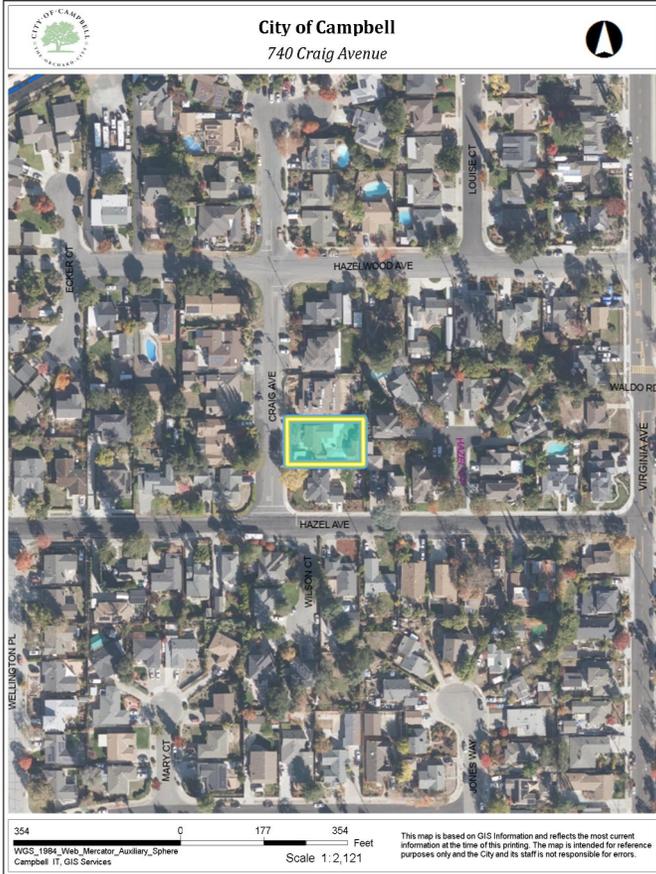
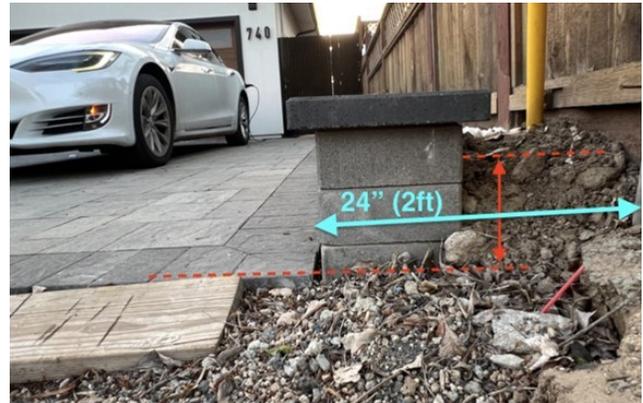


Location of Proposed Project



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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

September 12, 2025

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday September 23, 2025, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 740 Craig Avenue
Zoning | Area Plan: R-1-6 | San Tomas Area Neighborhood Plan
Neighborhood Association(s): N/A
Council District: 5
File No: PLN-2025-101
APN: 406-01-059
Applicant: Adrian Javleo
Property Owner: Adrian and Tianqi Javleo
Application Type: Variance
Project Planner: Daniel Fama, Senior Planner
Email Contact: daniel@campbellca.gov

Project Description:

Request to allow retention of a driveway with a substandard side-yard setback constructed in association with a residential addition and remodel project.

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- ◇ 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.

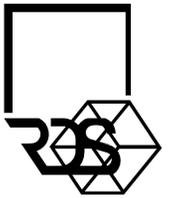


- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

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





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 SF Bay Area office
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 Orange County office
 22011 Muller Play Sta Dr., Laguna Hills, CA 92653
 www.roimdesignstudio.com

Min Soltz

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An Addition/ Remodelling For:
Javelo Residence
 740 Craig Ave, Campbell, CA 95008

