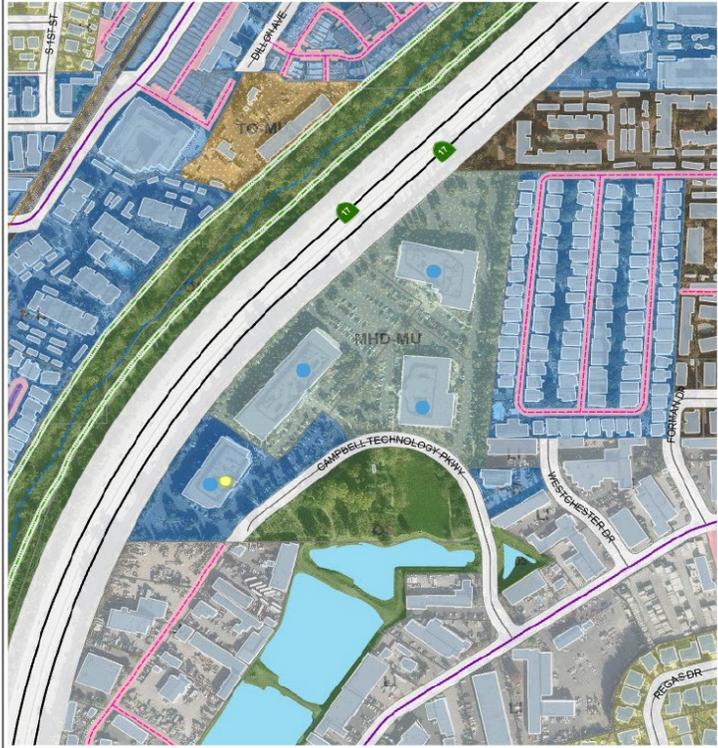


## Location of Proposed Project

**635, 655, 675, & 695 Campbell Technology Pkwy.**



752 0 376 752 Feet  
 WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 Campbell IT, GIS Services  
 Scale 1:4,514  
 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.

City of Campbell  
 70 North First Street  
 Campbell, CA 95008 -1423

## Project Image



# Notice of Public Hearing

Dear Campbell Resident,

June 2, 2023

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday, June 13, 2023, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

**Project Address:** 635, 655, 675, & 695 Campbell Technology Pkwy.

**Zoning | Area Plan:** P-D | N/A

**Neighborhood Association(s):** N/A

**Council District:** 2

**File No.:** PLN-2023-74

**APN:** 412-29-010:011,015

**Applicant:** Bay West Development

**Property Owner:** Campbell Technology Park, LLC

**Application Type:** Preliminary Application

**Project Planner:** Daniel Fama, Senior Planner

**Email Contact:** [danielf@campbellca.gov](mailto:danielf@campbellca.gov)

**Phone Contact:** (408) 866-2193

**Project Description:**

Preliminary proposal (“Builder’s Remedy”) for a 334-unit townhome community on a 17.28 acre 4-parcel assemblage (Campbell Technology Park).

**You may participate virtually or watch online:**

- ◇ Register online to speak via Zoom: (<http://campbellca.gov/HPBsignup> .)
- ◇ Watch YouTube live-stream: (<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) ) or by telephoning any other providers’ CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

**Note:** Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**\*\*Asistencia en Español disponible, Simplemente marque (408) 866-2140 y pida traducción en Español**





**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CAMPBELL, IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL ONE:**

ALL OF LOTS 1, 2 AND 3 AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JUNE 02, 1999, IN BOOK 716 OF MAPS, PAGE(S) 25, 26 AND 27. AND AS CORRECTED BY CERTIFICATE OF CORRECTION FILE FOR RECORD NOVEMBER 22, 2002 UNDER RECORDER'S SERIES NO. 16637071, OF OFFICIAL RECORDS

**PARCEL TWO:**

ALL OF THAT PARCEL DESCRIBED AS "PROPERTY 2" ON THAT CERTAIN LOT LINE ADJUSTMENT (LLA) NO. 2001-1, WHICH RECORDED ON JUNE 06, 2001 UNDER RECORDER'S SERIES NO. 15711578, OF OFFICIAL RECORDS OF SANTA CLARA COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 4 AS SHOWN ON THE PARCEL MAP, FILED FOR RECORD JUNE 02, 1999 IN BOOK 716 OF MAPS AT PAGES 25 THROUGH 27, SANTA CLARA COUNTY RECORDS.

