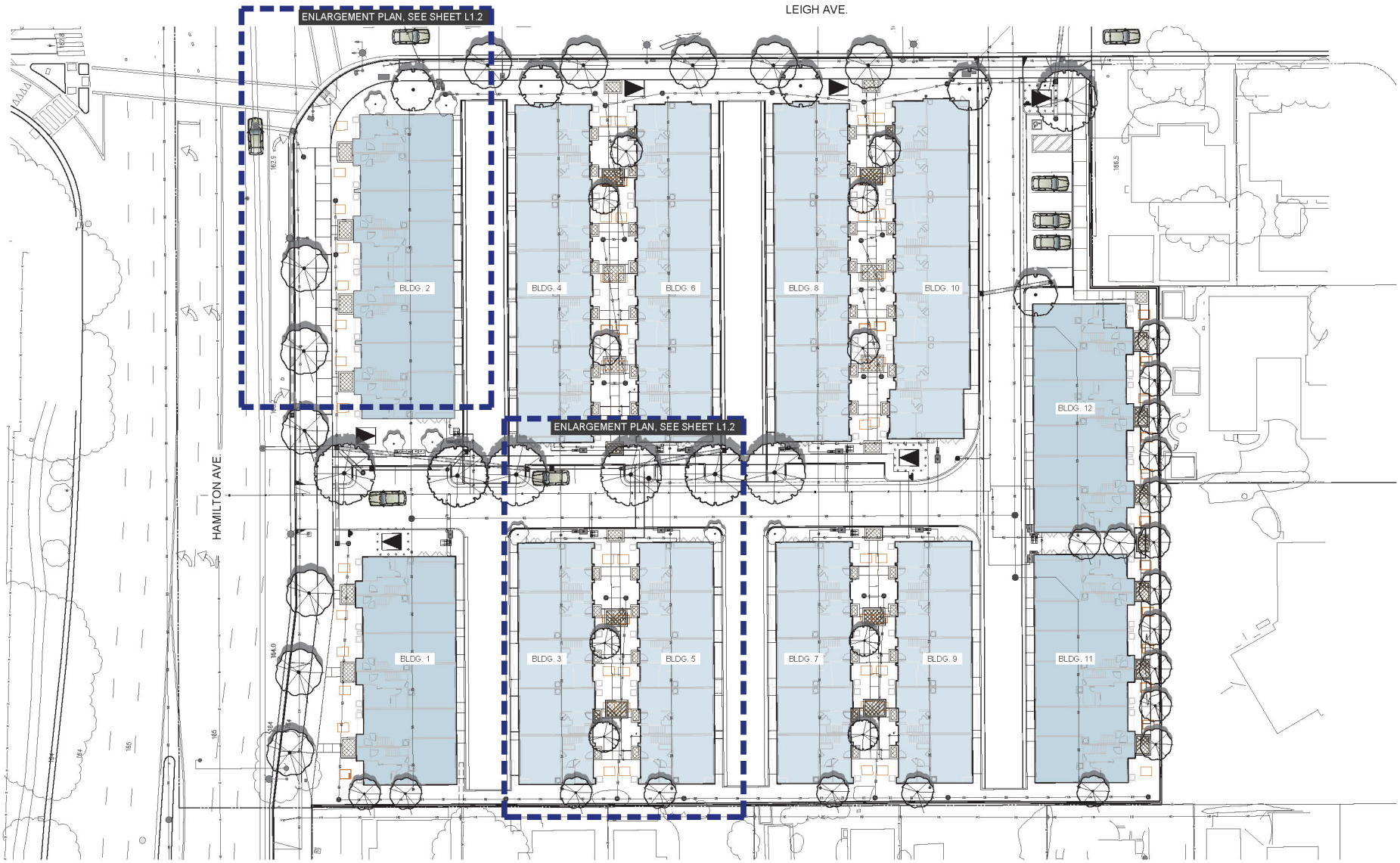
OVERALL LANDSCAPE PLAN

SCALE:1" = 20'-0"

DATE: 05/18/26

0 10 20 40 60

L1.0



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LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

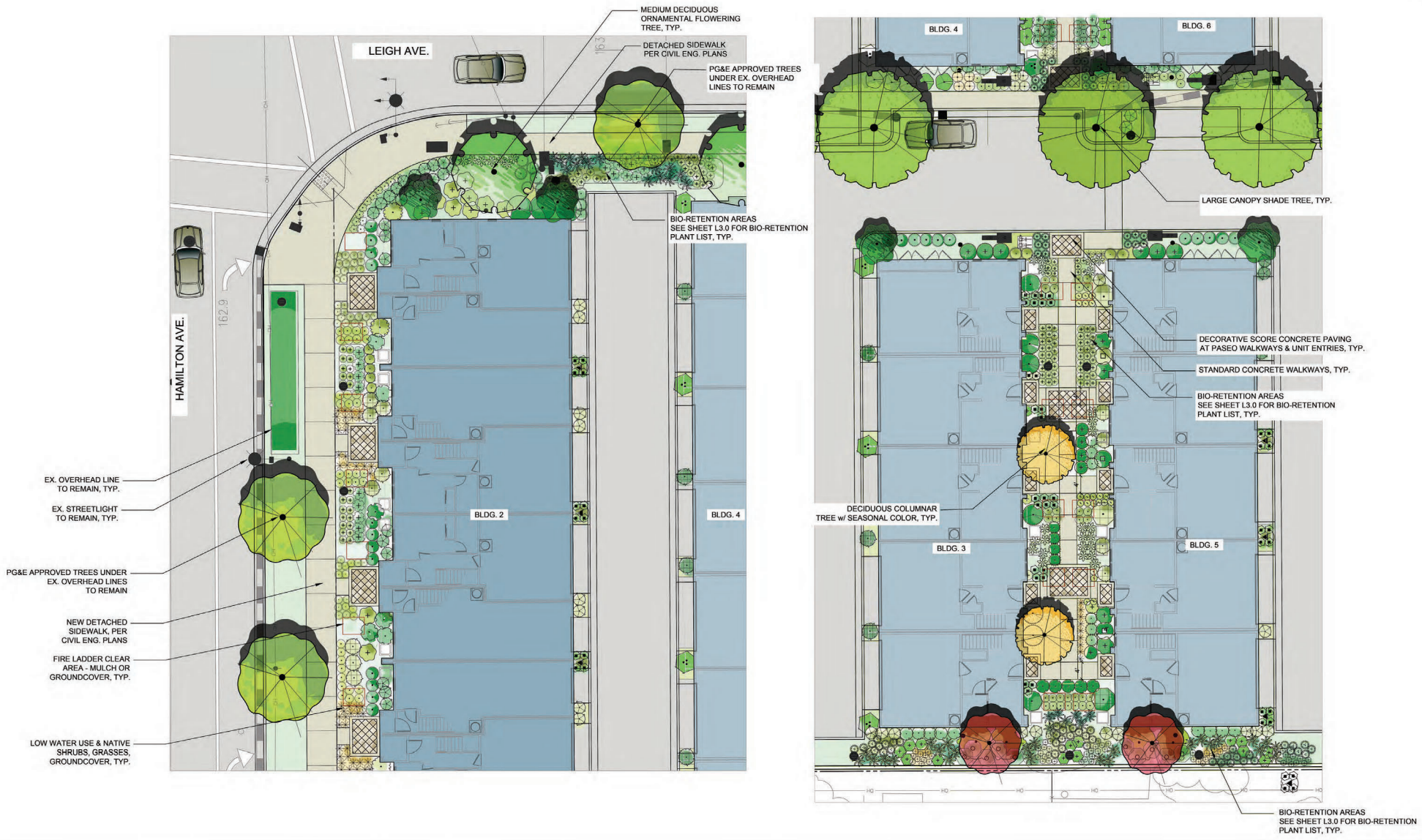
LANDSCAPE ENLARGEMENTS KEY MAP

SCALE: 1" = 20'-0"

DATE: 04/02/26

0 10 20 40 60

L1.1



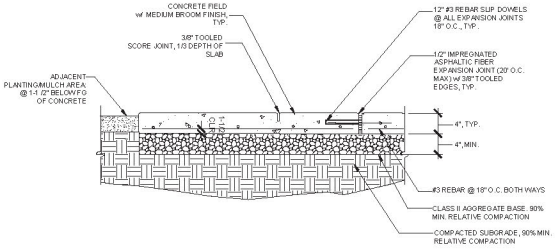
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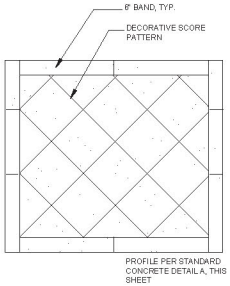
ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

CONCEPTUAL LANDSCAPE ENLARGEMENT PLANS

SCALE: 1" = 10'-0" DATE: 10/02/25

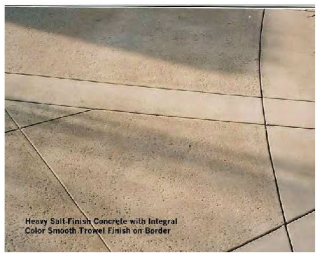
L1.2





CONCRETE SCORING/COLOR/FINISH OPTIONS


NATURAL GREY w/ 6" BAND AND DIAGONAL SCORING



HEAVY SALT FINISH w/ INTEGRAL COLOR


6" BAND w/ DAYTON RELEASE SANDBLAST FINISH

A CONCRETE PAVING
1" = 1'-0"

