



CITY OF CAMPBELL
Community Development Department

April 15, 2016

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 26, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Velimir Sulic for a Tentative Parcel Map (PLN2016-46) to allow a two-lot single-family residential subdivision on property owned by Shahin Jahanbani located at **44 El Caminito Avenue** in the R-1-6 (Single-Family Residential) Zoning District. Staff is recommending that this project be deemed Categorically 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'.

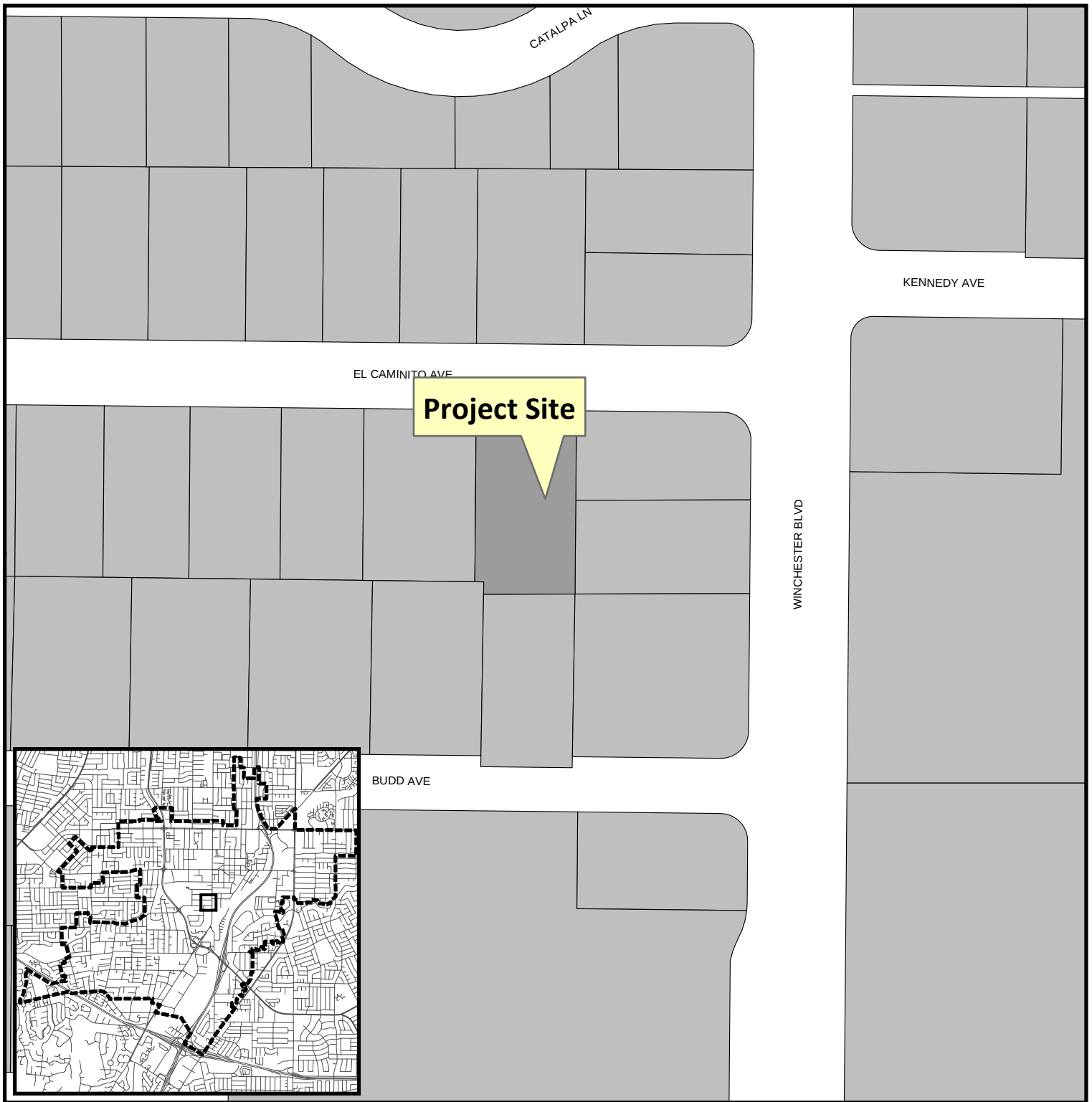
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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: **44 El Caminito Avenue**

