



CITY OF CAMPBELL
Community Development Department

March 2, 2018

NOTICE OF STUDY SESSION
1429 & 1445 Westmont Avenue

Notice is hereby given that the Planning Commission of the City of Campbell will consider a Pre-Application (PRE2018-01) for a proposed subdivision to create six single-family lots and one common lot on property located at **1429 & 1445 Westmont Avenue**. The meeting will begin at 7:30 p.m. on **Tuesday, March 13, 2018**, in the City Hall Council Chambers, 70 North First Street. Discussion will be limited to the overall project design concept. As a Pre-Application, no action or decisions will be made for this item at this meeting.

Questions or comments regarding the Study Session may be addressed to Stephen Rose, Associate Planner, in the Community Development Department at (408) 866-2140 or via email at stephenr@cityofcampbell.com.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **1429 & 1445 Westmont Avenue**

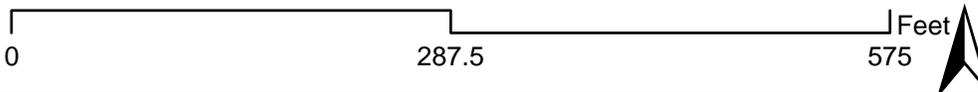
Project Location Map



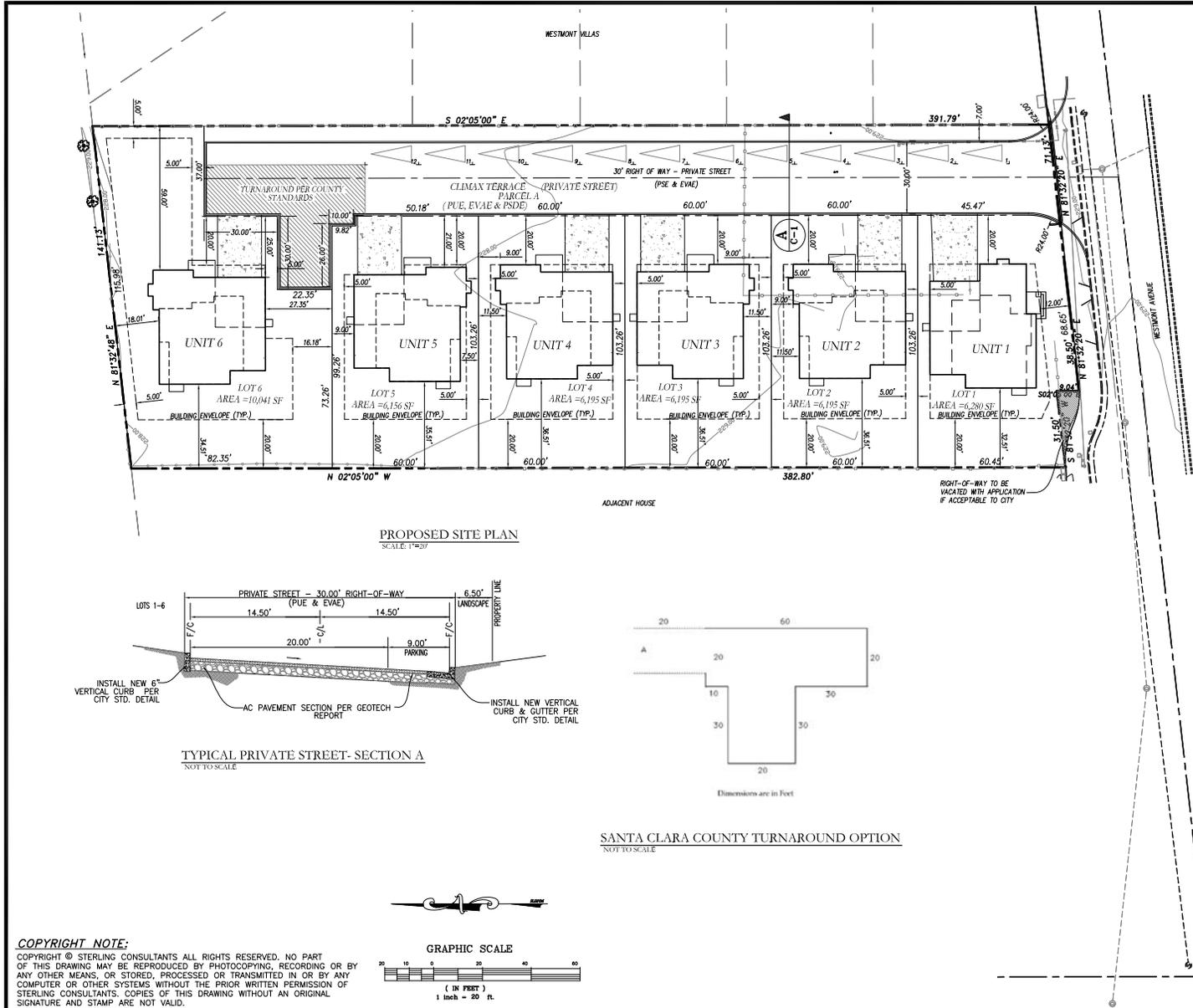
Project Location: 1429 and 1445 Westmont Avenue