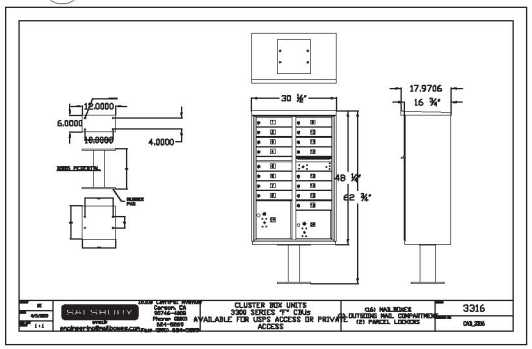
B DECORATIVE SCORED CONCETE PAVING
NTS

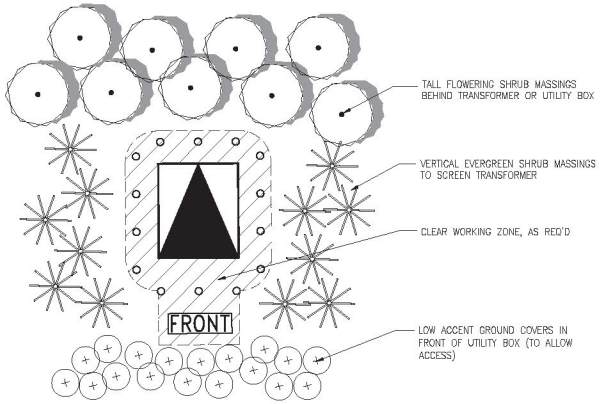
C MAILBOXES
NTS



NOTES:

1. ALL CBUS TO BE STANDARD CBU. ALL UNITS INCLUDE CBU, PEDESTAL, CBU TOP AND PEDESTAL COVER, AND A SIZE DOORS. SITE CONTAINS **FIVE (5) - SALSBURY CLUSTER BOX UNIT** - TYPE III (w/ 16 DOORS & 2 PARCEL LOCKERS), **MODEL #3316-BRZ-U** & **FOUR (4) SALSBURY PARCEL LOCKER** - TYPE II (w/ 4 COMPARTMENTS), **MODEL #3304-BRZ-U**.
2. CBUS AVAILABLE THROUGH MAILBOXES.COM, (800) 624-5269.
3. CBU UNIT COLOR TO BE BRONZE. MAILBOX NUMBERS TO BLACK LETTERING WITH SILVER BACKGROUND PER MANUFACTURER. STYLE AND SIZE TO BE SELECTED BY OWNER AND APPROVED BY POST MASTER.
4. CONCRETE PAD SHALL HAVE A MEDIUM BROOM FINISH.
5. CONTRACTOR TO INSTALL CBU PER MANUFACTURER'S INSTRUCTIONS.





NOTE: SCREENING WILL BE PROVIDED WHERE FEASIBLE

D TRANSFOMER SCREENING
NTS

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
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ZIP 94103 PH (415) 864-8121 FAX (415) 864-4796

ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

LANDSCAPE DETAILS

SCALE: AS NOTED

DATE: 10/02/25

L2.0

TREE PALETTE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS
TREES						
	ACE ARM	Acer rubrum 'Armstrong'	Armstrong Red Maple	24"box	6	M 40' H X 15' W
	CRA PHA	Crataegus phaenopyrum	Washington Hawthorn	36"box	5	M 25' H X 20' W PG&E APPROVED @ O.H. LINES
	GIN PR2	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	15 gal	7	M
	LAG LAV	Lagerstroemia indica 'Lavender'	Lavender Crape Myrtle	36" Box 'STD'	7	L, 25'H x 20-25 W PG&E APPROVED @ O.H. LINES
	LYO FLO	Lyonothamnus floribundus	Catalina Ironwood	24"box	5	L - 25-45'H X 15'-24'W -- NATIVE
	MAG LIT	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	24"box	18	M 18'-22' H X 10'-12' W
	PRU CCU	Prunus cerasifera 'Newport'	Newport Flowering Plum	24"box	6	M, 25'H X 25'W PG&E APPROVED @ O.H. LINE
	ROB PUR	Robinia x ambigua 'Purple Robe'	Pink Flowering Locust	24"box	5	L 30'-40' H X 20'-30' W

SHRUBS/GRASSES/GROUNDCOVER

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS
SHRUBS					
	ACH MIL	Achillea millefolium	Common Yarrow	1 gal	L 2'Hx3'W NATIVE Butterfly bees
	ANI BUS	Anigozanthos x 'Bush Gold'	Kangaroo Paw	5 gal	L 2-3' H x 1-2' W
	ANI BRD	Anigozanthos x 'Big Red'	Big Red Kangaroo Paw	5 gal	L 4-6' H x 2-3'W
	ANI YEL	Anigozanthos x 'Yellow Gem'	Yellow Gem Kangaroo Paw	5 gal	L 2' H X 2' W
	ARC EME	Arctostaphylos x 'Emerald Carpet'	Emerald Carpet manazanita	5 gal	L 2-3" H x 4-8' W NATIVE
	ART AFS	Artemisia x 'Californica'	California Artemisia	5 gal	L
	BAC TWI	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks Coyote Brush	5 gal	L 2-3' H X 5-7' W
	CAL GVM	Callistemon viminalis 'Little John'	Green John Weeping Bottlebrush	5 gal	L 2-4' H x 2-3' W
	CIS LAD	Cistus ladanifer	Crimson-spot Rockrose	5 gal	L 3.5' H X 3.5'W
	CIS SAL	Cistus salvifolius Prostratus	Rockrose Sageleaf	5 gal	L, 2'H X 3'W
	CIS PUR	Cistus x purpureus	Orchid Rockrose	5 gal	L, 4'H X 4'W
	DIE VEG	Dietes vegeta	African Iris	5 gal	L 3-4'H X 2-3'W
	ELY MUL	Elymus multisetus	Big Squirreltail Grass	5 gal	2'H X2'W NATIVE Butterfly, Bees
	EPI CNL	Epilobium canum 'Catalina'	Catalina California Fuchsia	5 gal	L 3-4' H x 4-5' W NATIVE Birds Butterflys
	ERI WAY	Erigeron glaucus 'Wayne Roderick'	Seaside Daisy	1 gal	L 1' H x 1-2' W NATIVE Butterfly, Bees
	ERI KAR	Erigeron karvinskianus	Fleabane	1 gal	L 1' H X 2.5' W
	ERI GRA	Eriogonum grande rubescens	Red Buckwheat	5 gal	L 1-2' H x 2-3' W NATIVE Butterfly, bee, bird
	ERY APR	Erysimum x 'Apricot Twist'	Apricot Twist Wallflower	5 gal	L
	ERY BOW	Erysimum x 'Bowles' Mauve'	Bowles' Mauve Wallflower	5 gal	L,3'H X 3'W
	EUP GLA	Euphorbia characias 'Glacier Blue'	Glacier Blue Evergreen Spurge	5 gal	L 3'H X 3' W
	FES CAL	Festuca californica	California Fescue	5 gal	L 1-2' H x 2-3' W NATIVE - Butterfly
	FES ID2	Festuca idahoensis	Idaho Fescue	5 gal	L- 1-2'HX 1'W NATIVE Butterfly
	FES MAI	Festuca mairei	Atlas Fescue	5 gal	L 2-3' H x 2-3' W
	FES OVI	Festuca oxina glauca	Blue Fescue	1 gal	M 1'H x 1-2' W