GENERAL NOTES

- ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE RDM DESIGN STUDIO'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREAS OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS, ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY RDM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM RDM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
- THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
- REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.
- REMOVE FLOORING AND BASE THROUGHOUT.
- WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES OF ADHESIVES, GROUTING BEDS, ETC., AND REQUIRES REMAINING REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
- CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RIBBONED OFF ZONES.
- ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
- DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
- ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
- CRAIG AVE IS RECENTLY PAVED. THEREFORE, A STREET CUT MORATORIUM IS IN PLACE FOR A PERIOD OF THREE YEARS. HOWEVER, EXCEPTIONS CAN BE GRANTED WITH PROPER PAVEMENT RESTORATION SUCH AS SLURRY SEAL. THEREFORE, ADDITIONAL COST MAY BE ADDED TO ANY UTILITY WORK IN THE PAVEMENT.
- IF THE PROJECT DAMAGES THE CITY'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.
- APPROVAL OF THESE PLANS DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTIONS OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTING IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OF OR A DEPARTURE FROM THE CITY OF CUPERTINO SPECIFICATION OR THESE IMPROVEMENT PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE COMPLETED, AT THE SOLE EXPENSE OF THE OWNER AND/OR CONTRACTOR.
- CONTACT PUBLIC WORKS, FOR INSPECTION OF GRADING, STORM DRAINAGE, AND PUBLIC IMPROVEMENTS.
- ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
- CONTRACTOR SHALL REVIEW CITY DETAIL ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
- UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.
- TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
- ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.
- PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.

NOTE FOR CONTRACTOR

- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. WATER, SANITARY SEWER, ELECTRIC AND GAS SERVICES SHOWN FOR REFERENCE ONLY. SEPARATE UTILITY ENCROACHMENT PERMITS ARE REQUIRED FOR THE INSTALLATION OF THESE FACILITIES IN THE RIGHT-OF-WAY.**

FIRE NOTES AND ADDRESS IDENTIFICATION

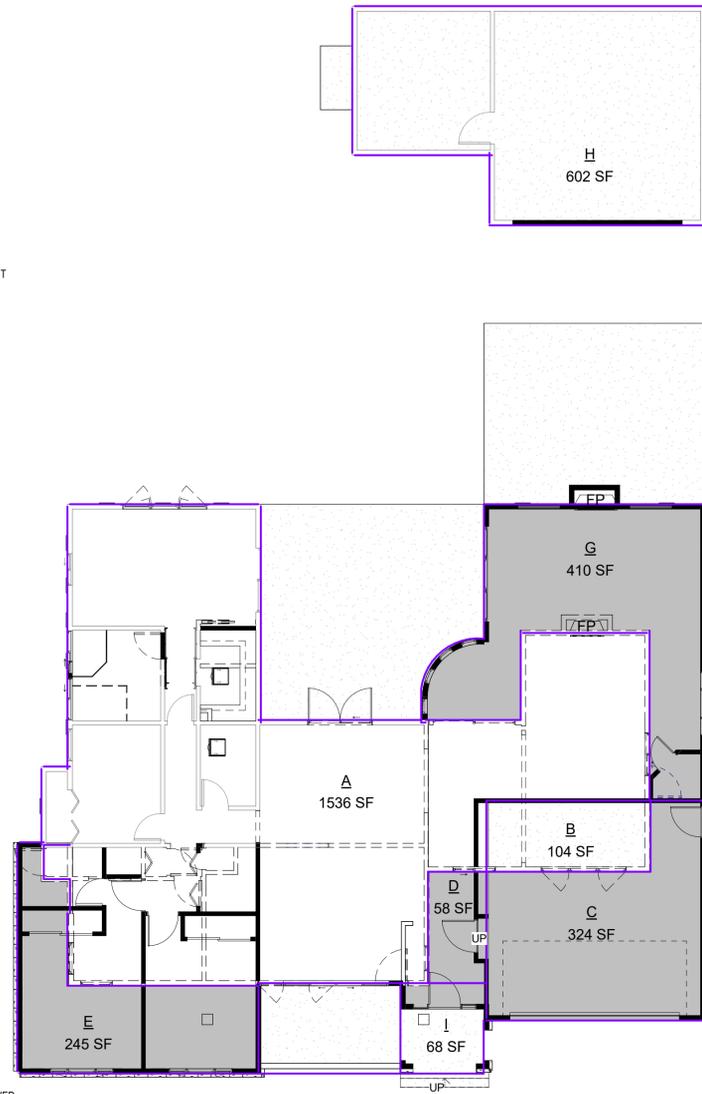
- WATER SUPPLY REQUIREMENTS: POTABLE WATER SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SERVING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO DESIGN OF ANY WATER BASED FIRE PROTECTION SYSTEM, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. THE APPROVED MINIMUM SIZE DIMENSIONS OF THE NUMBERS SHALL BE AS SPECIFIED IN TABLE 505.1, WHERE A BUILDING IS SET BACK FROM THE STREET OR ROAD FRONTING THE PROPERTY AND WHERE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MAY NOT BE CLEARLY IDENTIFIABLE DUE TO DISTANCE FROM THE STREET OR ROADWAY, OR LANDSCAPE, ARCHITECTURAL, OR OTHER OBSTRUCTIONS. APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MUST BE PLACED BOTH AT THE DRIVEWAY SERVING SUCH BUILDING AS WELL AS ON THE BUILDING. AN APPROVED IDENTIFICATION OF MULTIPLE BUILDINGS WITHIN AN INDUSTRIAL COMPLEX SHALL BE REQUIRED WHICH CLEARLY INDICATES EACH INDIVIDUAL BUILDING IN THE COMPLEX. IDENTIFICATION SHALL BE PLACED ON EACH BUILDING IN A SIZE AND LOCATION REQUIRED BY THE FIRE CODE OPTIONAL.
- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33.