Application Type: Pre-Application

Planning File No.: PRE2018-01



Community Development Department
Planning Division



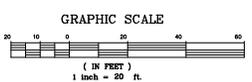
- PROJECT GENERAL NOTES:**
- OWNER(S) : CLIMAX LABORATORIES, INC.
1839 MONTEREY RD#10,
SAN JOSE, CA 95112
CONTACT: YEPING ZHAO
 - DEVELOPER : CLIMAX LABORATORIES, INC.
1839 MONTEREY RD#10,
SAN JOSE, CA 95112
CONTACT: YEPING ZHAO
 - CIVIL ENGINEER : STERLING CONSULTANTS
11040 BOLLINGER CANYON ROAD, SUITE E-102
SAN RAMON, CA 94582
CONTACT: DILIP S. KISHANAN, P.E., CSD
TEL: 925-705-3633; FAX: 866-866-6343
 - SOILS ENGINEER : TBD
 - APNs: 403-10-116, 403-10-117
 - EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
 - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 - SITE AREA: 54,673 SF (1.25 ACRES)
 - NUMBER OF LOTS : 6 LOTS
 - LOT AREAS - NET : MINIMUM=6,612 SF; MAXIMUM=10,408 SF
 - GENERAL PLAN: LOW DENSITY RESIDENTIAL (LESS THAN 6 UNITS/GROSS ACRE)
 - EXISTING ZONING: R-1-6-SINGLE FAMILY RESIDENTIAL
 - PROPOSED ZONING: R-1-6-SINGLE FAMILY RESIDENTIAL
 - SETBACKS : FRONT=20'; BACK=20'; SIDE=5'; STREET SIDE CORNER=12'
 - DENSITY: 4.80 DU / ACRE
 - WATER SYSTEM: SAN JOSE WATER COMPANY
 - SEWER SYSTEM: WEST VALLEY SANITATION
 - STORM DRAIN SYSTEM: CITY OF CAMPBELL
 - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (P.G.&E.)
 - CABLE: COMCAST CABLE
 - TOPOGRAPHY: EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN NOVEMBER 2017.
 - BOUNDARY: EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN NOVEMBER 2017.
 - STREETS: ACCESS TO THE PROPOSED LOTS IS THROUGH A NEW PRIVATE STREET FROM WESTMONT AVENUE.
 - FLOOD ZONE: ZONE X; PANEL NO. 0238J
 - GRADING: TENTATIVE GRADES FOR THE PROPOSED SUBDIVISION IS SHOWN ON SHEET TM-3.
 - DIMENSIONS: LOT DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
 - CONTOURS: EXISTING CONTOURS ARE SHOWN.
 - UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SERVICES AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.
 - STORMWATER: STORMWATER COMPLIANCE WILL BE ACHIEVED THROUGH MULTIPLE AT-GRADE BIO-RETENTION PLANTERS; THE PROPOSED PRIVATE STREET WILL BE TREATED ALONG THE LANDSCAPE PLANTER TO THE EAST WHILE EACH LOT WILL TREAT ITS OWN RUNOFF ON LOT BY A BIO-RETENTION PLANTER WITHIN THE FRONT SETBACK.