SHRUBS/GRASSES/GROUNDCOVER

FUC TRI	Fuchsia x 'Gartenmeister Bonstedt'	Gartenmeister Bonstedt Fuchsia	5 gal	M, 3'H X 2.5'W	
GAL SPE	Galvezia speciosa	Island Snapdragon	5 gal	L 3-4' H x 4-5' W NATIVE Butterfly, Birds	
GRE NOE	Grevillea hybrid 'Noellii'	Grevillea	5 gal	L 3-4' H X 3'-4' W	
HEB COE	Hebe x 'Coed'	Coed Hebe	5 gal	M 2-3' H x 2-3' W	
HEM YLO	Hemerocallis x 'Yellow'	Yellow Daylily	5 gal	M 1.5'H X 1.5'W	
HEU MAX	Heuchera maxima	Island Alum Root	5 gal	M 1' H x 1-2' W	
JUN SK2	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	15 gal	L 12-18' H X 4-6'W	
LAV ASS	Lavatera assurgentiflora	Mallow	5 gal	L 5-10' H x 5-10' W	
LAV THU	Lavatera thuringiaca 'Barnsley'	Barnsley Tree Mallow	5 gal	L, 5-6'H X 4-6'W	
LEU ORX	Leucadendron x 'Hawaii Magic'	Royal Hawaiian Magic Conebush	5 gal	L 3-4' H x 4-5' W	
LIM PER	Limonium perezii	Statice	5 gal	L 2-3' H x 2-3' W	
LIR GIG	Liriope gigantea	Giant Liriope	5 gal	M, 2'HX2'W	
LIR SUN	Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Lilyturf	5 gal	M, 2'H x1.5'W	
LOM LON	Lomandra longifolia	Mat Rush	5 gal	L, 2.5'H X 3'W	
MIS PUR	Miscanthus sinensis 'Purpurescens'	Flame Grass	5 gal	L, 4-5'H x 3'W	
MUH RIG	Muhlenbergia rigens	Deergrass	5 gal	L 4-5' H x 4-6' W NATIVE Butterfly	
MYR DWA	Myrtus communis 'Compacta'	Dwarf Common Myrtle	5 gal	L 3'H X 3'W	
NAN LBO	Nandina domestica	Heavenly Bamboo	5 gal	L, 5-8'H X 3-5'W	
PEN ALO	Pennisetum alopecuroides	Fountain Grass	5 gal		
PEN BUN	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	5 gal	L, 2'H X 2'.5'W	
PEN MOU	Pennisetum alopecuroides 'Moudry'	Moudry Fountain Grass	5 gal	L 2' H x 2' W	
PEN WH2	Pennisetum setaceum 'White'	White Foutain Grass	5 gal	L - 3-4' H X 2-3'W	
PEN APP	Penstemon gloxinioides 'Apple Blossom'	Apple Blossom Border Penstemon	5 gal	L 2-3" H x 2-3' W	
PEN XFI	Penstemon x 'Firecracker'	Alice Hindley Beardtongue	5 gal	L 3-4'H x 3'W	
PER FIL	Perovskia atriplicifolia 'Filigran'	Filigran Russian Sage	5 gal	L	
PHI WI2	Philadelphus lewisii	Wild Mockorange	5 gal	M, 6-8'H X 6-8'W	
PHO TOM	Phormium tenax 'Tom Thumb'	Tom Thumb New Zealand Flax	5 gal	L, 2'H X 2'W	
PHO YEL	Phormium x 'Yellow Wave'	New Zealand Flax	5 gal	L 3-4' H x 3-4' W	
PHO AMR	Phormium x 'Amazing Red'	Amazing Red New Zealand Flax	5 gal	L 18-24" H x 18"-24" W	
PIT MAR	Pittosporum tenuifolium 'Marjorie Channon'	Marjorie Channon Tawhiwhi	5 gal	M, 6-8'H X 4-6'W	
PIT CM	Pittosporum tobira 'Cream De Mint' TM	Cream De Mint Dwarf Mock Orange	5 gal	L 2-2.5'H X 2-2.5'W	
PIT WI4	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum	5 gal	L 2-3' H x 4-5' W	
RHA BA4	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	L, 3'H X 3'W	
ROS CA2	Rosa californica	California Wild Rose	5 gal	L, 4-5'H X 4.5'W	
ROS IC2	Rosa floribunda 'Iceberg'	Iceberg Rose	5 gal	L, 3-5'H X 3-4'W	
ROS IC3	Rosa floribunda 'Iceberg' STD	Iceberg Rose	5 gal	L- 3'-4'W X 6'H	
ROS GYM	Rosa gymnocarpa	Wood Rose	5 gal	L 2-3'H X 2-3'W	
ROS HA3	Rosa rugosa 'Hansa'	Hansa Rose	5 gal	L, 4-5'H X 4'5'W	
SAL CLE	Salvia clevelandii	Cleveland Sage	5 gal	L 3-4'H X 3-4'W	
SAL AL9	Salvia greggii 'Alba'	White Texas Sage	5 gal	L	
TAG LEM	Tagetes lemmonii	Copper Canyon Daisy	5 gal	L, 4-5' H X 4-5'W	
WES MOR	Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary	5 gal	L 3-4' H X 3-4' W	
WES WOY	Westringia fruticosa 'Gray Box'	Dwarf Coast Rosemary	5 gal	L 2-3' H x 2-3' W	
ZAU CA9	Zauschneria californica	California Fuchsia	5 gal	L,2-3'H X 3-4'W	

BIO-RETENTION PLANTS

BIORETENTION PLANTS					
ANI YE2	Anigozanthos x 'Yellow Gem'	Yellow Gem Kangaroo Paw	1 gal	L 2' H X 1.5' W	
CAR DIV	Carex divulsa	European Grey Sedge	1 gal	L 1.5H x 1.5 W	
CAR ELA	Carex elata 'Bowles Golden'	Bowles Golden Sedge	5 gal	L - 1-2' H X 2' W	
CAR PA2	Carex pansa	Sanddune Sedge	1 gal	L 1' H X 1W'	
DIE IRI	Dietes iridioides	Fortnight Lily	5 gal	L 3' H X 3.5' W	
EPI SCH	Epilobium canum schieffelins	California fuchsia	5 gal	L 6" H X 3' W BIRDS, BEES, BUTTERFLIES	
ERI KA2	Erigeron karvinskianus	Santa Barbara Daisy	1 gal	L 1'H X 2.5' W	
FES ID3	Festuca idahoensis	Idaho Fescue	1 gal	L 1' H X 1'W	
FES MOL	Festuca rubra 'Molate'	Molate Fescue	1 gal	M 12-18" Hx 2' w	
JUN PAT	Juncus patens	California Gray Rush	1 gal	L 1-2' H x 1-2' W NATIVE Butterfly	
MIM AU2	Mimulus aurantiacus	Sticky Monkey Flower	5 gal	L 3-4' H x 3-4' H	
RHA EVE	Rhamnus californica 'Eve Case'	California Coffeeberry	5 gal	L 3-6H-4-6W NATVIE Butterfly, Birds, Bees	
ROS CAL	Rosa californica	California Wild Rose	5 gal	L 4-8' H x 4-8' W NATIVE - Butterfly, Bird, Bee	

PLANTING DESIGN INTENT STATEMENT

1. THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES".
2. PLANT SELECTION INCLUDES NATIVE AND DROUGHT TOLERANT SPECIES IN CONFORMANCE WITH STATE, COUNTY AND CITY WATER EFFICIENT LANDSCAPE GUIDELINES AND AS CLASSIFIED PER WUCOLS.
2. THE PLANTING DESIGN UTILIZES PRIMARILY (80%) LOW WATER USE & NATIVE PLANT SPECIES.
3. ALL LANDSCAPE PLANTING AND IRRIGATION DESIGN WILL COMPLY WITH THE STATE OF CALIFORNIA'S WATER EFFICIENCY REQUIREMENTS AND MEETS OR EXCEEDS THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA).
4. SELECTED TREES HAVE BEEN CHOSEN TO PROVIDE A VARIATION OF HEIGHTS, WIDTHS, COLORS, TEXTURES, AND CHARACTER. TREE LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS.
5. THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.
6. LANDSCAPE WITHIN STORMWATER TREATMENT AREAS COMPLY WITH APPENDIX D OF SANTA CLARA VALLEY C.3 HANDBOOK.
7. SEE CIVIL ENGINEER PLANS FOR ADDITIONAL INFORMATION ON STORMWATER/C-3 TREATMENT MEASURES.

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
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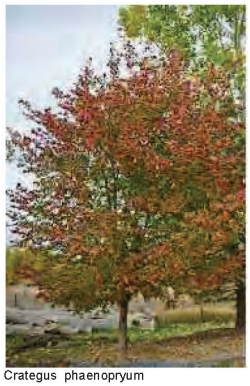
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HAMILTON AVE.
CAMPBELL, CALIFORNIA

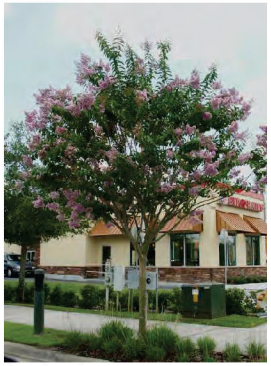
CONCEPTUAL PLANT LIST

SCALENTS DATE: 10/02/25

L3.0


Acer ruburm Armstrong


Crategus phaenopryum


Lagerstroemia


Magnolia Little Gem


Ginkgo Princeton Sentry


Prunus cerasifera


Lyonothamnus floribundus


Robinia Purple Robe flowering

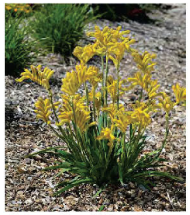
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ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

TREE IMAGERY

SCALE:NTS DATE: 10/02/25

L3.1


Anigozanthos Yellow Gem


Anigozanthos Bush Gold


Arctostaphylos Emerald Carpet


Achillea millefolium


Erysium Bowles Mauve

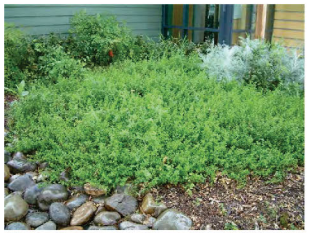

Grevillea noelli


Grevillea noellii flower

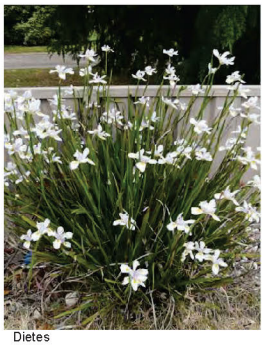

Cistus ladanifer

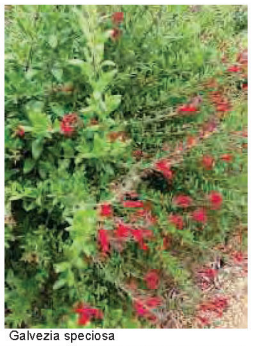

Euphoria 'Glacier Blue'


Ceanothus


Baccharis pilularis 'Twin Peaks'


Hebe-coed


Dietes


Galvezia speciosa


Tagetes


Liriope gigantea


Lavatera thuringiaca


Festuca idahoensis


Leucadendron


Euphorbia silver swan


Epilobum canum


Callistemon viminalis Little John


Festuca-mairei


Limonium perezii


Erigeron glaucus 'Wayne Roderick'