TABLE 505.1

DISTANCE TO BUILDING ADDRESS AS MEASURED FROM THE STREET OR ROAD FRONTING THE PROPERTY

MINIMUM HEIGHT OF NUMBER	
LESS THAN 26 FEET	4 INCHES
26-40 FEET	4 INCHES
41-55 FEET	5 INCHES
OVER 55 FEET	12 INCHES

- GATE MAY BE INSTALLED ACROSS A REQUIRED FIRE DEPARTMENT ACCESS ROAD OR DRIVEWAY. WITHOUT APPROVAL FROM THE FIRE DEPARTMENT, A DETAILED PLAN SHALL BE SUBMITTED FOR REVIEW, AND APPROVAL PRIOR TO INSTALLATION. THE FOLLOWING APPLY TO ALL GATE INSTALLATIONS.
 - SECURITY GATES EQUIPPED WITH ELECTRONIC CONTROL DEVICES SHALL HAVE AN APPROVED FIRE DEPARTMENT OVERRIDE KEY SWITCH, AND SHALL ALLOW OPERATION OF THE GATE DURING POWER OUTAGES.
 - MANUAL LOCKING MECHANISMS, SUCH AS PADLOCKS, SHALL BE APPROVED BY THE FIRE DEPARTMENT.
 - FORMS FOR ORDERING FIRE DEPARTMENT APPROVED KEY SWITCHES AND PADLOCKS SHALL BE OBTAINED FROM THE FIRE PREVENTION DIVISION.
 - ALL MANUALLY OPERATED GATES SHALL BE DESIGNED TO REMAIN IN THE OPEN POSITION WHEN LEFT UNATTENDED. ACTIVATION OF AN APPROVED KEY SWITCH FOR AN ELECTRONICALLY CONTROLLED GATE SHALL OPEN THE GATE AND CAUSE IT TO REMAIN IN THE OPEN POSITION UNTIL RESET BY EMERGENCY RESPONSE PERSONNEL.
 - WHEN OPEN, GATES SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH OF THE DRIVEWAY OR ACCESS ROAD SHALL BE ADEQUATELY SUPPORTED TO PREVENT DRAGGING AND SHALL BE OPERABLE BY ONE PERSON. SLIDING GATES SHALL SLIDE PARALLEL TO THE SECURITY FENCE. SWING-STYLE GATES SHALL OPEN A FULL 90 DEGREES (MINIMUM) AND MAY SWING IN EITHER DIRECTION.
 - GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN DEFECTIVE.
 - A DURABLE SIGN STATING "NO PARKING + FIRE LANE" SHALL BE PROVIDED ON BOTH SIDES OF THE GATE.