PROPOSED SITE PLAN
SCALE: 1"=20'

TYPICAL PRIVATE STREET- SECTION A
NOT TO SCALE

SANTA CLARA COUNTY TURNAROUND OPTION
NOT TO SCALE

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DATE: JANUARY 11, 2018					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR	



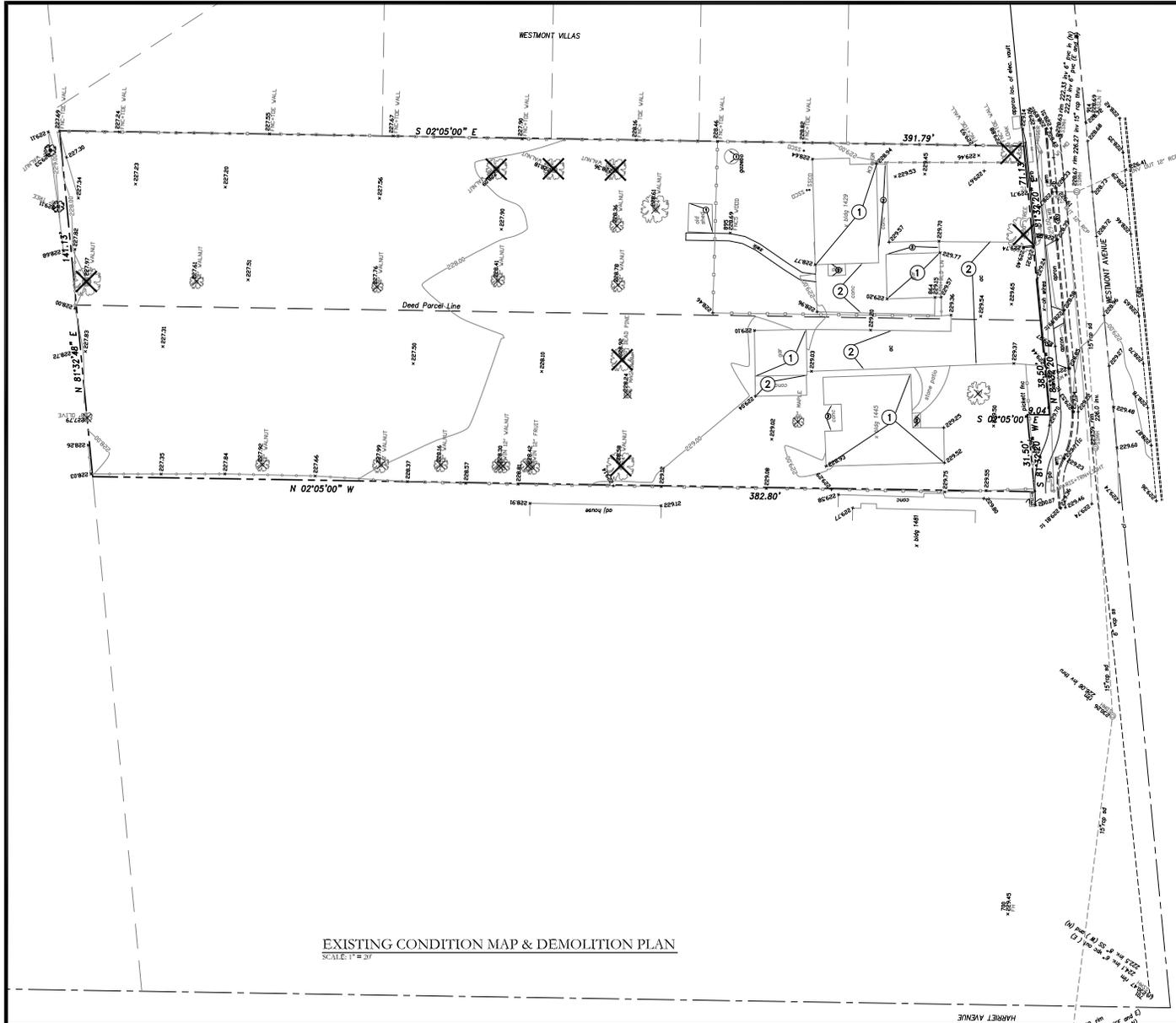
PREPARED BY: OR UNDER THE DIRECTION OF:
STERLING CONSULTANTS
ENGINEERING ■ SURVEYING ■ CONSTRUCTION SUPPORT
11040 BOLLINGER CANYON RD, SUITE E-102
SAN RAMON, CA 94582
PHONE: 925-705-3633
1sterlingengineers@gmail.com FAX: 866-866-6343