Erigeron karvinsklanus


Salvia clevelandii


Westringia Grey Box


Muhlenbergia


Lomandra


Phormium Duet


Liriope muscari Silvery Sunproof


Phormium


Pittosporum Wheelers Dwarf


Festuca ovina glauca


Teucrium chamaedrys


Pittosporum tobira Creme de Mint


Rosa rugosa

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ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

SHRUB IMAGERY

SCALE:NTS

DATE: 10/02/25

L3.2



Festuca ovina Elijahs Blue



Anigozanthos Yellow Gem



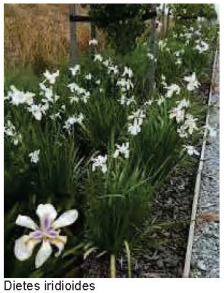
Festuca rubra



Epilobum canum



mimulus aurantiacus



Dietes iridioides



Carex divulsa



Rosa californica flowers



Festuca idahoensis



Festuca-mairei



Juncus patens



Carex pansa



Rhamnus californica Eves Case



Erigeron karvinsklanus



Carex elata



Epilobium schieffelins

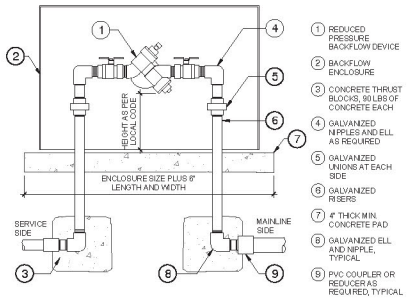
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ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

BIORENTION PLANTING IMAGERY

SCALE:NTS DATE: 10/02/25

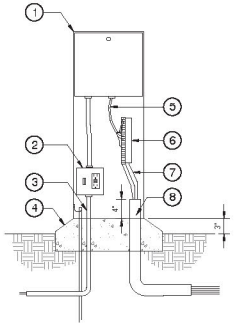
L3.3



1. REDUCED PRESSURE BACKFLOW DEVICE
2. BACKFLOW ENCLOSURE
3. CONCRETE THRUST BLOCKS, 90 LBS OF CONCRETE EACH
4. GALVANIZED NIPPLES AND ELL AS REQUIRED
5. GALVANIZED UNIONS AT EACH SIDE
6. GALVANIZED RISERS
7. 4" THICK MIN. CONCRETE PAD
8. GALVANIZED ELL AND NIPPLE, TYPICAL
9. PVC COUPLER OR REDUCER AS REQUIRED, TYPICAL

1 REDUCED PRESSURE BACKFLOW W/ ENCLOSURE

NTS

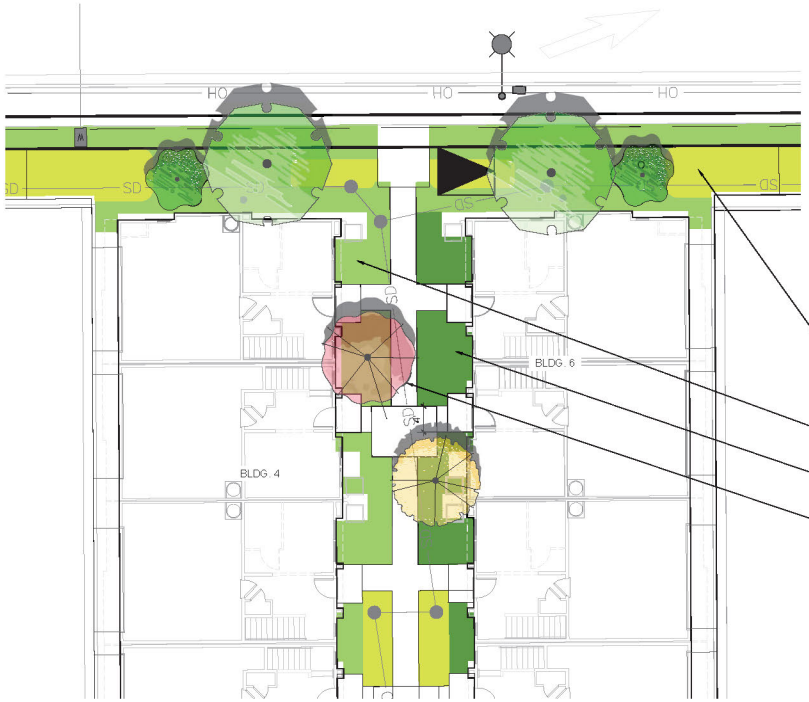


1. PEDESTAL MOUNT IRRIGATION CONTROLLER ON CONCRETE FOOTING. USE GALVANIZED U' BOLTS TO SECURE THE CONTROLLER TO THE PAD
2. GFI RECEPTACLE AND LOCKING SWITCH
3. 1" SCH. 40 CONDUIT WITH SWEEP ELL FOR 120 VOLT SOURCE
4. CONCRETE BASE: 6" MIN. THICKNESS, EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH SLOPE FOR DRAINAGE
5. 18 GA. WIRE HARNESS TO CONTROLLER
6. TERMINAL STRIPS, ARCHER BRAND #274-879, OR APPROVED EQUAL, SIZE AS REQUIRED
7. 14 GA. WIRES FROM FIELD
8. 1-1/2" PVC SCH. 40 CONDUIT WITH LONG SWEEP ELL

2 PEDESTAL MOUNT CONTROLLER

NTS

LEIGH AVE.



LOW WATER USE BIOTREATMENT PLANTING AREAS WITH DRIPLINE EMITTERS

LOW WATER USE PLANTING AREAS WITH DRIPLINE EMITTERS

MEDIUM WATER USE PLANTING IN THE DEEPER SHADE AREAS WITH DRIPLINE EMITTERS

MEDIUM WATER USE TREES WITH LOW FLOW BUBBLER IRRIGATION

IRRIGATION DESIGN INTENT STATEMENT

The irrigation system will utilize water efficient low flow pressure compensation drip emitters and bubblers at the tree and shrub/ground cover planting areas.

A smart weather based irrigation controller will be utilized to optimize efficient water application. Smart controllers automatically adjust their daily water schedule programming based upon the local climatic conditions at the project site. Smart controllers receive wireless data daily from the irrigation controller manufacturers weather data service. A rain sensor will be installed to prevent irrigation during rainy periods

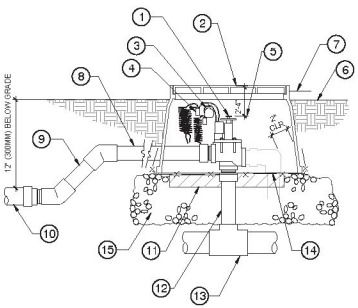
The irrigation system will be maintained by the projects HOA.

The planting design utilizes primarily low water use plant materials. Medium water use plant materials are utilized in shady areas. Trees are a mix of low and medium water species.

The low and medium water use shrub hydrozone areas will be on separate drip irrigation valve circuits. Trees will be on separate bubbler irrigation valve circuits.

A flow sensor and master valve will be connected to the controller to allow automatic shut off of any valve circuit or main line in the event of a pipe brake to prevent water waste.

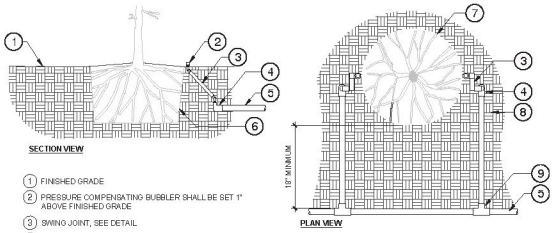
Water use and irrigation system design will conform to current State and local Water Efficient Landscape Ordinances.



1. REMOTE CONTROL VALVE, ONE PER BOX.
2. 10X15 RECTANGULAR VALVE BOX.
3. PLASTIC I.D. TAG AT EACH VALVE.
4. WATER PROOF WIRE CONNECTORS ON 30" LOOPED WIRES.
5. 2" (50MM) MINIMUM, 4" (100MM) MAXIMUM BELOW TOP OF BOX.
6. 2" (100MM) ABOVE FINISH GRADE AT SHRUBS.
7. 3/4" (19MM) ABOVE FINISH GRADE AT LAWN.
8. OUTLET PIPE SAME SIZE AS VALVE, 24" MINIMUM (300MM) TO FIRST FITTING.
9. 45 DEGREE DOWN AS REQUIRED TO LATERAL PIPE DEPTH.
10. INCREASE LATERAL LINE SIZE AS PER IRRIGATION PLAN.
11. TWO 8X2X16 CONCRETE BLOCK CAPS, ONE EACH SIDE OF THE BOX.
12. SCHEDULE 80 RISER.
13. MAIN LINE AS OCCURS.
14. 1/2" WIRE CLOTH GOPHER SCREEN, WRAP UP SIDES.
15. 6" (150MM) THICK LAYER OF PEA GRAVEL BASE.

