



CITY OF CAMPBELL
Community Development Department

December 21, 2018

**NOTICE OF APPLICATION TO EXTEND AN APPROVAL
FOR A TWO-LOT TENTATIVE PARCEL MAP**

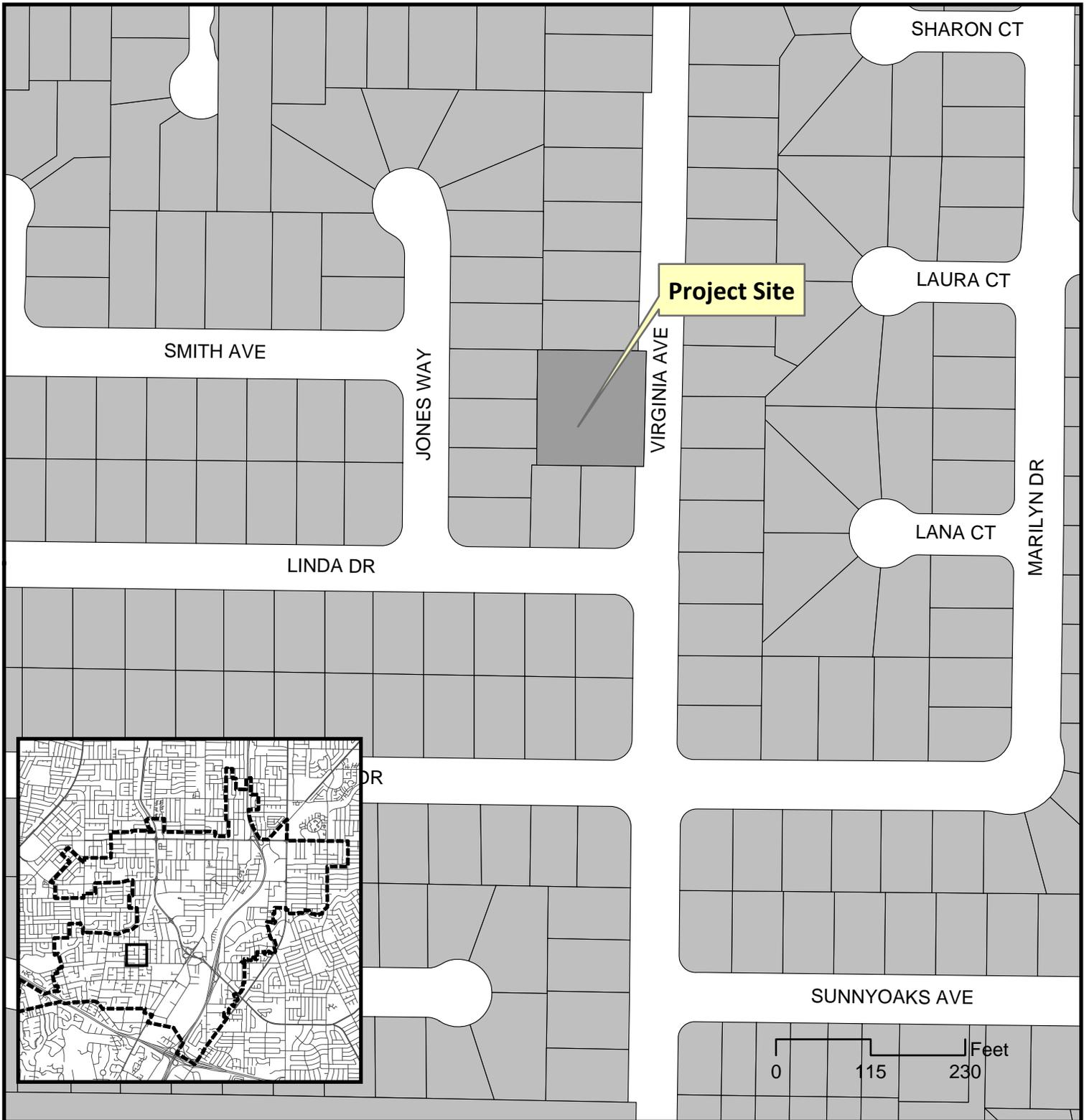
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for a Tentative Parcel Map for the following project proposal:

File No.: PLN2018-358
Applicant: Wiley Gao
Project Address: 871 Virginia Ave
Property Owner: Wiley Gao
Zoning District: R-1-6 (Single-Family Residential)
General Plan: Low Density Residential < 6 Units/Gr. Acre
Project Description: Extend approval for one year to split one lot into two lots.

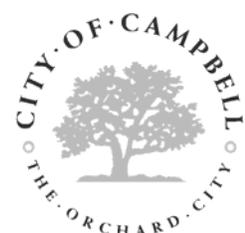
This request will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins January 3, 2019 and ends January 14, 2019. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. **January 14, 2019**. The Director will consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Cindy McCormick, Senior Planner, in the Community Development Department, at (408) 871-5103 or by email cindym@cityofcampbell.com.

