



CITY OF CAMPBELL
Community Development Department

COURTESY NOTICE OF NEW PLANNING APPLICATION

January 27, 2022

Dear Campbell Resident,

The following provides a brief description of a proposed project in your neighborhood. As a courtesy notice, this letter is intended to provide members of the public an early opportunity to become engaged in the planning process. If you should have any questions about the project, the contact information of the Project Planner has been provided below. Alternatively, you may visit the Planning Division to view the project plans. Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

Project Address: 125 E. Campbell Avenue

Zoning | Area Plan: P-D | DDP

Neighborhood Association(s): DCNA

File No.: PLN-2022-11

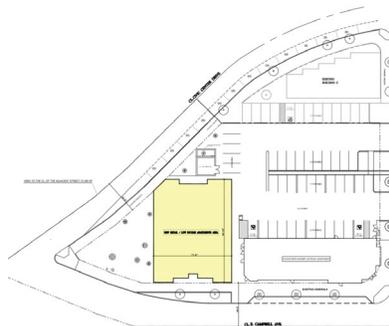
APN: 279-38-087

Applicant: Bay Plus Construction

Property Owner: Abbas Haghshenas

Application Type: Preliminary Application

Project Description: Demolition of an existing office building and construction of a 7-story, 75-ft tall mixed-use building, incorporating 56 BMR units and 6,500 square-feet of ground floor commercial space.