AREA CALCULATION

Area Schedule (Gross Building)		
Name	Type of Area	Area
A	EXISTING AREA	1536 SF
B	EXISTING AREA CONVERT TO GARAGE	104 SF
C	NEW GARAGE	324 SF
D	FRONT ADDITION 1	58 SF
E	FRONT ADDITION 2	245 SF
G	REAR ADDITION	410 SF
H	EXISTING DETACHED GARAGE	602 SF
I	NEW FRONT PORCH	68 SF

- LOT AREA: 9,375 SF.
- TOTAL EXISTING FLOOR AREA: 1,640 SF.
- EXISTING DETACHED GARAGE : 602 SF.

- EXISTING AREA TO BE REMOVED: 104 SF.
- EXISTING LIVEABLE AREA TO REMAIN: 1,536 SF.
- ADDITION FOR NEW GARAGE: 324 SF.
- ADDITION TO LIVABLE AREA: 714 SF.

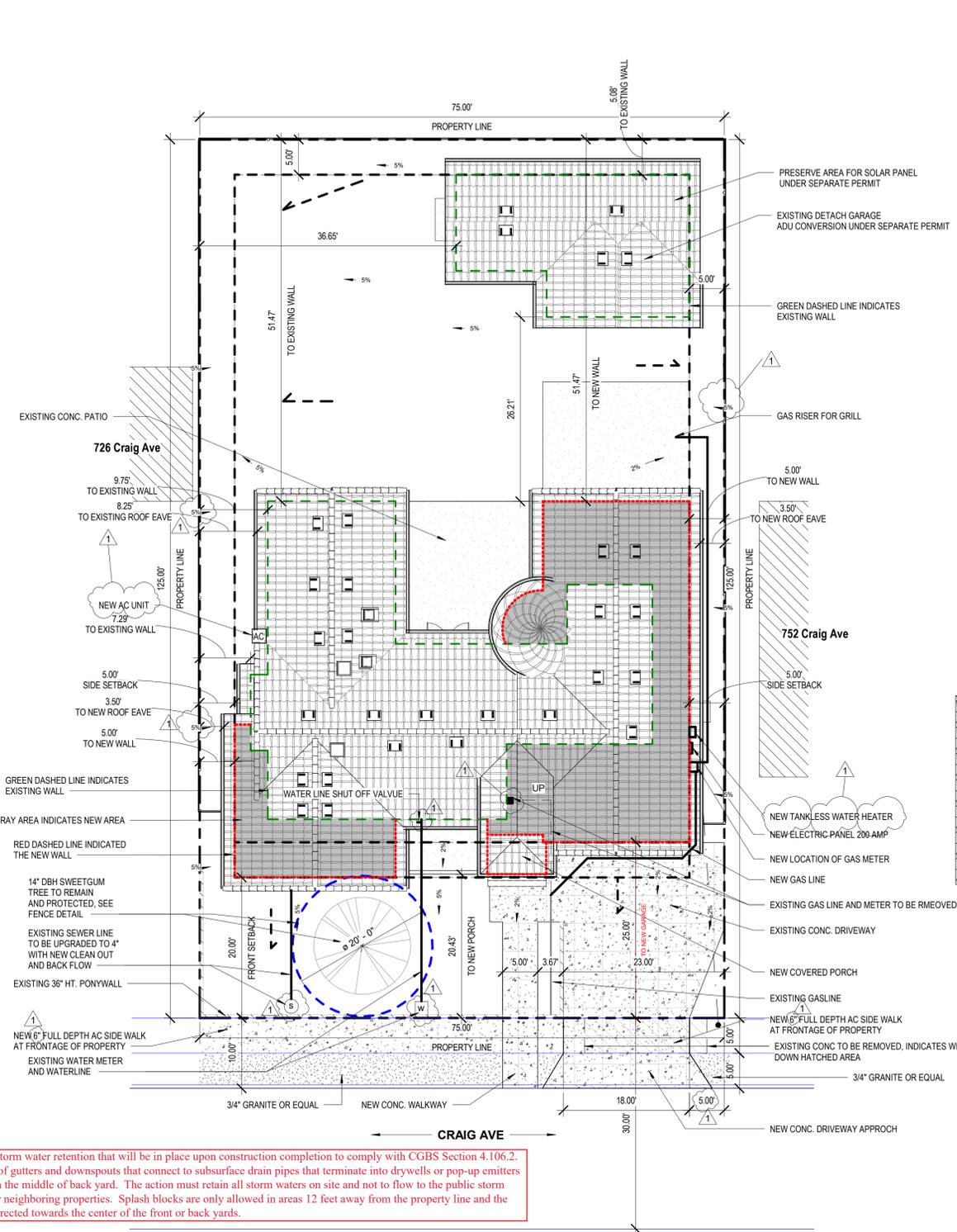
- b+d = NEW TOTAL LIVABLE FLOOR AREA : 2,250 SF.**
- a+c = NEW TWO CAR GARAGE: 428 SF.**
- f+g = NEW TOTAL FLOOR AREA (INCLUDE GARAGE): 2,678 SF. MAXIMUM FLOOR AREA 45%= (45x9,375= 4,218 SF.) > 2,678 SF.**