PREPARED FOR:
CLIMAX LABORATORIES, LLC
ATTN: YEPING ZHAO
TEL: 408-799-8222

APN: 403-10-116, 403-10-117
1429-1455 WESTMONT AVENUE
WESTMONT HOMES
SITE PLAN, NOTES & TYPICAL DETAILS
CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SHEET NO.
C-1
1 of 3 SHEETS
JOB NO. 2014-156

PRINTED: JANUARY 11, 2018



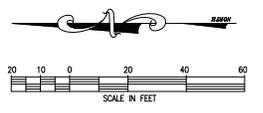
DEMOLITION LEGEND

- PROPERTY LINE
- EASEMENT LINE
- REMOVE EXISTING TREE
- TREE PROTECTION ZONE PER DETAIL ON THIS SHEET
- #22 TREE NUMBER PER PROJECT ARBORIST REPORT

REMOVAL NOTES

- ① REMOVE EXISTING BUILDING
- ② REMOVE EXISTING CONCRETE
- ③ REMOVE EXISTING WOODEN / REDWOOD FENCE
- ④ REMOVE EXISTING CHAIN LINK FENCE
- ⑤ REMOVE EXISTING GRAVEL DRIVEWAY

EXISTING CONDITION MAP & DEMOLITION PLAN
SCALE: 1" = 20'



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MANAGER: DSK					
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TEL: 408-799-8222

APN: 403-10-116, 403-10-117
1429-1455 WESTMONT AVENUE
WESTMONT HOMES
EXISTING CONDITION MAP & DEMOLITION PLAN
CITY OF CAMPBELL
SANTA CLARA COUNTY
CALIFORNIA