Project Planner: Daniel Fama, Senior Planner

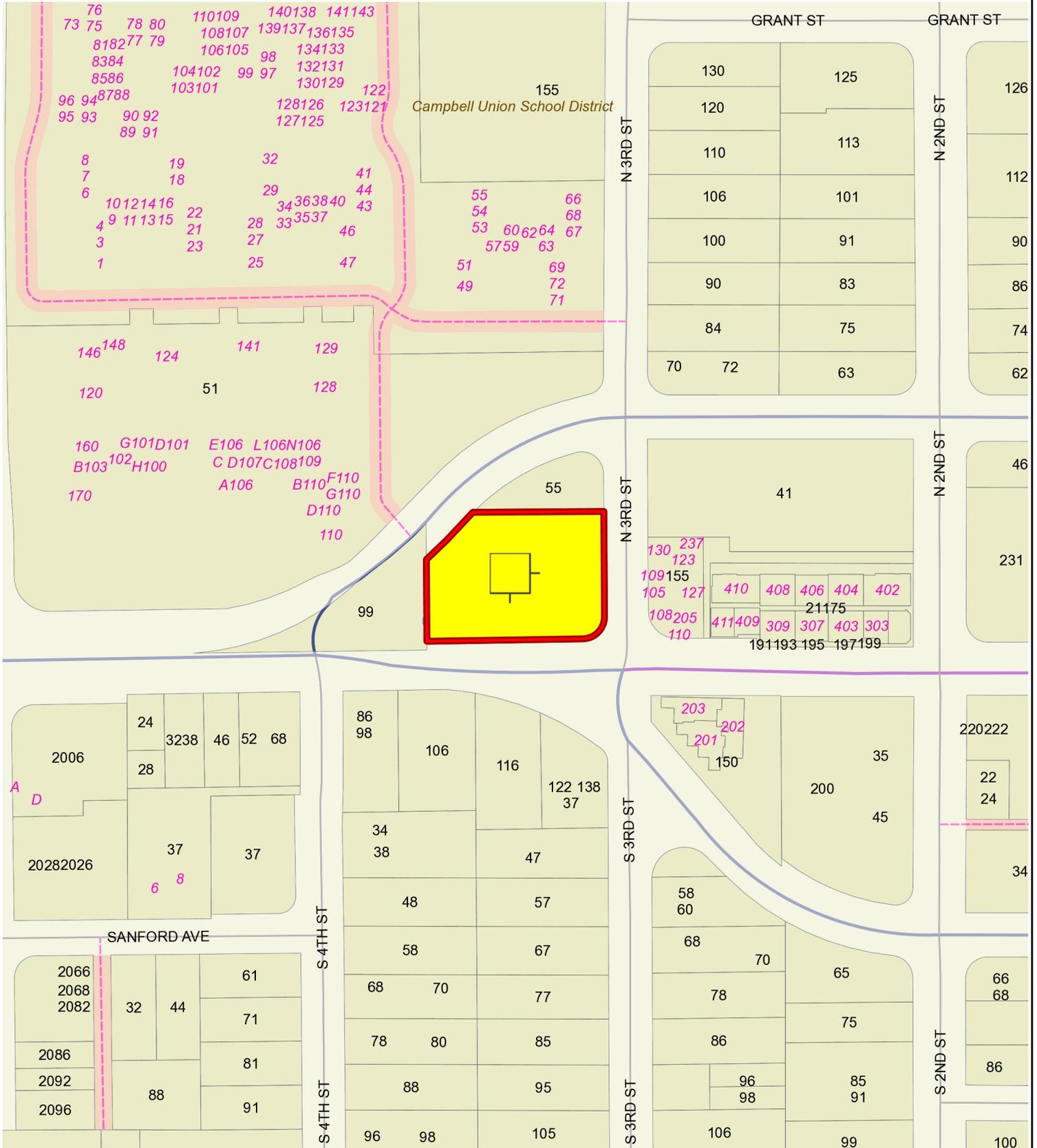
Email Contact: danielf@campbellca.gov

Phone Contact: (408) 866-2193

Note: This is a courtesy notice to all property owners within 300-feet of the project address. Applications may change after initial application submittal. For more information on this project and/or to view the project plans, please visit: mygovernmentonline.org/planning/.



Location Map 125 E. Campbell

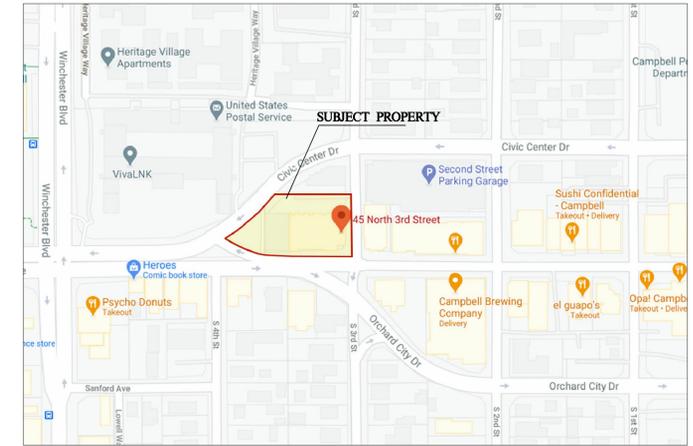


376 0 188 376 Feet
 WGS_1984_Web_Mercator_Auxiliary_Sphere
 Campbell IT, GIS Services
 Scale 1:2,257

This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

PROPOSED LOW INCOME APARTMENTS

125 E. CAMPBELL AVENUE, CAMPBELL, CALIFORNIA



UNIT SIZES:

FLOOR	UNIT #	UNIT TYPE	UNIT SIZE (SF)
1ST FLOOR	1	RETAIL / OFFICE	2,547
	2	RETAIL / OFFICE	2,531
TOTAL RETAIL / OFFICE (NET)			5,078
2ND - 5TH FLOORS	1	1 BR.	647
	2	1 BR.	683
	3	STUDIO	360
	4	STUDIO	417
	5	STUDIO	365
	6	1 BR.	711
	7	1 BR.	684
	8	STUDIO	370
	9	STUDIO	427
	10	STUDIO	375
6TH - 7TH FLOORS	1	2 BR.	994
	2	STUDIO	360
	3	STUDIO	375
	4	STUDIO	365
	5	2 BR.	1,000
	6	STUDIO	370
	7	STUDIO	385
	8	STUDIO	375
TOTAL RESIDENTIAL (NET)			27,404

PROJECT INFORMATION:

ADDRESS: 125 E. CAMPBELL STREET, CAMPBELL, CALIFORNIA
 APN: 279-38-087
 ZONING: CBD, CENTRAL BUSINESS DISTRICT
 APPLICANT: ABBAS HAGHSHENAS

NET SITE AREA: 31,676 SF
 GROSS SITE AREA CALCULATED TO CENTER LINE OF ADJACENT STREETS: 57,485 SF

EXIST. RETAIL / OFFICE AREA TO BE REMOVED: 7,112 SF
 EXIST. RETAIL AREA TO REMAIN (STACKS): 4,100 SF
 EXIST. APARTMENTS AREA (20 UNITS): 19,415 SF