Project Location Map



Project Location: 44 El Caminto Avenue

Application Type: Parcel Map

Planning File No.: PLN2016-46

Description: 2-lot parcel map

0 275 550 Feet

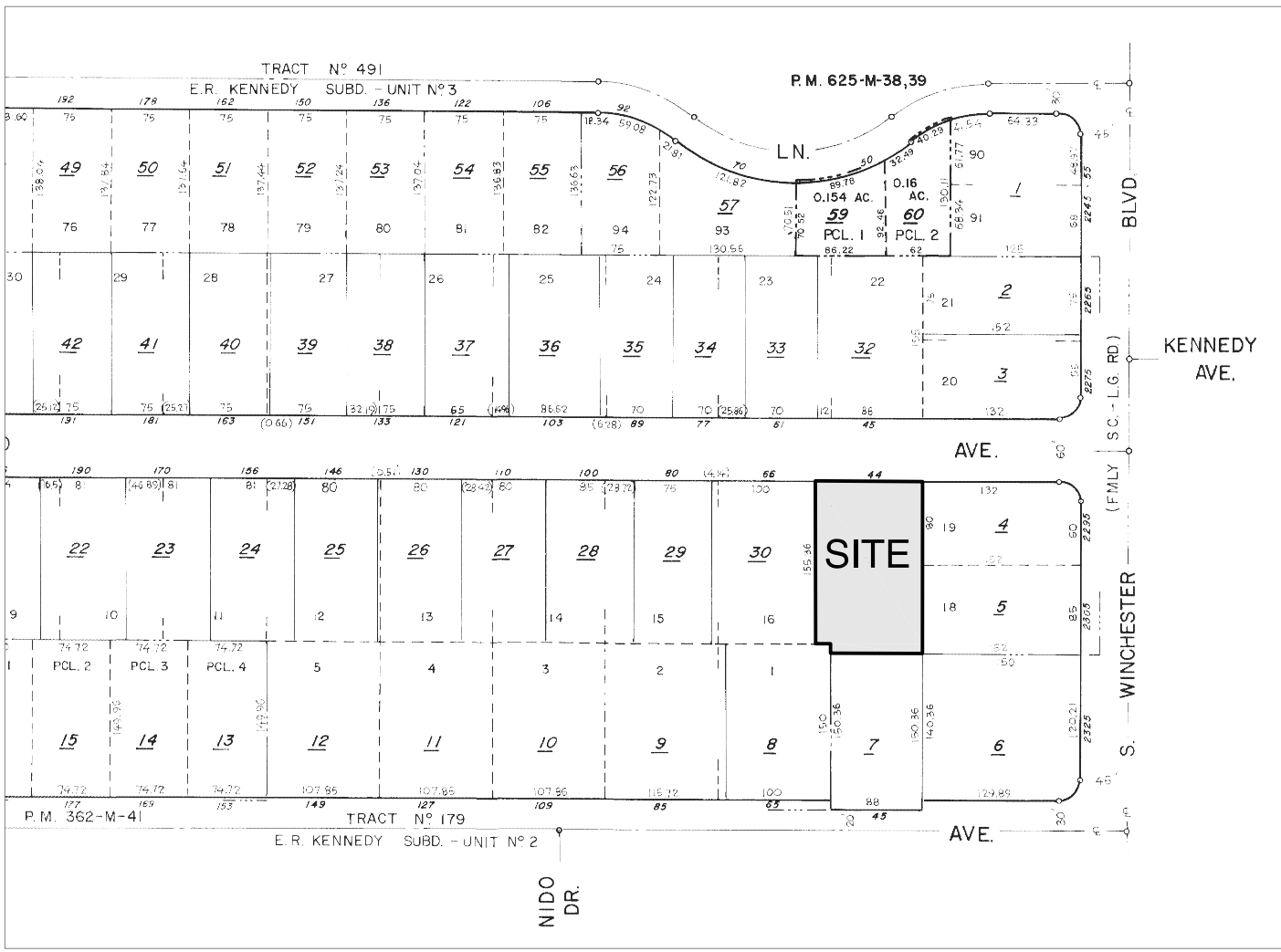


Community Development Department
Planning Division

PLANS FOR
TENTATIVE PARCEL MAP
2-LOT SUBDIVISION
LANDS OF WU & JAHANBANI
A.P.N. 305-34-031
44 EL CAMINITO AVENUE
Campbell, California