Project Location Map



Project Location: 871 Virginia Ave
Application Type: Extension of Approval
Planning File No.: PLN2016-147 & PLN2016-148
Description: The applicant has requested an extension of their approval for a Tentative Parcel Map to split one lot into two lots. The original approval expired and will be extended for one year.



Community Development Department
Planning Division

PLANS FOR
TENTATIVE PARCEL MAP
 2-LOT SUBDIVISION
 LANDS OF AGH ARCHITECTURE & DESIGN CONSULTING, LLC.
 A.P.N. 406-04-027
 871 VIRGINIA AVENUE
 Campbell, California

LEGEND:

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

BUILDING SETBACKS:
 FRONT: 25' (FROM STREET R/W)
 SIDE: 5' (6' SHOWN)
 REAR: 15' (LOT 1) & 25' (LOT 2)

BACK YARD TABLE
 LOT 1 1,200 S.F. (15'X80')
 LOT 2 1,500 S.F. (25'X60')

PARKING REQUIREMENTS: 4 CARS
 2-CAR IN GARAGE
 2 IN DRIVEWAY

IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
PRE-CONSTRUCTION (EXISTING)	
EX. RESIDENCE ROOF	3,600
EX. GARAGE ROOF	1,140
EX. WOOD STRUCTURES	1,115
EX. CONCRETE	5,221
TOTAL	11,076

IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
POST-CONSTRUCTION (NEW)	
HOUSES & GARAGES ROOF	6,150
DRIVEWAYS	962
CONCRETE PATIOS & WALKWAYS	1,372
PATIO	175
TOTAL	8,659

DECREASE IN IMPERVIOUS COVERAGE = 2,417 SQ. FT.

GENERAL NOTES

OWNER: LANDS OF AGH ARCHITECTURE & DESIGN CONSULTING, LLC.
 OWNER REPRESENTATIVE: HELEN WU
 1089 QUEENSBRIDGE COURT
 SAN JOSE, CA 95120
 (408) 596-1038
 DEVELOPER: HELEN WU (SAME AS OWNER)
 ENGINEER: SEE TITLE BLOCK
 PROPERTY ADDRESS: 871 VIRGINIA AVENUE
 CAMPBELL, CA 95008
 EXISTING ZONING: R-1-6 (SINGLE FAMILY)
 PROPOSED ZONING: R-1-6 (SINGLE FAMILY)
 NET ACREAGE: 16,800 S.F. (0.3857 Acres)
 EXISTING USE: SINGLE FAMILY RESIDENCE
 PROPOSED USE: SINGLE FAMILY RESIDENCE
 STORM: CITY OF CAMPBELL
 EXISTING IN VIRGINIA AVENUE
 SANITARY: WEST VALLEY SANITATION DISTRICT
 EXISTING IN VIRGINIA AVENUE
 WATER: SAN JOSE WATER CO.
 EXISTING IN VIRGINIA AVENUE
 GAS: P.G.&E.
 EXISTING IN VIRGINIA AVENUE
 ELECTRIC: P.G.&E.
 EXISTING IN VIRGINIA AVENUE
 TELEPHONE: AT&T
 EXISTING IN VIRGINIA AVENUE
 CABLE TV: COMCAST
 EXISTING IN VIRGINIA AVENUE
 A.P.N. 406-04-027