TOTAL EXISTING BUILDING AREA TO REMAIN: 23,515 SF

PROP. 1ST FLOOR, RETAIL / OFFICE AREA: 6,445 SF
 PROP. 2ND - 7TH FLOORS, RESIDENTIAL AREA: 36,380 SF
 TOTAL PROP. BUILDING AREA: 42,825 SF

TOTAL BUILDING AREA: 66,340 SF
 F.A.R. : 115

PROP. 1 BEDROOM UNITS (LOW INCOME): 16
 PROP. STUDIO UNITS (LOW INCOME): 36
 PROP. 2 BEDROOM UNITS: 4
 TOTAL PROP. UNITS: 56
 DENSITY (DU / ACRE): 42 DU / ACRES

DRAWING INDEX

- A-0 — COVER SHEET / PERSPECTIVE
- A-1 — SITE PLAN & SITE PHOTOGRAPHY
- A-2 — FLOOR PLANS
- A-3 — ELEVATIONS
- A-4 — SECTIONS

APN: 279-38-087

CITY DATE STAMP	REVISION	DATE			SCALE: AS SHOWN	SHEET TITLE: COVER SHEET	SHEET A-0
					DATE: 01/20/22		
			DESIGN 127 E CAMPBELL AVENUE CAMPBELL, CA 95008 EMAIL: APLUSBAYPLUS@AOL.COM	ENGINEERING TEL : (408) 364-0888 FAX : (408) 364-0656	JOB NO.		
					DRAWN BY: L-B	CHECKED BY: A-H	

SITE PHOTOGRAPHY:

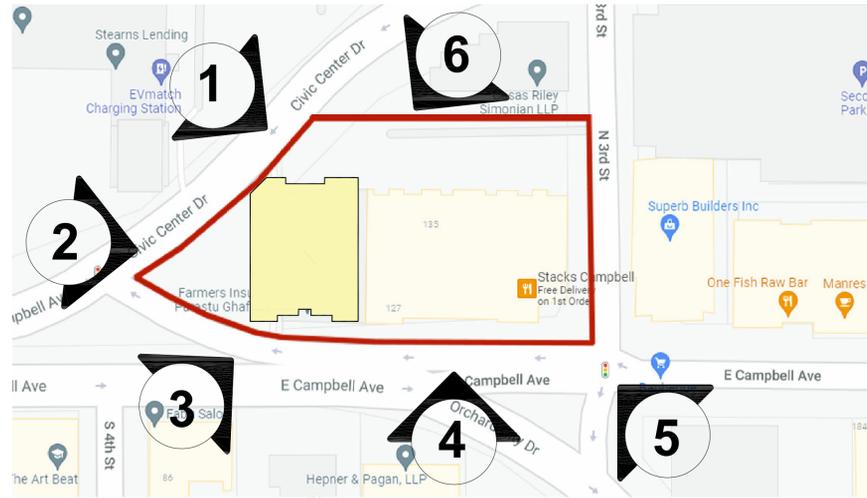


PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



SITE PLAN
SCALE 1"=20'-00"