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE PLAN (EXISTING CONDITIONS - DEMOLITION PLAN)
3	NEW SITE PLAN
4	CONCEPTUAL GRADING & DRAINAGE PLAN
5	CONCEPTUAL UTILITY PLAN
6	MINOR PUBLIC STREET IMPROVEMENTS



LOCATION MAP
N.T.S.

VICINITY MAP
N.T.S.

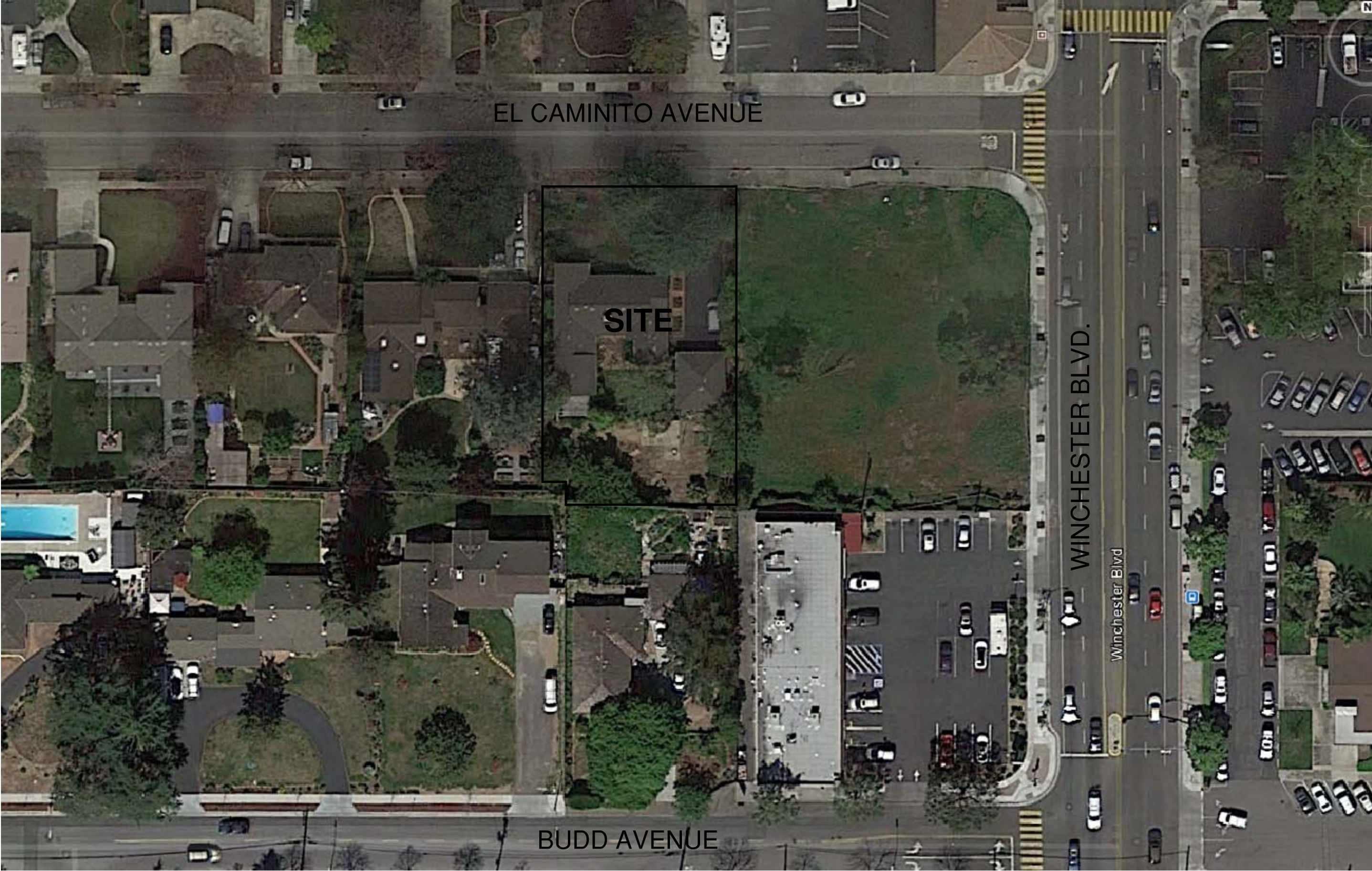
ABBREVIATIONS

A.D.	Area Drain
AC. or A.C.	Asphalt Concrete
B.C.	Begin Curve
B.S.L.	Building Setback Line
B.V.C.	Begin Vertical Curve
B.W.	Bottom of Wall
C. & G.	Curb and Gutter
C.B.	Catch Basin
C.O.	Clean Out
C.T.	Common Trench
CL	Centerline
Conc.	Concrete
D/W	Driveway
E.C.	End Curve
E.P.	Edge of Pavement
E.V.A.E.	Emergency Vehicle Access Easement
E.V.C.	End Vertical Curve
Ex. or Exist.	Existing
F.F.	Finish Floor
F.G.	Finish Grade
F.H.	Fire Hydrant
F.L.	Flow Line
F.O.C.	Face of Curb
Fnd.	Found
Horiz.	Horizontal
I. & E.E.	Ingress and Egress Easement
Inv.	Invert
I.P.	Iron Pipe
L.E.	Landscape Easement
L.F.	Linear Feet
L.L.	Lot Line
M.H.	Manhole
Max.	Maximum
Min.	Minimum
Mon.	Monument
N.T.S.	Not To Scale
NAT.	Natural
P.R.C.	Point of Reverse Curve
P.S.E.	Public Service Easement
P.U.E.	Public Utility Easement
