



CITY OF CAMPBELL
Community Development Department

May 11, 2016

NOTICE OF TENTATIVE PARCEL MAP APPLICATION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for a Tentative Parcel Map for the following project proposal:

File No.:	PLN2016-66
Applicant:	TS/Civil Engineer, Inc.
Project Address:	1430 Westmont Avenue
Property Owner:	Shankar Narayan
Zoning District:	R-1-9 (Single-Family Residential, min. 9,000 sf. lot size)
General Plan:	Low Density Residential
Project Description:	Tentative Parcel Map for a minor lot split to divide one existing parcel into two parcels.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The comment period for this application begins on July May 12, 2016 and ends May 23, 2016. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **May 23, 2014**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Daniel Fama, Associate Planner in the Community Development Department at (408) 866-2193 or by email at danielf@cityofcampbell.com.

Project Location Map

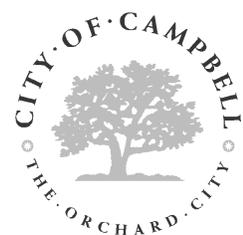
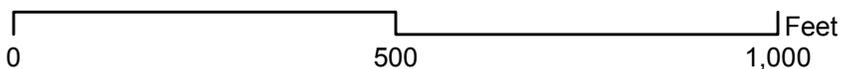


Project Location: 1430 Westmont Ave.

Application Type: Tentative Parcel Map

Planning File No.: PLN2016-66

Description: Minor lot split

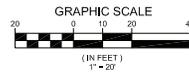
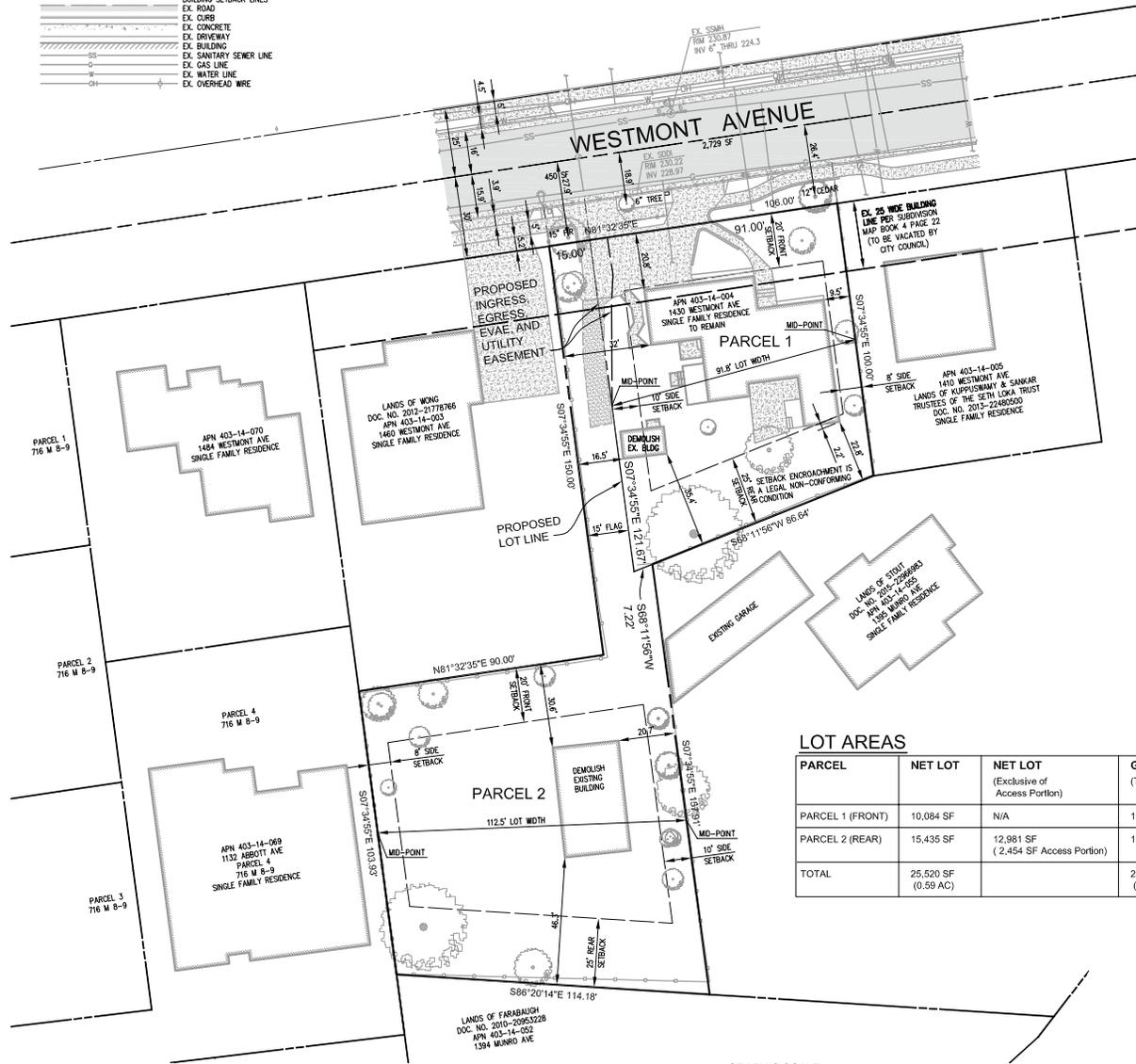


Community Development Department
Planning Division

DISCLAIMER: TS CIVIL ENGINEERING, INC. ONLY ACKNOWLEDGES ORIGINAL SIGNED AND STAMPED PLANS AND DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS.