REVISION	DATE	DATE



A + PLUS
DESIGN
 127 E CAMPBELL AVENUE
 CAMPBELL, CA 95008
 EMAIL: APLUSBYPLUS@AOL.COM

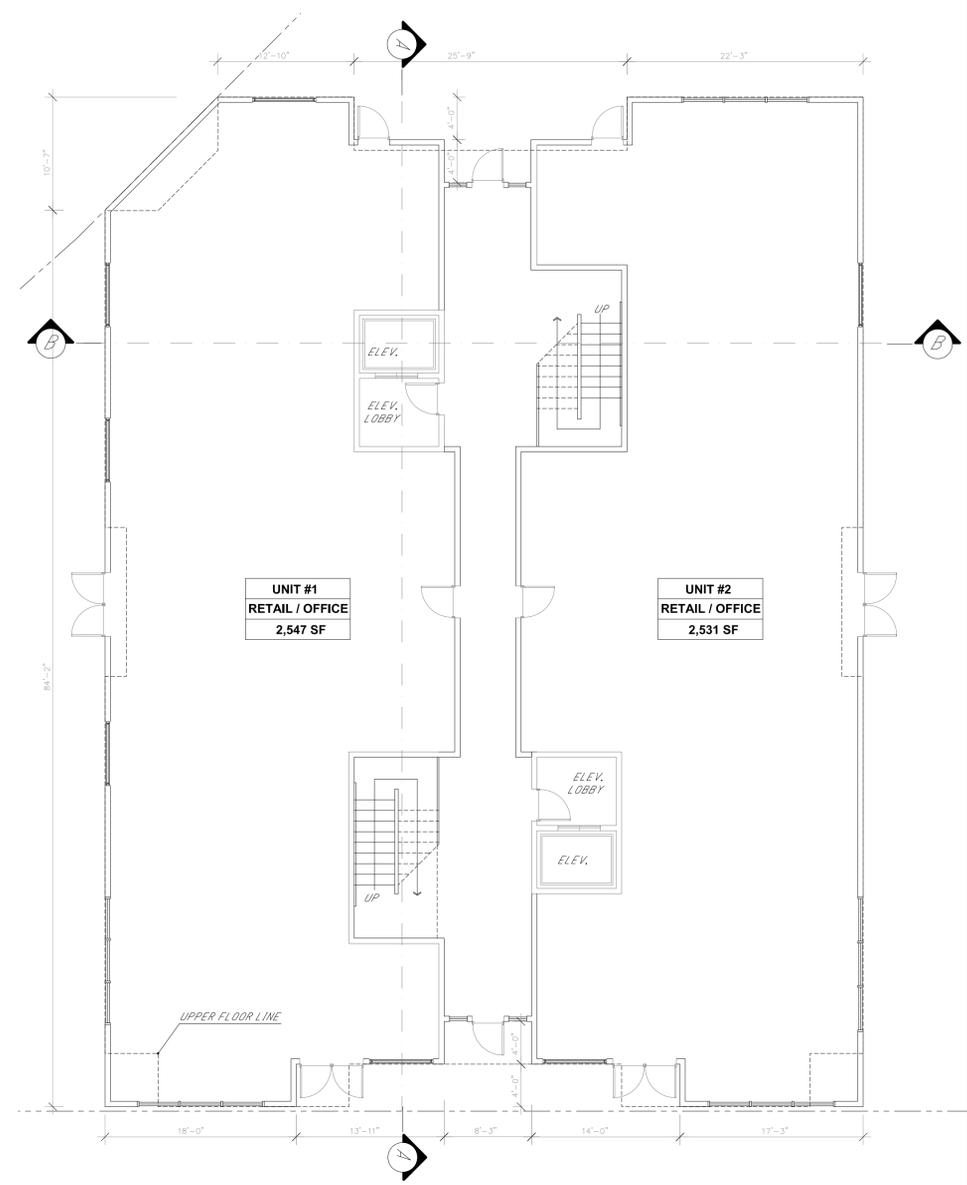