P.V.I.	Point of Vertical Intersection
Pav.	Pavement
PL or Prop.	Property Line
R.C.E.	Road Construction Easement
R/W	Right-of-Way
Ret.	Retaining
S.D.	Storm Drain
S.D.E.	Storm Drain Easement
S.E.	Slope Easement
S.S.	Sanitary Sewer
S.S.E.	Sanitary Sewer Easement
S/W	Sidewalk
Sta.	Station
T.C.	Top of Curb
T.O.C.	Top of Cable
T.O.P.	Top of Pipe
T.W.	Top of Wall
Tel.	Telephone
TP	Top of Pavement
U.E.	Utilities Easement
Vert.	Vertical
W	Water
W.E.	Water Easement
W.M.	Water Meter

GENERAL NOTES

- TOPOGRAPHY PROVIDED BY OWNER.
- CONTOUR INTERVAL IS 1-FOOT WITH SPOT ELEVATIONS.
- THIS TOPOGRAPHIC MAP REPRESENTS SURFACE FEATURES ONLY.
- BASIS OF ELEVATION: CITY OF CAMPBELL BENCHMARK ELEVATION #17 (ELEV. = 210.839)
- PROPERTY LINES SHOWN ARE RECORD DATA. (PER TRACT MAP NO. 179)
- ALL GRADING SHALL BE IN ACCORDANCE WITH THE SOIL REPORT PREPARED FOR THIS PROJECT.
- MAINTAIN EXISTING DRAINAGE PATTERNS.
- ALL DOWNSPOUTS SHALL HAVE A SPLASH BOX AND DIVERT WATER AWAY FROM BUILDING INTO LANDSCAPED AREA.
- SETBACKS SHALL BE PER CITY CODE AT THE TIME OF DEVELOPMENT.
- FENCING SHOWN ARE FOR REFERENCE ONLY.

AERIAL VIEW
N.T.S.