3 REMOTE CONTROL VALVE

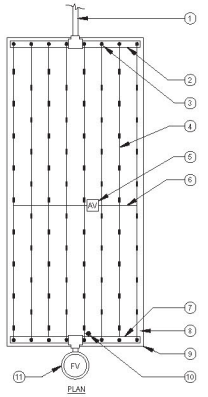
NTS



1. FINISHED GRADE
2. PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE
3. SWING JOINT, SEE DETAIL
4. SCH. 40 PVC 90° ELBOW SLIP TO THREAD
5. LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
7. EDGE OF ROOT BALL
8. EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
9. SCH. 40 PVC TEE OR 90° ELBOW

4 TREE BUBBLER LAYOUT

NTS

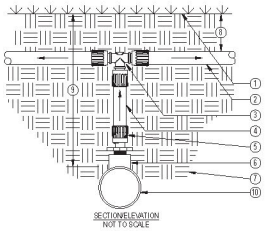


LEGEND:

1. PVC SUPPLY MANIFOLD (FROM PVC LATERAL LINE FEEDING ZONE).
2. PVC SUPPLY MANIFOLD.
3. DRIPLINE TUBING MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. DRIPLINE TUBING LATERAL
5. AIR/VACUUM RELIEF VALVE PLUMBED TO POLY TUBING AT EACH HIGH POINT.
6. AIR/VACUUM RELIEF LATERAL, POLY TUBING CENTERED ON MOUND OR BERM.
7. PVC FLUSH MANIFOLD.
8. PERIMETER LATERALS 4" FROM EDGE.
9. AREA PERIMETER.
10. DRIPLINE OPERATION INDICATOR
11. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

5 DRIPLINE TUBING LAYOUT

NTS



LEGEND:

1. FINISH GRADE.
2. DRIPLINE TUBING LATERAL.
3. TRI-LOC TEE (TL-T) OR ELBOW (TL-E).
4. POLY TUBING).
5. TRI-LOC X 1/2" MPT ADAPTER (TL-M50).
6. PVC TEE (6'x6'x1') WITH 1/2" FPT OUTLET.
7. NATIVE SOIL BACKFILL PER SPECIFICATIONS.
8. DEPTH OF TUBING TBD.
9. PVC SUPPLY LINE SHALL BE SAME DEPTH AS PVC LATERAL LINES.
10. PVC SUPPLY MANIFOLD (FROM PVC LATERAL LINE FEEDING ZONE).

6 DRIPLINE TUBING MANIFOLD TEE CONNECTION

NTS

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ZIP 94103 PH (415) 864-8121 FAX (415) 864-4796

ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

IRRIGATION INTENT PLAN & TYPICAL DETAILS

SCALE: 1" = 20'-0"

DATE: 10/02/25

0 10 20 40 60

L4.0

STATE DENSITY BONUS CONCESSION/WAIVERS

1500 Hamilton Avenue

Concession - Our concession sought is the elimination of under grounding the Over Head utility lines along Hamilton and Leigh Avenues.

Waivers:

1. We are seeking a waiver to the City's tree preservation requirements, thereby negating the need for an Alternative Site Configuration Exhibit.

2. We have provided a detail for transformer screening as required by MFDDS 4.050.3, but we are seeking a waiver to install such screening only where we have the space to do so.

3. We have modified the street side set back for bldgs. 4,6 and 8 to comply with the 10' requirement. We are seeking a waiver for building #10 to have a 9' setback. (MFDDS 3.060.5)

4. We are seeking a waiver relative to Adjacency Standards (MFDDS 3.10). This requirement would limit the height of structures within 30' of shared single family property boundary to 2.5 stories and 25'. We have a 10' setback along our western property boundary and an 11.8' setback along our southern boundary. Our total height height to our eave is 30' (an increase of 20% of the standard required).

5. We seek a general waiver of Chapter 7 Architectural Standards to the extent necessary to accommodate the project as designed.

6. We seek a general waiver of the Chapter 5 Standards to the extent necessary to accommodate the project as designed.

Improving Housing Production in Campbell

A subcommittee report by Planning Commissioners Adam Buchbinder and Matt Kamkar

Executive Summary

Campbell is on track to underperform our current eight-year housing goal significantly, only meeting about a quarter of our target[1]. We are held back by budget and law. In our situation, the most effective ways to build more are:

1. Ministerially approve by-right housing. (“Express Lane”.)
2. Reduce Inclusionary Zoning percentages.
3. Streamline at lower densities than the state mandates.
4. Reduce or pause impact fees.

Specifically, we are currently recommending the following policy changes:

- Reduce IZ rate to 10%, only apply IZ to projects of twenty or more units.
- Allow simultaneous demolition-and-construction permitting of SHRA projects in areas subject to SB 79 streamlining.
- Exempt local density bonus units under 750sf from impact fees much as ADUs under 750sf are exempt.

Defining the Problem

Campbell has a market rate housing shortage, and an affordable housing shortage. In line with our state obligations, Campbell’s Plan for Housing is an attempt to turn the tide, produce enough housing for our goals, and stop our slide into exclusionary unaffordability. We want to make Campbell a great place to live for even more new neighbors while avoiding state preemption and retaining local control.

We’ve fallen short so far. We’ve relied on a small number of high-density sites. In the 2018 era of cheap capital and very low interest rates, this may have worked, but unfortunately the current economic situation–higher interest rates, an unpredictable stock market, foreign policy, AI transforming employment–means that these strategies are now killing projects. Local conditions

[1] City of Campbell (2026, March 3). 2025 General Plan and Housing Element Annual Progress Report (APR). https://pub-campbell.escribemeetings.com/FileStream.ashx?DocumentId=876

such as the presence of a popular pickleball court at the former Fry's site are hard to predict. We've put a lot of our eggs into a small number of baskets.

A Note on The Broader Situation

We provide subsidized housing assigned by lottery (commonly referred to, confusingly, as "affordable housing") by obliging developers to essentially donate a portion of the units they build. We pay for city improvements, though to a lesser extent than some nearby cities do, by levying fees on new construction. Unfortunately, the city is fiscally constrained, which creates pressure to continue to tax new development.

Additionally, Campbell is notably understaffed, so planner time is at a premium. The City Council allocates that time annually, so changes which would require significant code rewrites are infeasible in the near term.

Summary

Express Lane

> *Recommendation: Pending more interviews.*

Many developments that come before the Planning Commission and City Council are not actually discretionary. Delaying, denying, or conditioning approval exposes the city to legal risk. This wastes everyone's time and misleads and frustrates the public, who understandably wonder why they're commenting on something their city government can't address.

Implementing a deterministic yes-or-no process will provide certainty, reduce risks, costs, and delays, and most crucially, would not involve the city losing any of its discretion. We've seen the benefits of this kind of process in Los Angeles and San Diego.

In conversations with both market-rate and below market rate developers, they've consistently described such a policy as "amazing", "very important", and "transformative". They expressed skepticism that the city could actually turn around permits within sixty days, but if we could, it would be tremendously impactful.

Inclusionary Zoning

> *Recommendation: Reduce IZ rate to 10%, only apply IZ to projects of twenty or more units. (Follow San Jose's policy.)*

Inclusionary Zoning is a policy by which a proportion of a developer's project must be rented or sold below market rate. The intent behind such policies was that development was so profitable that developers could easily absorb the cost. In practice, especially now, this is not the case, to

the point where our requirements make projects entirely infeasible, leading to a net reduction in *below-market* homes as well. It was an understandable mistake, but we know more now, and we should respond appropriately.

Additionally, most people don't live in subsidized housing; they're subject to the market cost of housing, and the best way to reduce that is by building a lot of it.

Other local governments, from San Jose to Mill Valley to San Francisco and beyond, have come to the same conclusions, and have either abolished or significantly reduced their inclusionary zoning requirements. This recommendation is in line with the City of San Jose as of January 2026.

Market rate developers have described this as similarly transformative, saying that projects are currently on the cusp of infeasibility, and these policies are not having the desired effect of producing more subsidized homes. Below market-rate developers have had no objections, as they focus on entirely-below market rate projects.

Lower Density Streamlining

> *Recommendation: Allow simultaneous demolition-and-construction permitting of SHRA projects in areas subject to SB 79 streamlining.*

Previously, Campbell's SB 1123 implementation, which allowed for concurrent demolition and construction, was our most successful production strategy, permitting over a hundred unsubsidized homes in less than a year. However, community feedback has led the City Council to rescind this approach and make it more difficult to produce these projects.

The community's voice is clear: they value Campbell's small-town scale. The state's mandate and the community's needs are also clear: Campbell needs more housing.

The compromise here is that the state mandates come with caveats; you can do lot splits, but only with an owner-occupancy affidavit, or you can build starter homes, but only on vacant lots. By allowing production without those caveats, we can use local control to encourage production at a gentler scale, in areas we prefer.

The full proposal is: streamline two-way lot splits city-wide with a local ordinance. Also streamline starter-home projects up to five units. In SB 79 areas, streamline up to ten starter homes per parcel. Due to a lack of staff capacity to draft more complex proposals, we'll work on only the last part: streamline up to ten homes per parcel in SB 79 areas.

Market-rate developers agreed that the owner-occupancy requirement for SB 9 projects is the primary reason they're not being used, as it prevents regular financing structures. Previously, this didn't matter because we were streamlining SHRA projects, but that has now ended. Below market-rate developers focus on projects much larger than any of these both because that's

how the funding works, and because the wrap-around services they provide don't scale well to small projects.

Fees

> *Recommendation: Exempt local density bonus units under 750sf from impact fees much as ADUs under 750sf are exempt.*

Building fees are mostly levied by the city. (Fees levied by the state, county, and special districts are relatively small.) The largest of these fees by far is the Parks fee. While this is a vital source of revenue for the Parks department, it generally doesn't go toward new parks (the stated justification for taxing new housing), and it should, in the long run, be replaced by a parcel tax applied equitably across the city rather than a one-time fee on newcomers. (It would be roughly $35 per parcel.)