EXCEPTING THEREFROM, THE FOLLOWING AREA:

A PORTION OF LOT 4 AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD JUNE 02, 1999 IN BOOK 716 OF MAPS AT PAGES 25 THROUGH 27, SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 16 AS SHOWN ON THE MAP OF TRACT 3599, FILED FOR RECORD MARCH 25, 1964 IN BOOK 175 OF MAPS AT PAGE(S) 47, SANTA CLARA COUNTY RECORDS;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 16, SOUTH 00° 23' 14" EAST, 174.86 FEET TO THE NORTHEASTERLY LINE OF CAMPBELL TECHNOLOGY PARKWAY;

THENCE ALONG SAID NORTHEASTERLY LINE THE FOLLOWING TWO COURSES:

1. NORTH 11° 25' 00" WEST, 41.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
2. NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 322.50 FEET, THROUGH A CENTRAL ANGLE OF 24° 16' 32", AN ARC LENGTH OF 136.64 FEET;

THENCE NORTH 54° 18' 28" EAST, 16.35 FEET;

THENCE SOUTH 89° 57' 23" EAST, 48.02 FEET TO THE POINT OF BEGINNING.

APN: 412-29-010, 412-29-011, 412-29-012, 412-29-015



## PROJECT INFORMATION

### Campbell Technology Park

635, 655, 675, 695 Campbell Technology Pkwy  
 Campbell, CA  
 Site Area: **17.28 acres**

## BUILDING TYPE SUMMARY

Typology	Building Type	# Buildings	DU/Building	# Total DU	Building Gross SF	Total Building Gross SF
Townhouse A	3-Plex	2	3 DU	6 DU	7,768 SF	15,536 SF
	4-Plex	5	4 DU	20 DU	10,103 SF	50,515 SF
	5-Plex	9	5 DU	45 DU	12,667 SF	114,003 SF
	6-Plex	11	6 DU	66 DU	15,009 SF	165,099 SF
	7-plex	3	7 DU	21 DU	17,563 SF	52,689 SF
<b>Subtotal</b>				<b>158 DU</b>		<b>397,842 SF</b>
Townhouse B	6-Plex	4	6 DU	24 DU	13,478 SF	53,912 SF
	8-Plex	19	8 DU	152 DU	17,978 SF	341,582 SF
<b>Subtotal</b>				<b>176 DU</b>		<b>395,494 SF</b>
<b>TOTAL</b>				<b>334 DU</b>		<b>793,336 SF</b>

## UNIT SUMMARY

Unit Name	Description	Garage	Approx. Net SF*	Total DU	%	Total Net SF
Plan 1	3bd/3.5ba	Side x Side	1,721 SF	42 DU	13%	72,282 SF
Plan 2	3bd/3.5ba	Side x Side	1,920 SF	56 DU	17%	107,520 SF
Plan 3	4bd/3.5ba	Side x Side	2,029 SF	60 DU	18%	121,740 SF
Plan 4	3bd/3ba	Tandem	1,559 SF	88 DU	26%	137,192 SF
Plan 5	4bd/4ba	Side x Side	1,687 SF	88 DU	26%	148,456 SF
<b>Total</b>				<b>334 DU</b>	<b>100%</b>	<b>587,190 SF</b>
<b>Average Unit Size:</b>			<b>1,755 SF</b>			
<b>Density:</b>			<b>19.33 du/gross ac</b>	<small>*Based on conceptual plans</small>		

## PARKING SUMMARY

Parking Provided	
Residential In-Garage	668 spaces
On-Street	90 spaces
Accessible	6 spaces
<b>Total</b>	<b>764 spaces</b> 2.29 ratio