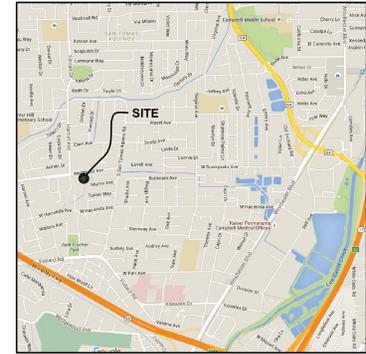
LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINES
- EX. ROAD
- EX. CURB
- EX. CONCRETE
- EX. DRIVEWAY
- EX. BUILDING
- EX. SANITARY SEWER LINE
- EX. GAS LINE
- EX. WATER LINE
- EX. OVERHEAD WIRE



LOT AREAS

PARCEL	NET LOT	NET LOT (Exclusive of Access Portion)	GROSS LOT (To ROW CL)
PARCEL 1 (FRONT)	10,084 SF	N/A	12,814 SF
PARCEL 2 (REAR)	15,435 SF	12,981 SF (2,454 SF Access Portion)	15,885 SF
TOTAL	25,520 SF (0.59 AC)		28,699 SF (0.66 AC)



VICINITY MAP
NOT TO SCALE

GENERAL INFORMATION

OWNER: THE SHANKAR S. NARAYAN AND SANDHYA NARAYAN LIVING TRUST
 APN: 403-14-004
 GROSS AREA: 28,699 SF
 EXISTING ZONING: R-1-9 SINGLE FAMILY RESIDENTIAL 9,000 SF MINIMUM LOT SIZE
 PROPOSED ZONING: R-1-9 SINGLE FAMILY RESIDENTIAL 9,000 SF MINIMUM LOT SIZE
 EXISTING ADJACENT USES: R-1-9
 GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, LESS THAN 4.5 DU/GROSS ACRE.
 EXISTING LOTS: 1
 PROPOSED LOTS: 2
 UTILITY PROVIDERS:
 SEWER: WEST VALLEY SANITATION DISTRICT
 WATER: SAN JOSE WATER COMPANY
 CITY OF CAMPBELL
 STORM DRAINAGE: PG&E
 GAS AND ELECTRIC: PG&E
 TELEPHONE: AT&T
 CABLE TV: COMCAST
 MAXIMUM ALLOWABLE DENSITY: 4.5 UNITS/GROSS AC.
 PROPOSED DENSITY: 2 / 0.685 = 3.04 UNITS/GROSS AC.

R-1-9 ZONING

(SAN TOMAS AREA NEIGHBORHOOD PLAN)

MINIMUM PARCEL AREA: 9,900 SF (EXCLUSIVE OF ACCESS PORTION)
 REAR LOT
 MINIMUM LOT WIDTH: 70'
 SETBACKS REQUIRED
 FRONT: 20'
 REAR: 25'
 SIDE: A) AT LEAST ONE SIDE YARD SHALL BE THE GREATER OF 10' OR 60% OF THE HEIGHT OF THE BUILDING WALL ADJACENT TO THE PROPERTY LINE
 B) THE OTHER SIDE YARD SHALL BE THE GREATER OF 8' OR 60% OF THE HEIGHT OF THE BUILDING WALL ADJACENT TO THE PROPERTY LINE
 MAXIMUM LOT COVERAGE: 35% OF NET SITE AREA
 VEHICULAR ACCESS: 25' TO ANY PUBLIC RIGHT OF WAY 15' FOR FLAG LOTS
 MINIMUM PUBLIC FRONTAGE: 25' (15' FOR FLAG LOT)

TS
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 1776 TECHNOLOGY DRIVE
 SAN JOSE, CA 95110
 PH: 408-452-9300 TOLL FREE: 888-327-7070 FAX: 408-837-5550

LOT SPLIT
 LANDS OF THE
 SHANKAR S. NARAYAN
 AND SANDHYA NARAYAN
 LIVING TRUST

TENTATIVE MAP
 1430 WESTMONT AVENUE
 CAMPBELL, CA 95008
 APN 403-14-004

NO.	REVISIONS	DATE
1		4-29-16
2		1-20
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 4-29-16
 SCALE: 1"=20'
 DRAWN BY: DKH
 SURVEYED BY: JMS
 PROJ ENGR: TJS
 CHECK BY: TJS
 SHEET NO. **C1**
 OF 2 SHEET
 JOB NO. 15-281
 04/29/2016 12:55pm - H:\2015 jobs\15-281.dwg\15-281_C1_TENTATIVE_MAP.dwg - C1