In the meantime, we could encourage use of the city's local density bonus program by exempting small units from parks fees just as small ADUs are exempted.

Market-rate and below market-rate developers brought up the park fees on their own on several instances. It was suggested that they should be scaled per-square foot rather than per-unit, which discourages building smaller homes.

Detailed Notes

The below sections contain the details and research used to come to the conclusions above.

Express Lane

A number of developments have greatly curtailed Campbell's discretion to modify or deny housing project applications. These include the Housing Crisis Act[2], the Housing Accountability Act, and the *Bankers Hill 150* decision[3] in combination with state density bonus law. Repeatedly, staff informs the Planning Commission that while they may make suggestions to the developer, the city is obliged by law to approve the project as-is.

Sending these projects, which are not actually discretionary, through a months-long set of hearings, is wasteful of the applicants' time, of the public's time, and of staff's time. It produces expensive rubber-stamp hearings and uncertainty for developers. And at a time when financing is tight and delays can destroy a project, streamlining is a positive-sum approach.

---

[2] Murphy, A., & Luh, A. (2021, September 20). *Court Upholds California Law Limiting Local Governments' Ability to Deny Housing Development Applications*. Perkins Cole. https://perkinscoie.com/insights/update/court-upholds-california-law-limiting-local-governments-ability-deny-housing

[3] *Density Bonus Law Does Not Allow Lead Agencies To Play Architect*. (2022, February 22). Cox Castle. https://www.coxcastle.com/publication-density-bonus-law-does-not-allow-lead-agencies-to-play-architect

There are already a successful model for this: Los Angeles' ED1, in 2022, established ministerial approval processes for 100% subsidized projects, tripling its rate of production[4]; it was an unexpected success in that market-rate projects could rent at subsidized rates, and the process was extremely appealing[5] to developers. Los Angeles has since gradually walked back the process[6], but they demonstrated that it *can* be done. Similarly, San Diego's 2024 Complete Communities program, which targets a 30-day approval timeline, led to a significant increase in projects at a time when production was slowing elsewhere[7].

We propose that any project that is *de facto* ministerial, e.g., a Housing Development Project under the HAA, which complies with Campbell's objective standards (where the use of State Density Bonus Law can allow for waivers and concessions to modify those standards), be placed into a ministerial process with a 60-day "shot clock" as used in ED1.

This "Express Lane" would involve creating an "Administrative Housing Permit", where the Community Development Director is the decision-making authority. The process would be as follows.

The developer submits planning and building applications simultaneously. The Planning Department deem plans complete within 30 days, and the Building Department completes the plan check by day 60. This would involve a unified intake, greater coordination between Planning and Building, and development of a master checklist (things like driveway widths required by the Fire Department) such that a compliant application will be approved by those agencies. Most importantly, a project would be *deemed approved* after sixty days if the city hasn't made a declaration either way.

This would be a sea change in the way Campbell does business with developers, but crucially, it's not actually a policy change. The city would not be giving up discretion; it does not have that discretion in the first place.

---

[4] Schneider, B. (2024, February 8). *Has LA cracked the code for building affordable housing?* Substack.com; The Urban Condition. https://benjaminschneider.substack.com/p/has-la-cracked-the-code-for-building

[5] Luca Gattoni-Celli. (2024, February 13). *Be Less Surprised And More Excited By LA's "Affordable Housing" Miracle*. Substack.com; Cornerstone. https://lucagattonicelli.substack.com/p/be-less-surprised-and-more-excited

[6] Rodriguez, S. (2024, August 8). *LA mayor slowly dismantles her successful housing plan*. Pacific Research Institute. https://www.pacificresearch.org/la-mayor-slowly-dismantles-her-successful-housing-plan/

[7] City of San Diego. (2025, September 9). *City of San Diego permits nearly 8,800 new homes in 2024, marking two-year surge in housing production*. Inside San Diego. https://www.insidesandiego.org/city-san-diego-permits-nearly-8800-new-homes-2024-marking-two-year-surge-housing-production

Inclusionary Zoning

Unsubsidized Inclusionary Zoning is a politically appealing, economically disastrous policy. It's a concession to practicality in that it costs the city nothing and asks nothing of existing residents, in the hope that we can cross-subsidize our way out of our deficit. The consequences are that a much smaller number of lottery units are gained at the cost of many ordinary ("market-rate") homes never being built.

We have worked examples in San Jose, Portland, and San Francisco:

San Jose, as of January 2026, updated their Inclusionary Housing Ordinance as follows[8]: rather than 15% BMR required previously, in response to a low rate of development, i.e., approved projects were not actually being built, the city now, for projects over 30 du/ac in density, requires 10% BMR (5% at 60% AMI, 5% at 80% AMI), with options for 7% at 50% AMI and 5% at 30% AMI, and these requirements only apply to projects of twenty or more units. The explicit reasoning was that the existing, higher, rates were not actually producing housing.[9]

Mill Valley as of June 2026 reversed a policy which lowered the threshold of their inclusionary zoning program from ten units to four, and increased the percentage to 25%.[10]

> *"I was on the Planning Commission in 2018 when we lowered it from 10 to four," Councilmember Urban Carmel said.*
>
> *"It didn't work," he said, referring to the stricter inclusionary requirement. "You learn and I'm happy we're pivoting."*

Portland mandated unfunded inclusionary zoning on buildings twenty units and larger from 2017-2024, the result being that many more 19-unit buildings were constructed, and total permit numbers fell *forty percent*, with development fleeing to just outside city limits. When the city decided to fund the IZ requirements, developers started building subsidized units again.[11] The state is currently in the process of outlawing unfunded IZ mandates via SB 1521. (Graph from *Portland Press Herald* analysis[12].)

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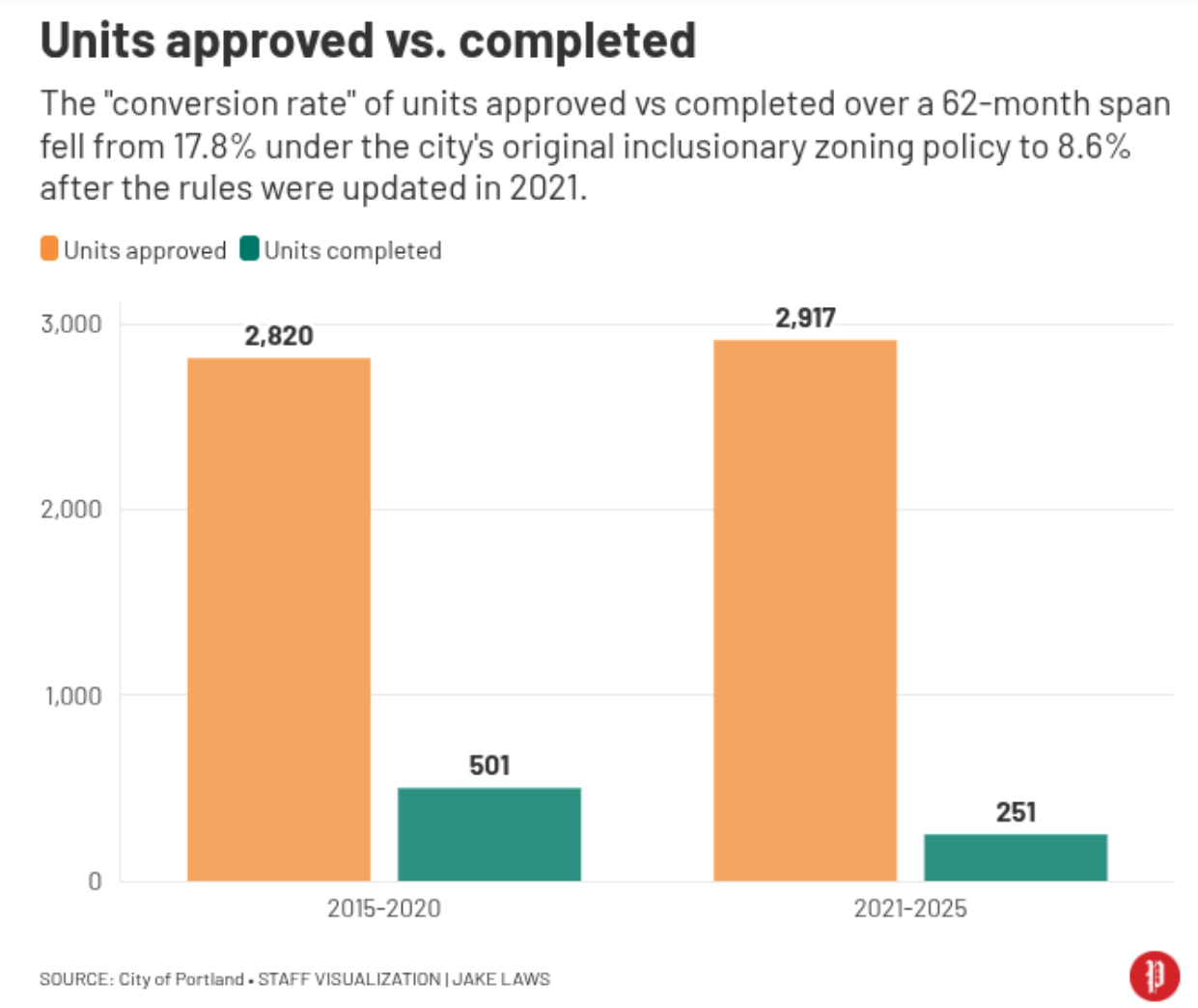
[8] City of San Jose. (2026). Recent changes to Inclusionary Housing Ordinance (IHO) | city of san josé. https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/proposed-changes-to-inclusionary-housing-ordinance

[9] Menconi, K. (2025, November 21). *San Jose Housing Policy Change delayed after pushback*. San José Spotlight. https://sanjosespotlight.com/san-jose-housing-policy-change-delayed-after-pushback/

[10] *The Mill Valley City Council unanimously mill approved a series of zoning code updates on June 1st that officials Hope will lure developers*. Enjoy Mill Valley. (2026, June 9). https://enjoymillvalley.com/2026/06/08/the-mill-valley-city-council-unanimously-approved-a-series-of-zoning-code-updates-on-june-1st-that-officials-hope-will-lure-developers/

[11] Andersen, M. (2026, February 24). *Portland's inclusionary zoning program is finally performing, new data suggests.* Sightline Institute. https://www.sightline.org/2025/11/25/portlands-inclusionary-zoning-program-is-finally-performing-new-data-suggests/

[12] LaClaire, H., & Rice, A. (2026, May 13). Is a Portland rule requiring affordable units slowing down real housing growth? *The Portland Press Herald*.