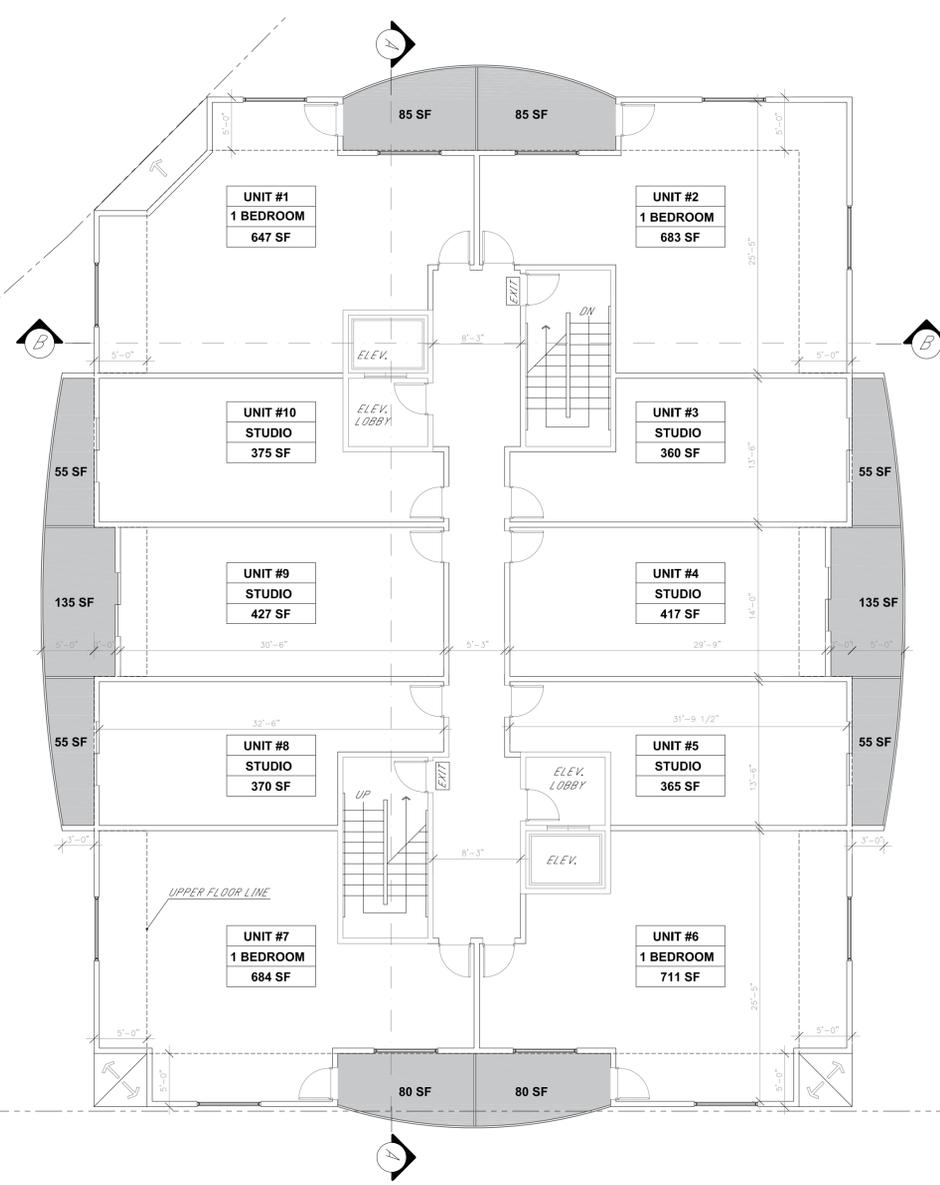
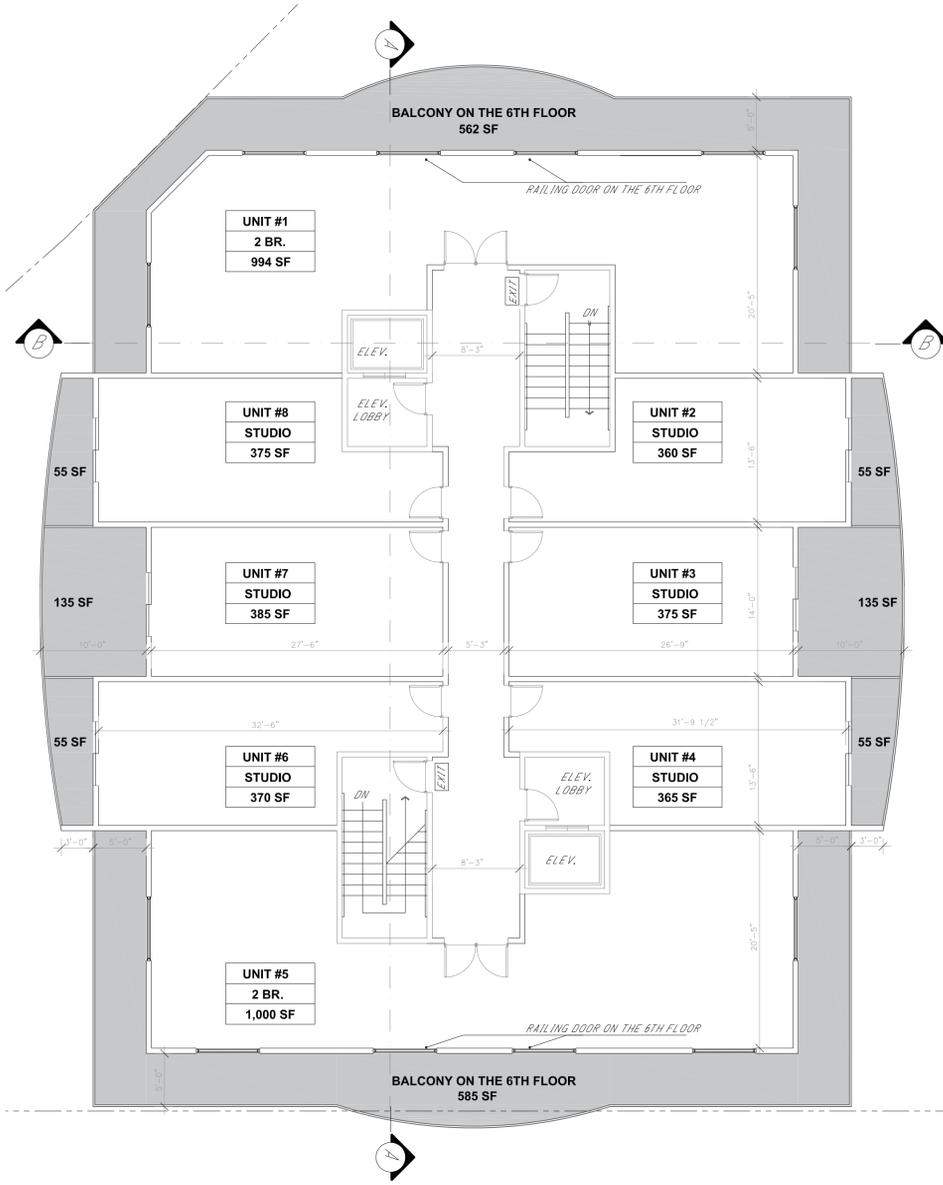
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SHEET TITLE:
 SITE PLAN & SITE PHOTOGRAPHY