LOT AREA TABLE

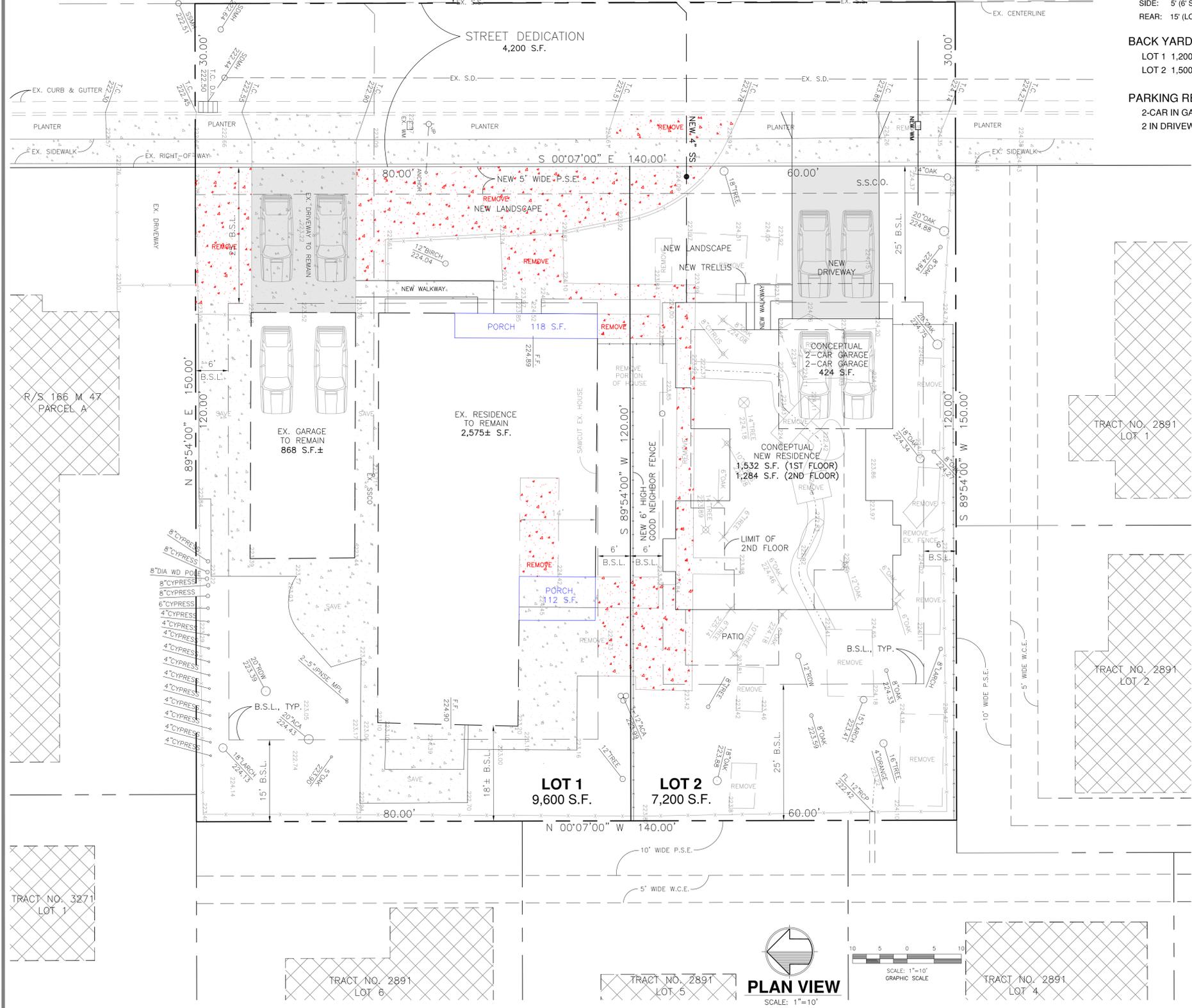
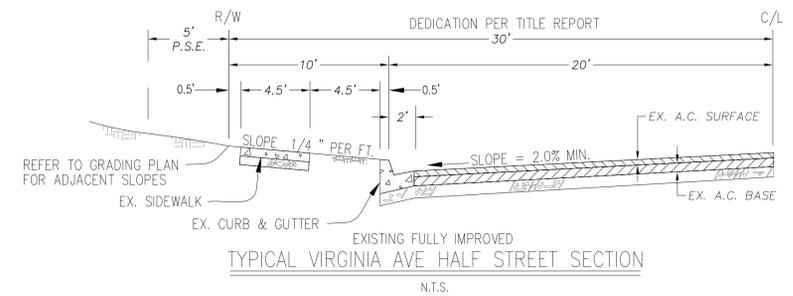
DESCRIPTION	SQUARE FEET	ACRES
TOTAL EXISTING PARCEL	21,000	0.482
STREET DEDICATION	4,200	0.096
LOT 1	9,600	0.220
LOT 2	7,200	0.166

DEVELOPMENT STANDARDS

LOT NUMBER	SQUARE FEET	ZONING DISTRICT	LOT COVERAGE (40%)	FLOOR AREA (0.45)
LOT 1	9,600	R-1-6	3,840	4,320
LOT 2	7,200	R-1-6	2,880	3,240

GENERAL NOTES

- TOPOGRAPHY SURVEY PERFORMED DEC. 22, 2015.
- CONTOUR INTERVAL IS 1-FOOT WITH SPOT ELEVATIONS.
- THIS TOPOGRAPHIC MAP REPRESENTS SURFACE FEATURES ONLY.
- BASIS OF ELEVATION: CITY OF CAMPBELL BENCHMARK ELEVATION #58 (ELEV. = 215.129)
- PROPERTY LINES SHOWN ARE RECORD DATA. [TRACT NO. 2891 & RECORD OF SURVEY (BOOK 166 OF MAPS PAGE 47)]
- ALL GRADING SHALL BE IN ACCORDANCE WITH THE SOIL REPORT PREPARED FOR THIS PROJECT.
- MAINTAIN EXISTING DRAINAGE PATTERNS.
- ALL DOWNSPOUTS SHALL HAVE A SPLASH BOX AND DIVERT WATER AWAY FROM BUILDING INTO LANDSCAPED AREA.



REV.	DATE	DESCRIPTION
0	08/16	RELEASED TO CLIENT & CITY

DESIGNED BY: V.S.
 DRAWN BY: R.S.C.
 CHECKED BY: V.S.
 SCALE: AS SHOWN
 REGISTRATION EXPIRES MARCH 31, 2017

PEOPLES ASSOCIATES
 STRUCTURAL ENGINEERS
 1996 Tarab Court
 Milpitas, CA 95035
 408-957-9221
 Fax 408-957-9220

TENTATIVE PARCEL MAP
2-LOT SUBDIVISION
 LANDS OF AGH ARCHITECTURE & DESIGN CONSULTING, LLC.
 871 VIRGINIA AVENUE
 CAMPBELL, CALIFORNIA