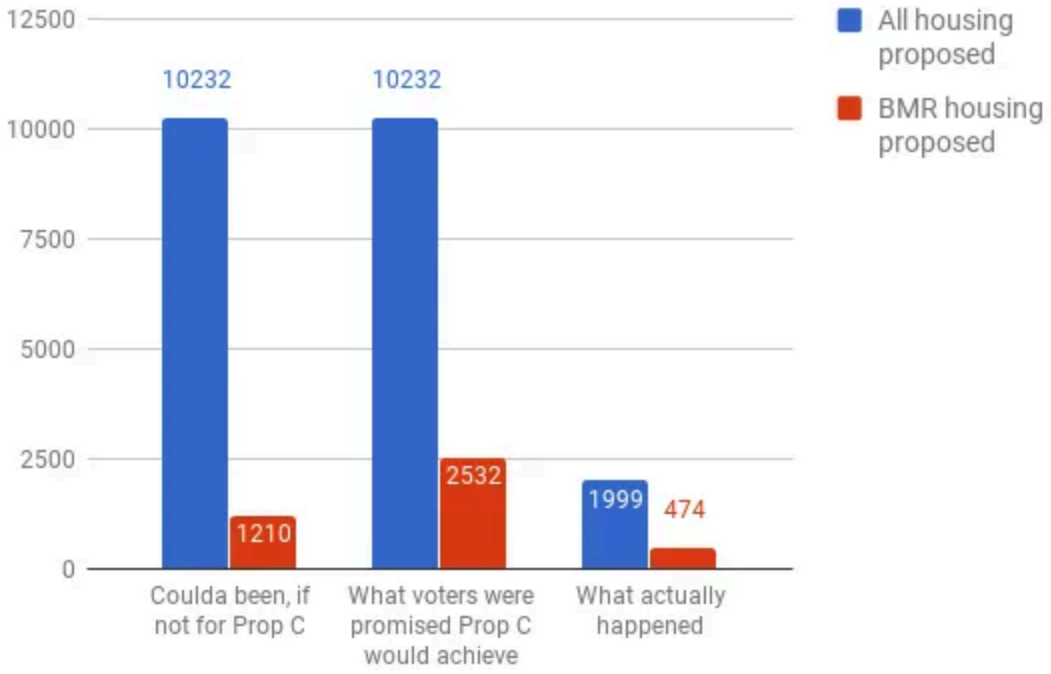
San Francisco raised its inclusionary rate to over 20% with Proposition C, and wound up not only cratering their total production, but producing fewer lottery units as well. As a result, the city cut their rates roughly in half in 2023 to increase production.[13] (Graph from independent analysis[14].)

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https://www.pressherald.com/2026/05/08/has-portlands-inclusionary-zoning-housing-ordinance-gone-too-far/

[13] Brinklow, A., & Brinklow, A. (2024, October 16). *SF's Unique Way of Funding Affordable Homes Is Under Attack, From All Sides.* The Frisc. https://thefrisc.com/sfs-unique-way-of-funding-affordable-homes-is-under-attack-from-all-sides-a01f5c6781c5/

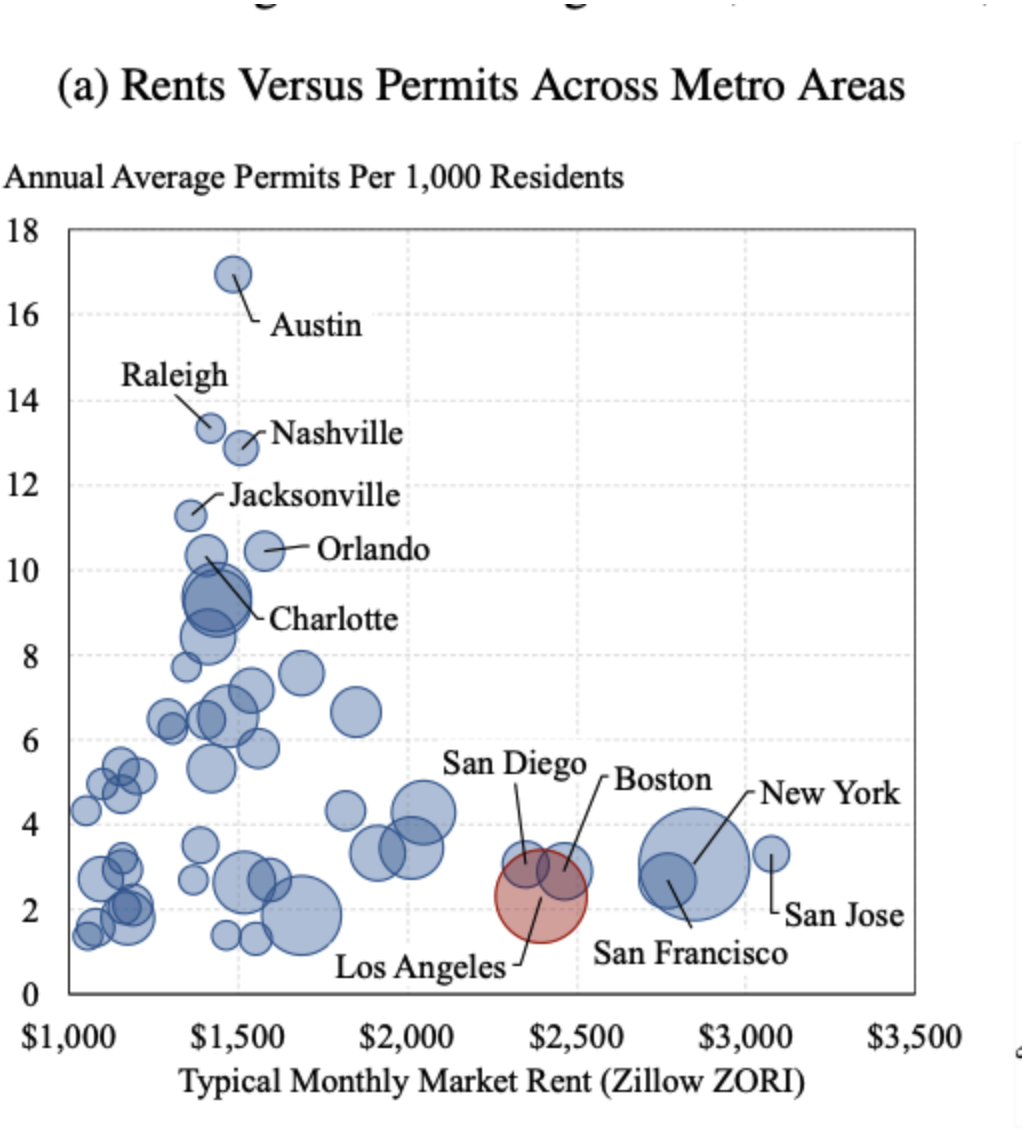
[14] YIMBY Dispatches (2017, June 11). "The 25% inclusionary rate is killing affordable housing". https://medium.com/yimby/the-25-inclusionary-rate-is-killing-affordable-housing-db143c4abd31



Since then, the city's Inclusionary Zoning Technical Advisory Committee has written: "In the final TAC meeting, Controller's Office staff noted that, based on the consultants' analysis, the maximum economically-feasible inclusionary requirement was 0%."[15]

Ultimately, there is a well-known and demonstrated way to produce housing affordability: build more housing. *No jurisdiction which builds a lot of housing has high rents*.[16]

[15] Office of the Controller (2026, April 30). "Inclusionary Housing: Triennial Review of Economic Feasibility, 2026".
https://media.api.sf.gov/documents/Triennial_Economic_Feasibilty_Report_2026.final.pdf
[16] Soltas, Evan, Gruber, Jonathan. (2026, February). "How Costly Is Permitting in Housing Development?"
https://evansoltas.com/papers/Permitting_SoltasGruber2026.pdf



We cannot subsidize our way to affordability because we cannot raise the funds. We cannot require developers to subsidize our way to affordability because they will be unable to build at all. The only way out is to enable the construction of enough market rate housing that we move to the upper left quadrant of that graph.

The status quo is a vicious cycle, where the price of housing goes up, so more people can't afford it, so we need more lottery housing, so the subsidized percentage goes up, so we produce less, so the price of housing goes up, and we end up here.