SHEET NO.
C-2
2 of 3 SHEETS
JOB NO.
2014-156

PRELIMINARY ● NOT FOR CONSTRUCTION

PRINTED: JANUARY 11, 2018



1429 WESTMONT AVENUE



1429 WESTMONT AVENUE - ACROSS STREET



1429 WESTMONT AVENUE - NEIGHBOR TO EAST



1429 WESTMONT AVENUE NEIGHBOR



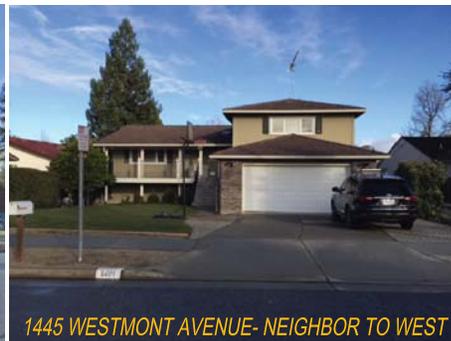
1445 WESTMONT AVENUE



1445 WESTMONT AVENUE



1445 WESTMONT AVENUE - ACROSS STREET



1445 WESTMONT AVENUE- NEIGHBOR TO WEST

DATE: JANUARY 11, 2018					
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 Phone: 925.705.3633
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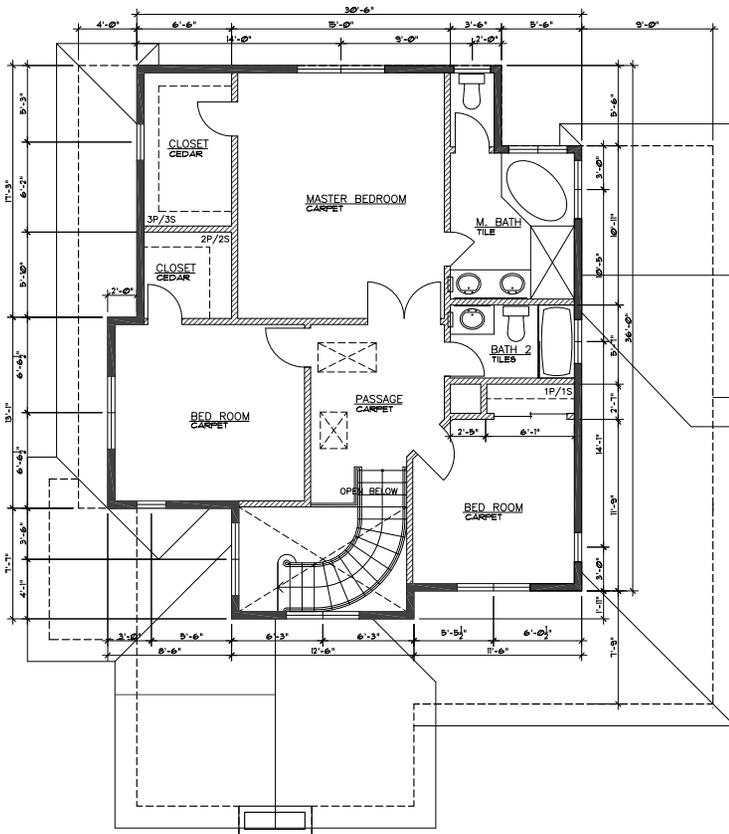
PREPARED FOR:
 CLIMAX LABORATORIES, LLC
 ATTN: YEPING ZHAO
 TEL: 408-799-8222

APN: 403-10-116, 403-10-117
 1429-1455 WESTMONT AVENUE
WESTMONT HOMES
SITE PHOTOGRAPHS
 CITY OF CAMPBELL
 SANTA CLARA COUNTY
 CALIFORNIA

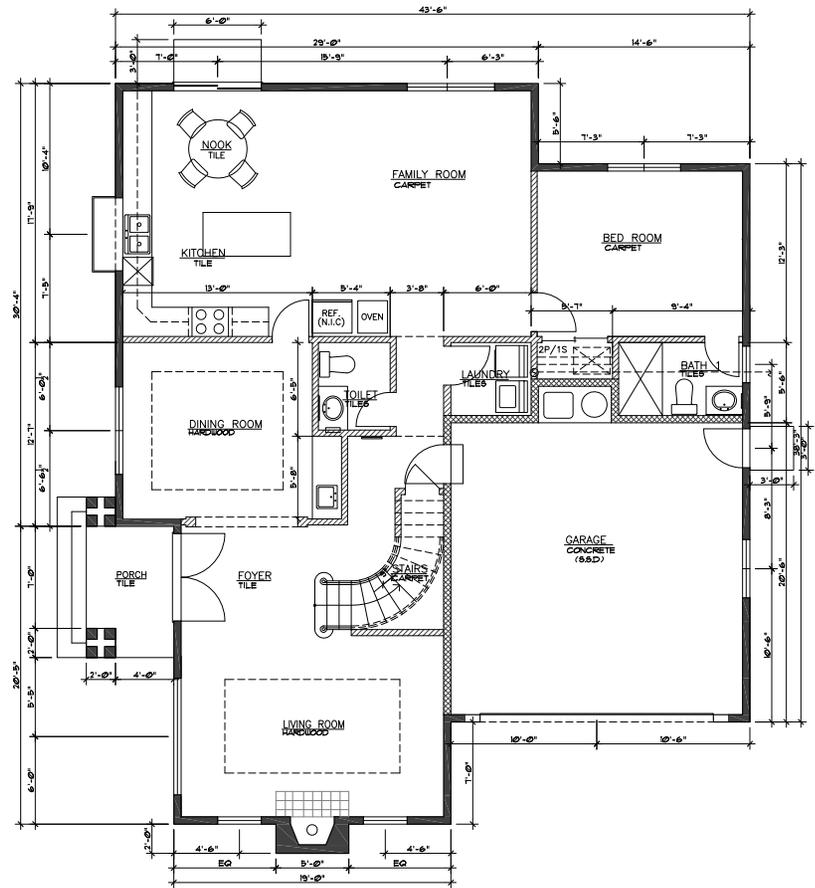
SHEET NO.
C-3
 3 of 3 SHEETS
 JOB NO.
 2014-156