JOB TITLE:
 GATEWAY APARTMENT EXPANSION
 125 E. CAMPBELL AVE, CAMPBELL, CALIFORNIA

APN: 279-38-087
SHEET
A-1



REVISION	DATE	DATE



A + PLUS
DESIGN
 127 E CAMPBELL AVENUE
 CAMPBELL, CA 95008
 EMAIL: APLUSBYPLUS@AOL.COM

ENGINEERING
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SHEET TITLE:
 FLOOR PLANS

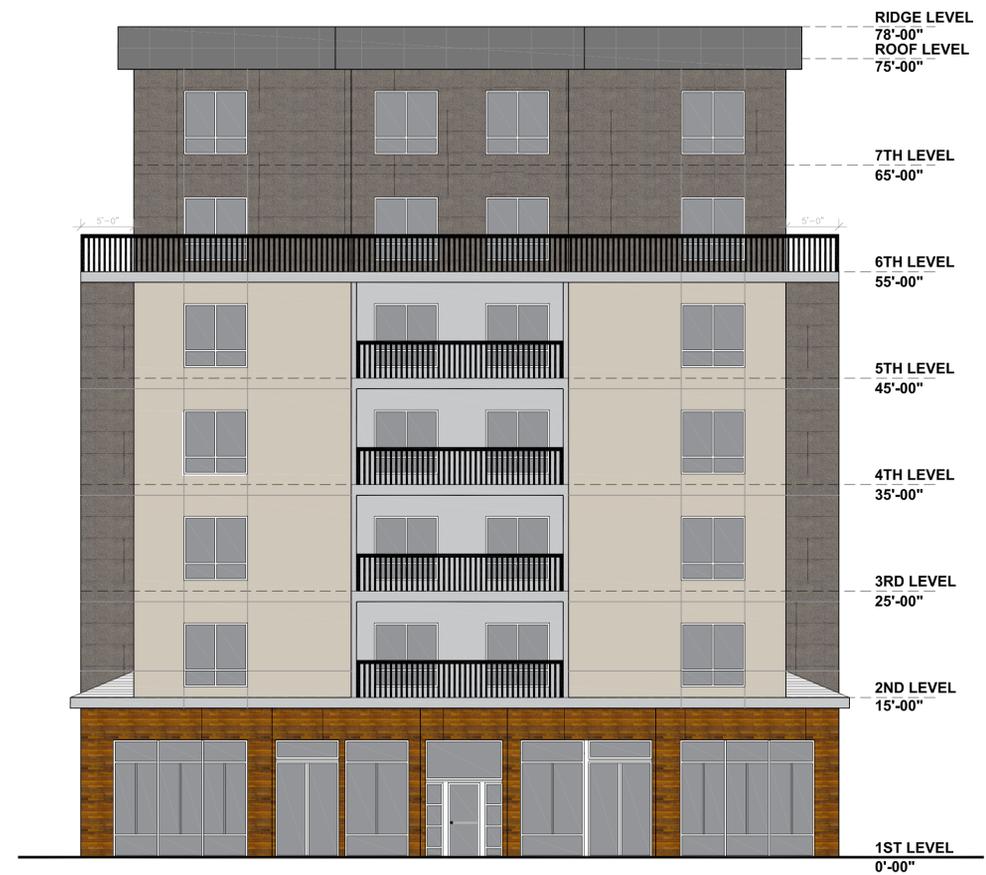
JOB TITLE:
 PROPOSED LOW INCOME APARTMENTS
 125 E. CAMPBELL AVE, CAMPBELL, CALIFORNIA