The Effect of Market-Rate Housing on Housing Affordability

There are two complementary approaches which can be used to improve housing affordability: explicitly producing subsidized housing, and producing enough housing to reduce the market

rate. In the absence of a tremendous infusion of money, the latter is remarkably effective.[17] As described by Henry Grabar:

> *In one case, two of the article's co-authors, Justin Tyndall and Limin Fang, told me, a unit at the Central was purchased by a woman leaving an apartment built in the 1960s in a low-income neighborhood. That unit was subsequently occupied by someone moving from a transitional-housing facility for the formerly homeless, presumably freeing up a bed for someone living on the street. Put succinctly:* ***The sale of an apartment costing more than half a million dollars seems to have created a vacancy at a homeless shelter.***

The question has been asked in New York City[18], in San Francisco[19], in Helsinki[20], in Germany[21], in a variety of places[22], most recently in Honolulu[23]; new market-rate housing in a constrained market reduces nearby rents. A lack of new market-rate housing prevents existing housing from becoming affordable over time[24]. The evidence on this front is strong[25].

> *I combine the address histories with a simulation model to estimate that* ***building 100 new market-rate units leads 45-70 and 17-39 people to move out of below-median and bottom-quintile income tracts****, respectively, with almost all of the effect occurring within five years.*[26] (Evan Mast)

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[17] Grabar, H. (2026, February 23). High-End construction really does help everyone. *The Atlantic.* https://www.theatlantic.com/ideas/2026/02/housing-crisis-rich-poor-building/686086/

[18] Li, X. (2021). Do new housing units in your backyard raise your rents? *Journal of Economic Geography*, 22(6), 1309–1352. https://doi.org/10.1093/jeg/lbab034

[19] Pennington, Kate, Does Building New Housing Cause Displacement?: The Supply and Demand Effects of Construction in San Francisco (June 15, 2021). Available at SSRN: https://ssrn.com/abstract=3867764 or http://dx.doi.org/10.2139/ssrn.3867764

[20] Bratu, C., Harjunen, O., & Saarimaa, T. (2023). JUE insight: City-wide effects of new housing supply: Evidence from moving chains. *Journal of Urban Economics*, 103528. https://doi.org/10.1016/j.jue.2022.103528

[21] Mense, A. (2025). The impact of new housing supply on the distribution of rents. *Journal of Political Economy Macroeconomics*, *3*(1), 1–42. https://doi.org/10.1086/733977

[22] Asquith, Brian J., Evan Mast, and Davin Reed. 2019. "Supply Shock Versus Demand Shock: The Local Effects of New Housing in Low-Income Areas." Upjohn Institute Working Paper 19-316. Kalamazoo, MI: W.E. Upjohn Institute for Employment Research. https://doi.org/10.17848/wp19-316

[23] Fang, Limin and Kim, Emi and Tyndall, Justin. (March 27, 2026), The Downmarket Impact of New Multifamily Housing: Evidence from a Honolulu Condo Tower. Available at SSRN: https://ssrn.com/abstract=5780364 or http://dx.doi.org/10.2139/ssrn.5780364

[24] Spader, J. (2024). Has housing filtering stalled? heterogeneous outcomes in the American Housing Survey, 1985–2021. *Housing Policy Debate*, *35*(1), 3–25. https://doi.org/10.1080/10511482.2023.2298256

[25] Been, V., Ellen, I. G., & O'Regan, K. (2024). Supply skepticism revisited. *Housing Policy Debate*, *35*(1), 96–113. https://doi.org/10.1080/10511482.2024.2418044

[26] Mast, Evan. 2019. "The Effect of New Market-Rate Housing Construction on the Low-Income Housing Market." Upjohn Institute Working Paper 19-307. Kalamazoo, MI: W.E. Upjohn Institute for Employment Research. https://doi.org/10.17848/wp19-307

Lower Density Streamlining

The proposal consists of three options: two-way lot splits, and in non-SB 79 areas, starter homes up to a count of five. In SB 79 areas, up to ten starter homes per parcel.

In comparison to SHRA, SB 9, which allows lot splits and duplexes on single-family parcels, has been far less used, on the order of less than ten units per year, in contrast to a hundred starter homes in less than a year. The primary barrier to this is owner-occupancy requirements[27], which only apply to the lot-split provisions. But for these projects to secure standard construction financing, the homes must be individually sellable.

Campbell will create a local lot-split ordinance which does not contain owner-occupancy requirements, but only allows up to two primary units, rather than four, across the newly split parcels. These homes can be full-sized rather than small starter homes.

Streamlining for SHRA (SB 1123) projects will consist of allowing concurrent demolition and construction permitting, using the city's administrative authority to determine the sequencing of permits. We'll allow streamlining up to five homes citywide, but in areas already subject to SB 79 upzoning, we'll streamline the full ten. In the latter case, the alternatives are not "stasis or change", but rather "four-to-seven story buildings or townhomes", and this allows us to choose the latter.

Fees

We levy fees on new housing; in some cases, jurisdictions tax new housing to pay for new housing, but we tax new housing to pay for parks, which should clearly be paid for by everyone, since everyone uses parks. (Notably, these fees (Fund 295) have not paid for new parks, but rather for projects like playground improvements (projects 18PP and 20PP) and parking lot expansions (23DD) at John D. Morgan, track resurfacing at the Community Center (21PP), and bike path improvements at Campbell Park (21KK).)

Impact fees discourage housing production.[28] As with unsubsidized inclusionary zoning, fees are not an efficient way of raising funds, but it is politically palatable to charge fees on people who do not live here yet and so cannot complain. It feels like free money, but it is not. The city should raise funds for capital projects via parcel taxes, bonds, or grants.

The city has received an average of roughly $600,000 per year in these fees. If these were structured as a parcel tax rather than a tax on new housing, they would cost (Campbell has about 17,000 housing units) roughly $35 per household per year. This is comparable to existing

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[27] Metcalf, B., Garcia, D., & Carlton, I. (2021). Will allowing duplexes and lot splits on parcels zoned for single-family create new homes? *Terner Center for Housing Innovation*. https://ternercenter.berkeley.edu/wp-content/uploads/2021/07/SB-9-Brief-July-2021-Final.pdf

[28] California YIMBY. (2024, June 13). *The Impact of Fees: Rethinking local revenues for more multifamily housing*. https://cayimby.org/reports/the-impact-of-fees/

open-space parcel fees, and Campbell should move in this direction. It also has the advantage of being much more predictable than fees on new housing.

However, this is currently the sole source of capital for the parks department. In view of that, it would be better to place a pause on parks funding, for example, exempting the next five hundred new units on Housing Element opportunity sites. This is similar to San Jose's approach. Alternatively, the city could encourage smaller, more inherently affordable homes by charging an equivalent per-square-foot fee for parks rather than a per-unit fee, while we go through the process of restructuring our parks funding.

Frequently Asked Questions

Does SB 79 obsolete your work?

As SB 79 will increase Campbell's zoned capacity by roughly forty thousand units by legalizing apartments near our light rail stations[29], there has been some concern that we may overproduce housing.

This is unlikely; cities have historically not built out their zoned capacity. Concerns were raised when the current Housing Element was being drafted that we might overproduce. Such concerns have proven unfounded, hence this report.

More broadly, cities have only recently started to "shrink-wrap" their zoning so that their capacity is very close to their built inventory. This is appealing, as it allows for close direction of growth, but as construction relies on many factors outside the city's control, it leads to much slower growth. In short, we can't predict which sites will be viable, an unpredictable proportion of them will be, and if we want to plan for growth, we have to account for that.

What about utility capacity?

Concerns have been raised by some citizens that new construction will strain the city's infrastructure in ways we cannot afford, that we'll run out of water or sewer capacity, for example.

First, cities have the ability under the Housing Accountability Act to deny housing on a site "which does not have adequate water or wastewater facilities to serve the project" (GOV §65589.5(d)(4))[30]

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[29] Langberg, M. (2026, April 14). *State Housing Law Could Change Campbell's small city vibe*. San José Spotlight. https://sanjosespotlight.com/state-housing-law-could-change-campbells-small-city-vibe/

[30] California Government Code (2026, January 1), https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65589.5

Campbell's 6th Cycle Housing Element[31] states (pages H.IV-40 and 41) that for water:

> The impact of this project is not consequential and [San Jose Water] has the capacity to serve the General Plan (which includes this Housing Element Update) through buildout based on current water supply capacity and Valley Water's proposed water supply projects.

And for sewer:

> While full buildout of the development contemplated in the proposed General Plan (which includes this Housing Element Update) would increase the existing treatment demand at the treatment plant, the proposed General Plan includes a range of policies designed to ensure an adequate wastewater treatment and sewer capacity for development.

Sources

We spoke with:

- Mark Robson (market-rate developer)
- Kelly Snider (SJSU professor)
- Flaherty Ward and Karl Lauff, Santa Clara County Housing Authority (BMR developer)
- Sergio Lopez (councilmember)
- Rob Eastwood (staff)
- Pete Beritzhoff, Bay West Development (market-rate developer)
- Stephanie Yi, Jia Li, Tomas Tran, AlphaX RE Capital (market-rate developer)
- Susan Landry (former mayor, concerned citizen) and Roy DiVittorio (citizen)

[31] City of Campbell (2023, April 18). *6th Cycle 2023-2013 Housing Element*. https://www.campbellca.gov/ArchiveCenter/ViewFile/Item/2953