- NEW COVERED FRONT PORCH: 68 SF.
- EXISTING DETACHED GARAGE : 602 SF.
- h+i = PROPOSED LOT COVERAGE : 3,348 SF. MAX. LOT COVERAGE 40%= (40x9,375= 3,750 sq) > 3,348 SF.**
-

Provide storm water retention that will be in place upon construction completion to comply with CGBS Section 4.106.2. Install roof gutters and downspouts that connect to subsurface drain pipes that terminate into drywells or pop-up emitters located in the middle of back yard. The action must retain all storm waters on site and not to flow to the public storm system or neighboring properties. Splash blocks are only allowed in areas 12 feet away from the property line and the flow is directed towards the center of the front or back yards.

1 SITE PLAN

SCALE: 1" = 10'-0"



Revisions		
No.	Date	Revision Description
1	10.04.23	Revision 1

Description SITE PLAN	
Project Date	08/10/2021
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	As Indicated

A1.01



P1



P2



P3



P4



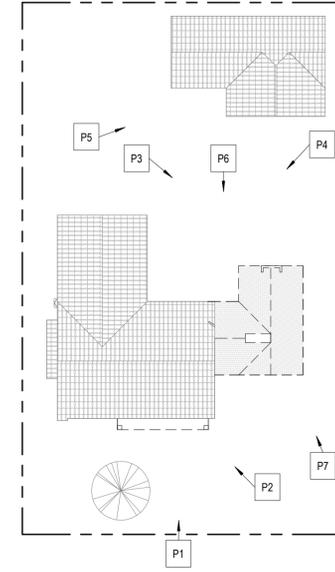
P5



P6



P7



Roim Design Studio
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 Orange County office
 23011 Mulberry Place Ste B1, Laguna Hills, CA, 92653
 www.roimdesignstudio.com

Min Sattiz

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An Addition/ Remodelling For:
Javelo Residence
 740 Craig Ave, Campbell, CA 95008

CITY OF CAMPBELL
 BUILDING INSPECTION DIVISION
APPROVED PLANS
 Approved by: Bob Lehman
 This plan and all associated supporting documents submitted to and by for review herein after (plans) have been approved. These plans may be subject to conditions of approval or "redline" requirements made by a City Official who may require further consultation with an engineer, architect, or licensed professional to implement. The plans shall not be changed or modified without authorization from the Building Official. Work performed relating to the plans shall be done in accordance with the plans and all applicable codes. Approval of these plans shall not be construed to permit or allow any violation of City, State, or Federal Law.

Revisions		
No.	Date	Revision Description

Description
 SITE PHOTOS

Project Date 08/10/2021
 Drawn by RDS
 Checked by RDS
 Project Number 000000
 Scale 1" = 20'-0"

A1.02



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Maria Sattler

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Revisions		
No.	Date	Revision Description

Description
RENDERS

Project Date: 08/10/2021
 Drawn by: RDS
 Checked by: RDS
 Project Number: 000000
 Scale:

A1.03