PRELIMINARY ● NOT FOR CONSTRUCTION

PRINTED: JANUARY 11, 2018



SECOND FLOOR PLAN
(UNIT 1) (1054 SF)



FIRST FLOOR PLAN
(UNIT 1) (1916 SF)



OWNER:
Yeping Zhao
1024 Huntington Drive
San Jose, CA 95129
(408) 799-8222

**WESTMONT AVENUE
6 HOUSES DEVELOPMENT**

**1429 & 1445 WESTMONT AVENUE
CAMPBELL, CALIFORNIA 95008**

REVISIONS:

SHEET TITLE:
FLOOR PLANS, UNIT 1

DATE: Jan. 3, 2018 PROJECT NO.: IT-08
SCALE: AS SHOWN DRAWN: HC

SHEET

A-2.1



OWNER:
 Yeping Zhao
 1024 Huntington Drive
 San Jose, CA 95129
 (408) 799-8222

**WESTMONT AVENUE
 6 HOUSES DEVELOPMENT**
**1429 & 1445 WESTMONT AVENUE
 CAMPBELL, CALIFORNIA 95008**

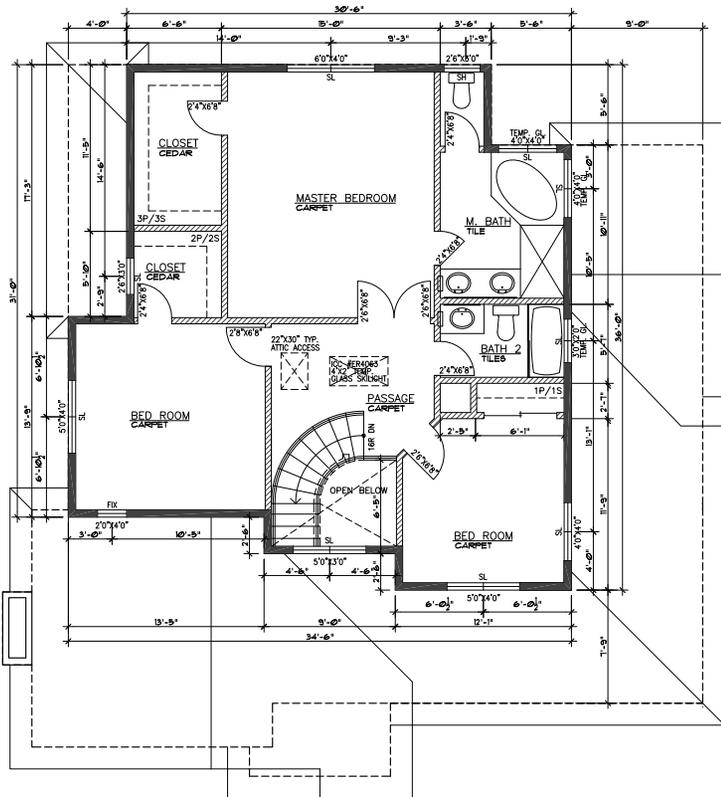
REVISIONS:

SHEET TITLE:
FLOOR PLANS, UNIT 2-6

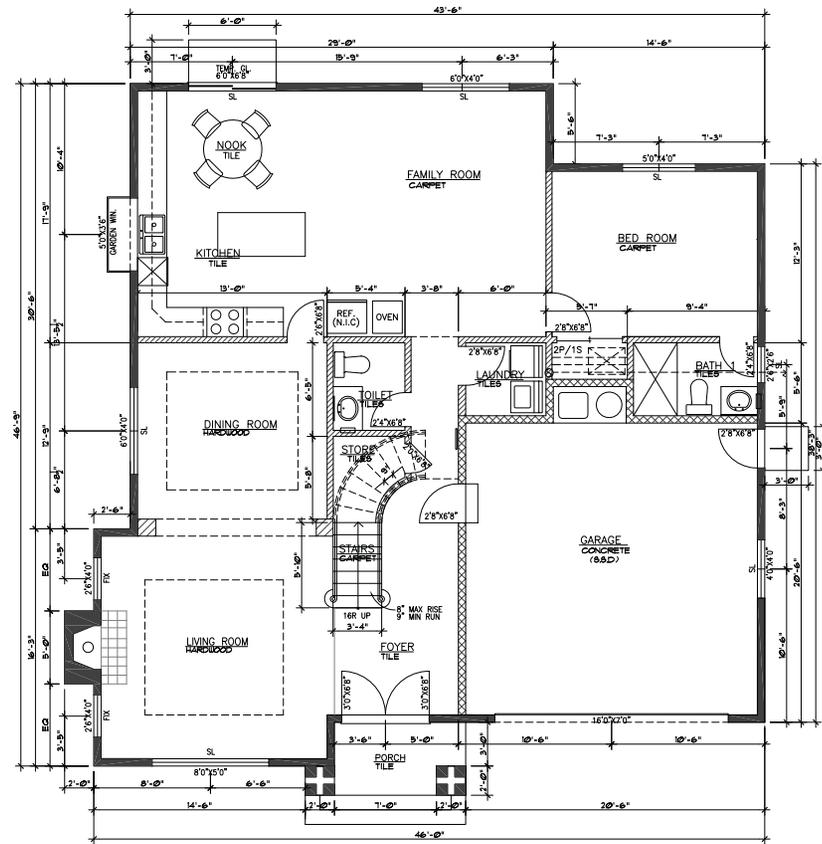
DATE: Jan. 3, 2018 PROJECT NO.: IT-08
 SCALE: AS SHOWN DRAWN: HC
 SHEET:

A-2.2

OF 3 SHEETS



SECOND FLOOR PLAN
 (UNIT 2-6) (1054 SF)



FIRST FLOOR PLAN
 (UNIT 2-6) (1916 SF)



FRONT ELEVATION (UNIT 2 TO 6)



LEFT ELEVATION, FACING STREET (UNIT 1)

LHC

LHC Design, inc.
13937 Lynde Avenue
Saratoga, CA 95070
(408) 483-1965



OWNER:
Yeping Zhao
1024 Huntington Drive
San Jose, CA 95129
(408) 799-8222

**WESTMONT AVENUE
6 HOUSES DEVELOPMENT**
**1429 & 1445 WESTMONT AVENUE
CAMPBELL, CALIFORNIA 95008**

REVISIONS:

SHEET TITLE:
BUILDING ELEVATIONS

DATE Jan. 3, 2018	PROJECT NO. 17-08
SCALE AS SHOWN	DRAWN HC

SHEET

A-3.1