GENERAL NOTES

OWNER:	HELEN WU & SHAHIN JAHANBANI
OWNER REPRESENTATIVE:	SHAHIN JAHANBANI 6130 OAK FOREST WAY SAN JOSE, CA 95120 (408) 916-8665
DEVELOPER:	HELEN WU & SHAHIN JAHANBANI (SAME AS OWNER)
ENGINEER:	SEE TITLE BLOCK
PROPERTY ADDRESS:	44 EL CAMINITO AVENUE CAMPBELL, CA 94303
EXISTING ZONING:	R-1-6 (SINGLE FAMILY)
PROPOSED ZONING:	R-1-6 (SINGLE FAMILY)
NET ACREAGE:	16,384 S.F. (0.3761 Acres)
EXISTING USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	SINGLE FAMILY RESIDENCE
STORM:	CITY OF CAMPBELL EXISTING IN EL CAMINITO AVENUE
SANITARY:	WEST VALLEY SANITATION DISTRICT EXISTING IN EL CAMINITO AVENUE
WATER:	SAN JOSE WATER CO. EXISTING IN EL CAMINITO AVENUE
GAS:	P.G.&E. EXISTING IN EL CAMINITO AVENUE
ELECTRIC:	P.G.&E. EXISTING IN EL CAMINITO AVENUE
TELEPHONE:	AT&T EXISTING IN EL CAMINITO AVENUE
CABLE TV:	COMCAST EXISTING IN EL CAMINITO AVENUE
A.P.N.	305-34-031
OWNER:	SHAHIN JAHANBANI

TENTATIVE PARCEL MAP

TITLE SHEET

LANDS OF WU & JAHANBANI
44 EL CAMINITO AVENUE
CAMPBELL, CALIFORNIA

SHEET NUMBER
1
OF 6 SHEETS
DRAWING NO.
16007-1

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
1996 Tarab Court
408-957-9220
Milpitas, CA 95035
Fax 408-957-9221

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 2-08-16
F.E. NO. 29,588
REGISTRATION EXPIRES MARCH 31, 2017

REV.	DATE	REVISION DESCRIPTION
0	02.16	RELEASED TO CLIENT & CITY
1	03.16	REVISED PER CITY COMMENTS



EL CAMINITO AVENUE
(60' WIDE RIGHT-OF-WAY)

IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
PRE-CONSTRUCTION (EXISTING)	
EX. RESIDENCE ROOF	3,005
EX. GARAGE ROOF	804
EX. AC DRIVEWAY	1,727
EX. BRICK WALKWAYS/PATIOS	842
EX. CONCRETE WALLS/PATIOS	571
TOTAL	6,949

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LEGEND:

- Property Line
- Adjacent Property Line
- Right-of-Way Line
- New Lot Line
- Centerline
- Building Envelope
- Fence
- Curb, Gutter & Sidewalk

NEW RETAIL & RESIDENTIAL DEVELOPMENT PENDING

LOT 19
TRACT NO. 179
(VACANT LOT)

LOT 18
TRACT NO. 179
(VACANT LOT)

RETAIL BUILDING
A.P.N. 305-34-006

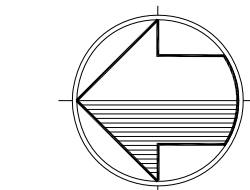
EX. RESIDENCE
A.P.N. 305-34-007

LOT 1
TRACT NO. 179
EX. RESIDENCE

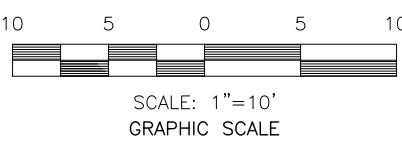
NOTE:
DEMOLITION OF EXISTING
STRUCTURES WILL REQUIRE
A DEMOLITION PERMIT

BUILDING SETBACKS:

- STREET LOT
FRONT: 25' (FROM STREET R/W) PER TRACT NO. 179
SIDE: 5'
REAR: 20'
- FLAG LOT
FRONT: 20'
SIDE: 5'
REAR: 5'
(SETBACKS SHALL BE PER CITY CODE AT THE TIME OF DEVELOPMENT)



PLAN VIEW
SCALE: 1"=10'



TENTATIVE PARCEL MAP

SITE PLAN
(EXISTING CONDITIONS - DEMOLITION PLAN)
LANDS OF WU & JAHANBANI
44 EL CAMINITO AVENUE
CAMPBELL, CALIFORNIA

SHEET NUMBER
2
OF 6 SHEETS
DRAWING NO.
16007-2

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS

1996 Tarab Court
408-957-9220

Milpitas, CA 95035
Fax 408-957-9221

APPROVED BY: DATE 2-08-16
REGISTRATION EXPIRES MARCH 31, 2017

DESIGNED BY:

V.S.

