



City of Campbell
Community Development Department

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Campbell has set the hour of 7:30 p.m., or shortly thereafter, on **Tuesday, September 13, 2022** in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the following item:

PLN-2021-150 - - Public Hearing to consider the request Gkw Architects, Inc., for property located at **523 Union Avenue** to allow construction of a 7-unit townhome development and creation of 7 private lots and one common lot, with associated site, parking, and landscaping improvements, and removal of an 18-inch (DBH) Coast Live Oak tree straddling the property line with **805 E. McGlincy Lane**. The project will provide one (1) townhouse unit that will be restricted for sale to a moderate-income household pursuant to State Density Bonus law, as to allow for waiver and/or reduction to the development standards applicable to the R-3 Zoning District that would physically preclude construction of the project; a concession to eliminate the frontage utility undergrounding requirement; and use of the maximum vehicular parking ratio. The applications under consideration include a Site and Architectural Review Permit, Tentative Subdivision Map, and Tree Removal Permit. File. No.: PLN-2022-32. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. *Project Planner: Daniel Fama, Senior Planner*

This public hearing will be conducted in person as well as telecommunication and is compliant with provisions of the Brown Act.

Interested persons may appear and be heard in person or virtually at this hearing. Register to participate virtually in the Zoom City Council meeting at: <https://campbellca.gov/PCSignup>. This meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>.)

Please be advised that if you challenge the nature of the above in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the Planning Division at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the Community Development Department at 70 N. First Street, Campbell, CA 95008, (408) 866-2140 or planning@campbellca.gov at least one week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

For more information you can contact the Community Development Department at (408) 866-2140 or planning@campbellca.gov.

PLANNING COMMISSION
CITY OF CAMPBELL
ROB EASTWOOD
SECRETARY

PLEASE NOTE: When calling on this notice, please refer to **523 Union Ave**