MATERIAL LEGEND

- |                            |                      |
|----------------------------|----------------------|
| 1. STUCCO                  | 7. METAL RAILING     |
| 2. FIBER CEMENT LAP SIDING | 8. METAL GARAGE DOOR |
| 3. STONE VENEER            | 9. LIGHT FIXTURE     |
| 4. MASONRY VENEER          | 10. UNIT ADDRESS     |
| 5. VINYL WINDOW            | 11. ENTRY DOOR       |
| 6. CANOPY                  |                      |



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



Architecture + Planning  
888.456.5849  
ktgy.com

Consigliere Management Co  
1960 The Alameda #150  
San Jose, CA 95126

**Campbell Technology Park**  
Campbell, CA # 2023-0039

PRELIMINARY APPLICATION  
APRIL 17, 2023



TOWNHOUSE A  
3 PLEX ELEVATIONS

A 2.0.0

MATERIAL LEGEND

- |                            |                      |
|----------------------------|----------------------|
| 1. STUCCO                  | 7. METAL RAILING     |
| 2. FIBER CEMENT LAP SIDING | 8. METAL GARAGE DOOR |
| 3. STONE VENEER            | 9. LIGHT FIXTURE     |
| 4. MASONRY VENEER          | 10. UNIT ADDRESS     |
| 5. VINYL WINDOW            | 11. ENTRY DOOR       |
| 6. CANOPY                  |                      |



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



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**Campbell Technology Park**  
Campbell, CA # 2023-0039

PRELIMINARY APPLICATION  
APRIL 17, 2023



TOWNHOUSE A  
4 PLEX ELEVATIONS

A 2.1.0

MATERIAL LEGEND

- |                            |                      |
|----------------------------|----------------------|
| 1. STUCCO                  | 7. METAL RAILING     |
| 2. FIBER CEMENT LAP SIDING | 8. METAL GARAGE DOOR |
| 3. STONE VENEER            | 9. LIGHT FIXTURE     |
| 4. MASONRY VENEER          | 10. UNIT ADDRESS     |
| 5. VINYL WINDOW            | 11. ENTRY DOOR       |
| 6. CANOPY                  |                      |



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



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**Campbell Technology Park**  
Campbell, CA # 2023-0039

PRELIMINARY APPLICATION  
APRIL 17, 2023



TOWNHOUSE A  
5 PLEX ELEVATIONS

A 2.2.0

MATERIAL LEGEND

- |                            |                      |
|----------------------------|----------------------|
| 1. STUCCO                  | 7. METAL RAILING     |
| 2. FIBER CEMENT LAP SIDING | 8. METAL GARAGE DOOR |
| 3. STONE VENEER            | 9. LIGHT FIXTURE     |
| 4. MASONRY VENEER          | 10. UNIT ADDRESS     |
| 5. VINYL WINDOW            | 11. ENTRY DOOR       |
| 6. CANOPY                  |                      |



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



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San Jose, CA 95126

**Campbell Technology Park**  
Campbell, CA # 2023-0039

PRELIMINARY APPLICATION  
APRIL 17, 2023



TOWNHOUSE A  
6 PLEX ELEVATIONS

A 2.3.0

MATERIAL LEGEND

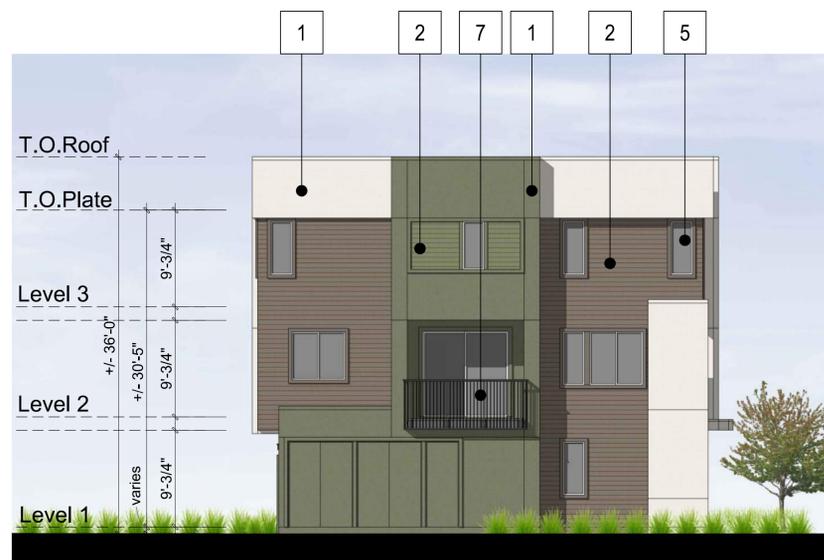
- |                            |                      |
|----------------------------|----------------------|
| 1. STUCCO                  | 7. METAL RAILING     |
| 2. FIBER CEMENT LAP SIDING | 8. METAL GARAGE DOOR |
| 3. STONE VENEER            | 9. LIGHT FIXTURE     |
| 4. MASONRY VENEER          | 10. UNIT ADDRESS     |
| 5. VINYL WINDOW            | 11. ENTRY DOOR       |
| 6. CANOPY                  |                      |



