



CITY OF CAMPBELL
Community Development Department

April 17, 2015

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **April 28, 2015**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Sequoia Equities for a Modification (PLN2014-253) to a previous Site Approval (S 72-44) to alter the parking configuration of the La Valencia apartment community to restore the required number of parking spaces and a Variance (PLN2014-254) to allow use of reduced parking stall dimensions, on property located at **350 Budd Avenue** in the R-3 (Multiple-Family Residential) Zoning District. Staff is recommending that this project be deemed Categorical Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project 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 City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **350 Budd Avenue**

Project Location Map

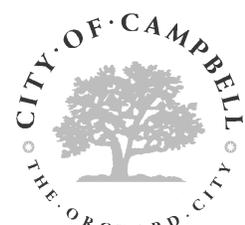
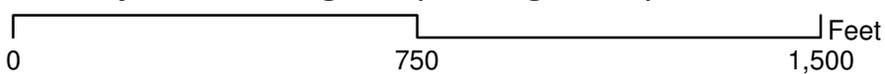


Project Location: 350 Budd Ave.

Application Type: Modification to a previous Site Approval and a Variance

Planning File No.: PLN2014-233/235

Description: Change to parking lot layout



Community Development Department
Planning Division



**RICHARD
PEDLEY
ARCHITECT**
INTERIORS + PLANNING

1793 Lafayette Street, Ste. 210
Santa Clara, CA 95059
Tel: 408.284.5200 Fax: 408.284.5280
CA Lic. No. C-42819

PROJECT NAME:
PLANNING CONCEPT DRAWING

FOR:
**La Valencia
Apartments**
800 Rockwood Ave.
Carmel, CA

CLIENT NAME:
Sequoia Equities
1777 Camino Dr., Ste. 300
Walnut Creek, CA 94596

CONTRACTOR:

SHEET NAME:
ENLARGED SITE PLAN

ALL DRAWINGS ARE UNLESS OTHERWISE SPECIFIED
UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
REVISIONS:
NO. DATE BY
1 11-28-11 RJP
2 11-28-11 RJP
3 03-21-13 RJP
4 04-11-13 RJP



DRAWING NO.:	
DATE:	08-13-14
PROJECT:	LAVAL - 1418

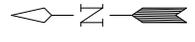
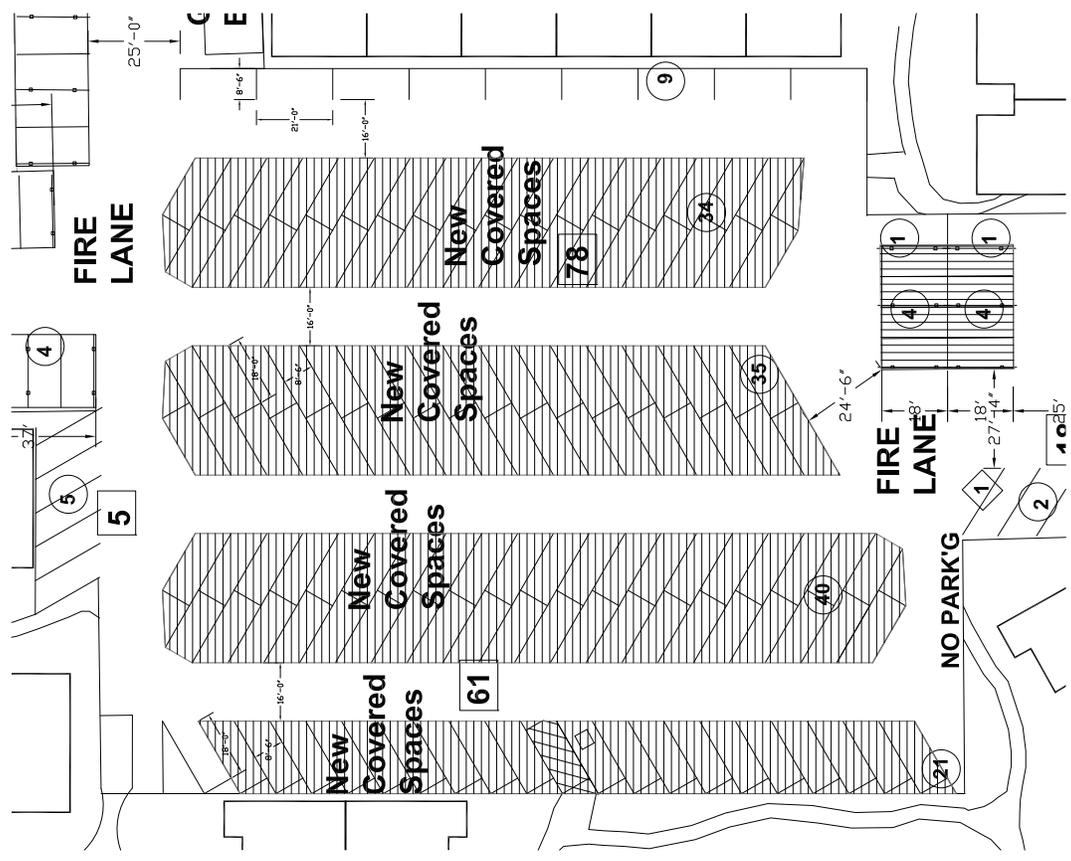
SHEET: **A-11**



2 PROPOSED PARKING CANOPY ELEVATION

NTS

HEIGHT OF BEAM OF CANOPY AT COLUMN
TO BE 8'-0" min
COLOR OF CANOPY - MATCH EXIST CANOPY - KM4182-3



1 ENLARGED PROPOSED SITE PLAN

1/16" = 1'-0"



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PLANNING SUBMITTAL DRAWING
FOR
**La Valencia
Apartments**
4700 Baskin Ave.
San Jose, CA
95128, CA

Sequoia Equities
1777 Bolero Dr., Ste. 300
Walnut Creek, CA. 94695

OWNER NAME:
CONTRACTOR:

SHEET NAME:

**SITE PLANS
EXISTING PARKING LAYOUT**

ALL DRAWINGS ARE UNLESS OTHERWISE SPECIFIED UNDER THE UNIFORM CONVENTIONS AND STANDARDS PRACTICE OF THE ARCHITECTURAL PROFESSION AS SET FORTH IN THE CONSULTING ARCHITECTS OF CALIFORNIA, INC. (CACI) MANUAL OF PRACTICE, 2013 EDITION.
REVISIONS:
NO. DATE DESCRIPTION BY
1 08-28-14
2 11-20-14
3 02-21-15



DRAWN BY:
DATE: 08-15-14
PROJECT: LAVAL - 1418
LAW: 1418

SHEET **A-1E**



1 EXISTING SITE PLAN
1/32" = 1'-0"