DRAWN BY:

R.S.C.

CHECKED BY:

V.S.

SCALE:

AS SHOWN

REV.

DATE

DESCRIPTION

BY

DESIGNED BY:

V.S.

DRAWN BY:

R.S.C.

CHECKED BY:

V.S.

SCALE:

AS SHOWN

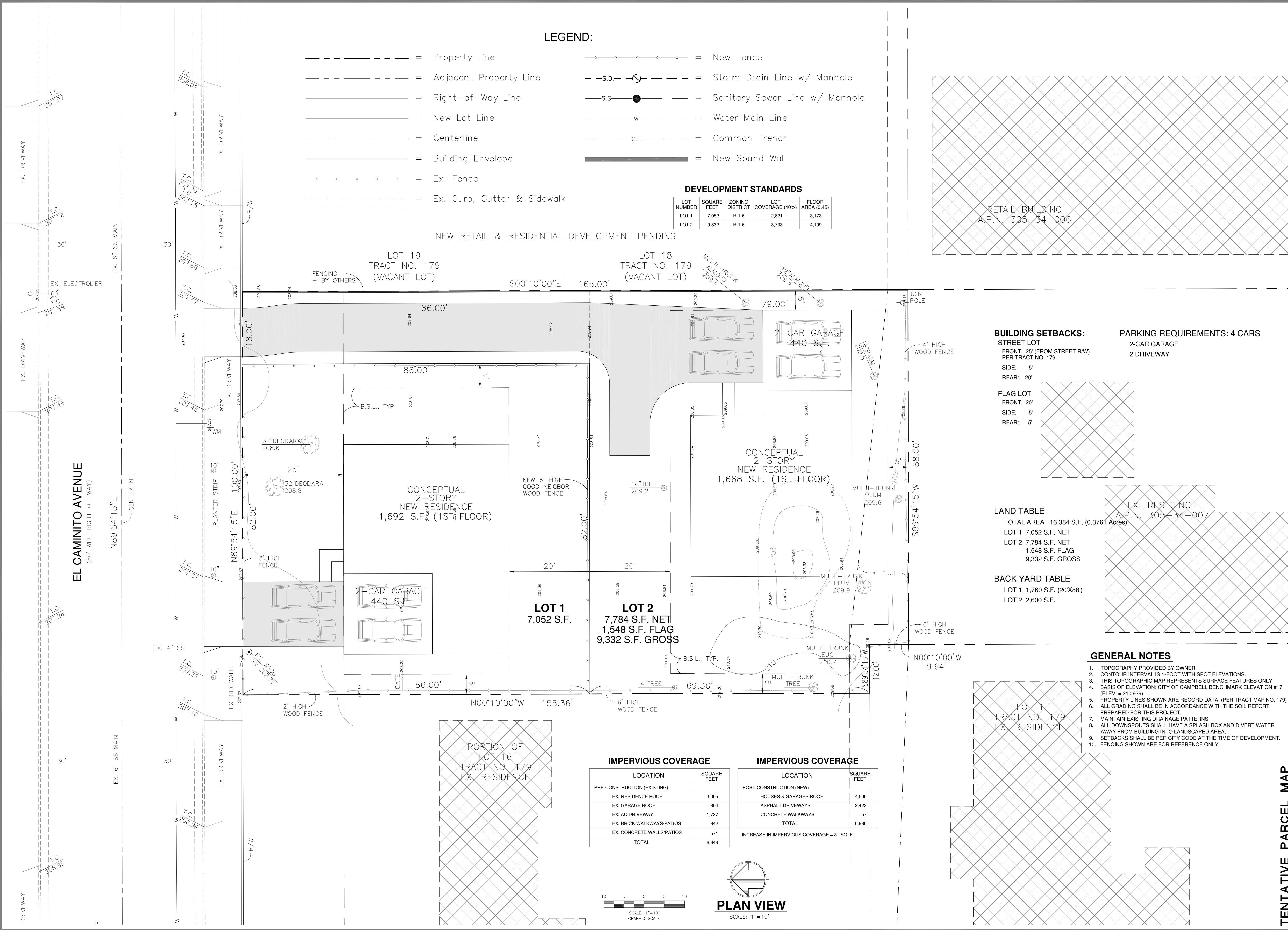
REV.