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



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San Jose, CA 95126

**Campbell Technology Park**  
Campbell, CA # 2023-0039

PRELIMINARY APPLICATION  
APRIL 17, 2023

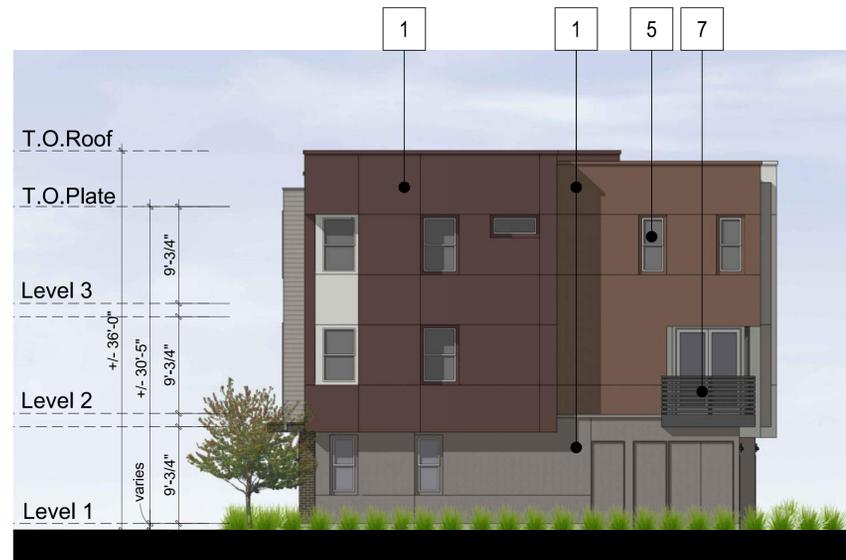


TOWNHOUSE A  
7 PLEX ELEVATIONS

A 2.4.0

MATERIAL LEGEND

- |                            |                      |
|----------------------------|----------------------|
| 1. STUCCO                  | 7. METAL RAILING     |
| 2. FIBER CEMENT LAP SIDING | 8. METAL GARAGE DOOR |
| 3. STONE VENEER            | 9. LIGHT FIXTURE     |
| 4. MASONRY VENEER          | 10. UNIT ADDRESS     |
| 5. VINYL WINDOW            | 11. ENTRY DOOR       |
| 6. CANOPY                  |                      |



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



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San Jose, CA 95126

**Campbell Technology Park**  
Campbell, CA # 2023-0039

PRELIMINARY APPLICATION  
APRIL 17, 2023



TOWNHOUSE B  
6 PLEX ELEVATIONS

A 2.5.0

MATERIAL LEGEND

- |                            |                      |
|----------------------------|----------------------|
| 1. STUCCO                  | 7. METAL RAILING     |
| 2. FIBER CEMENT LAP SIDING | 8. METAL GARAGE DOOR |
| 3. STONE VENEER            | 9. LIGHT FIXTURE     |
| 4. MASONRY VENEER          | 10. UNIT ADDRESS     |
| 5. VINYL WINDOW            | 11. ENTRY DOOR       |
| 6. CANOPY                  |                      |



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



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San Jose, CA 95126

**Campbell Technology Park**  
Campbell, CA # 2023-0039

PRELIMINARY APPLICATION  
APRIL 17, 2023



TOWNHOUSE B  
8 PLEX ELEVATIONS

A 2.6.0