APN: 279-38-087

SHEET
A-2



WEST & EAST ELEVATIONS
SCALE 1/8"=1'-00"



SOUTH & NORTH ELEVATIONS
SCALE 1/8"=1'-00"

REVISION	DATE	DATE



A PLUS
 DESIGN ENGINEERING
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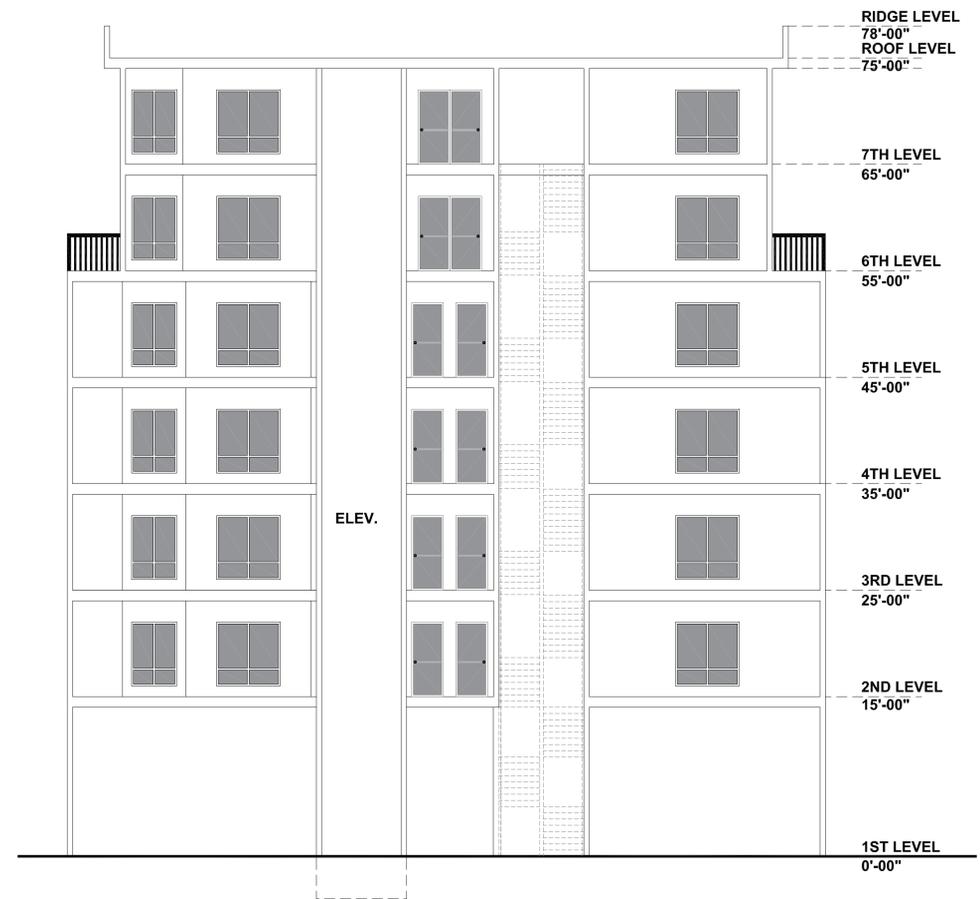
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APN: 279-38-087

SHEET
A-3



SECTION A - A
SCALE 1/8"=1'-00"



SECTION B - B
SCALE 1/8"=1'-00"

REVISION	DATE	DATE



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SHEET
A-4