DATE

DESCRIPTION

BY





REGISTERED PROFESSIONAL ENGINEER
LAND SURVEYING
CAMPBELL, CALIFORNIA
STATE OF CALIFORNIA
Exp. 3-31-17

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 2-08-16
REVISION DESCRIPTION
REV. DATE

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
1996 Tarab Court
408-957-9220
Milpitas, CA 95035
Fax 408-957-9221

NEW SITE PLAN
LANDS OF WU & JAHANBANI
44 EL CAMINITO AVENUE
CAMPBELL, CALIFORNIA
SHEET NUMBER
3
OF 6 SHEETS
DRAWING NO.
16007-3

EL CAMINITO AVENUE
(60' WIDE RIGHT-OF-WAY)

N89°54'15"E
CENTERLINE

EX. 6" SS MAIN

EX. 6" SS MAIN

GENERAL NOTES

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LEGEND:

- = Property Line
- - - = Adjacent Property Line
- = Right-of-Way Line
- = New Lot Line
- - - = Centerline
- = Building Envelope
- x x x x x = Fence
- ===== = Curb, Gutter & Sidewalk
- = Direction of the Flow
- 2% → = Slope with Direction of Flow
- 16.06 PAV. = Design Elevation

NEW RETAIL & RESIDENTIAL DEVELOPMENT PENDING

LOT 19
TRACT NO. 179
(VACANT LOT)

LOT 18
TRACT NO. 179
(VACANT LOT)

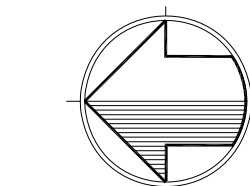
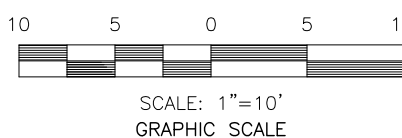
RETAIL BUILDING
A.P.N. 305-34-006

CONCEPTUAL
2-STORY
NEW RESIDENCE
F.F. 210.5
PAD 208.0

CONCEPTUAL
2-STORY
NEW RESIDENCE
F.F. 211.5
PAD 209.0

EX. RESIDENCE
A.P.N. 305-34-007

LOT 1
TRACT NO. 179
EX. RESIDENCE



PLAN VIEW
SCALE: 1"=10'

TENTATIVE PARCEL MAP

CONCEPTUAL
GRADING & DRAINAGE PLAN
LANDS OF WU & JAHANBANI
44 EL CAMINITO AVENUE
CAMPBELL, CALIFORNIA

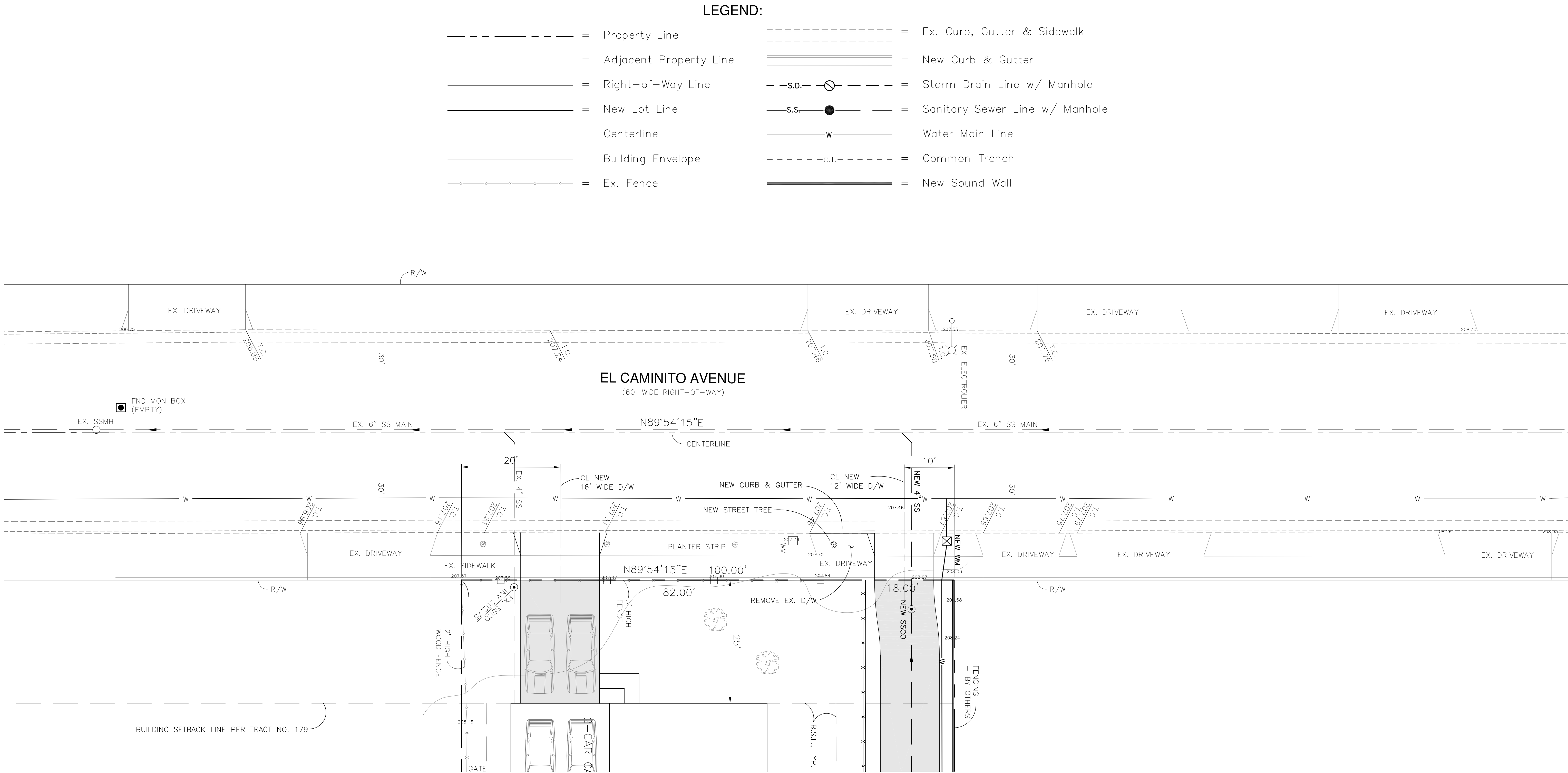
PEOPLES ASSOCIATES
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408-957-9220
Milpitas, CA 95035
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DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 2-08-16
REGISTRATION EXPIRES: MARCH 31, 2017

REV.	DATE	REVISION DESCRIPTION
1	03.16	REVISED PER CITY COMMENTS
0	02.16	RELEASED TO CLIENT & CITY



SHEET NUMBER
4
OF 6 SHEETS
DRAWING NO.
16007-4



REV	DATE	REVISION DESCRIPTION
1	03.16	REVISED PER CITY COMMENTS
0	02.16	RELEASED TO CLIENT & CITY

DESIGNED BY:	V.S.
DRAWN BY:	R.S.C.
CHECKED BY:	V.S.
SCALE:	AS SHOWN

PEOPLES ASSOCIATES STRUCTURAL ENGINEERS	1996 Tarab Court 408-957-9220	Milpitas, CA 95035 Fax 408-957-9221
APPROVED BY:	DATE	REGISTRATION EXPIRES
	2-08-16	MARCH 31, 2017

MINOR STREET IMPROVEMENTS	LANDS OF WU & JAHANBANI
44 EL CAMINITO AVENUE CAMPBELL, CALIFORNIA	

SHEET NUMBER	6
OF 6 SHEETS	
DRAWING NO.	16007-6

TENTATIVE PARCEL MAP