



CITY OF CAMPBELL
Community Development Department

December 1, 2017

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, **December 12, 2017**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Gordana Pavlovic for a Zoning Map Amendment (PLN2017-100) to amend the Campbell Zoning Map to rezone the property from R-M (Multi-Family Residential) to P-D (Planned Development); a Planned Development Permit (PLN2017-101) to allow the construction of four single-family homes; a Tentative Subdivision Map (PLN2017-102) to allow the creation of five lots (four residential and one common lot); and a Parking Modification Permit (PLN2017-338) to allow uncovered parking in lieu of covered parking on property located at **1323 Elam Avenue**. A Mitigated Negative Declaration (PLN2017-103) has been prepared for this project.

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: **1323 Elam Avenue**

Project Location Map

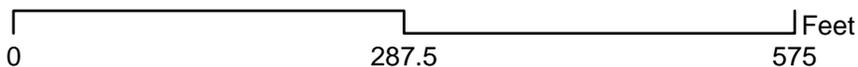


Project Location: 1323 Elam Avenue

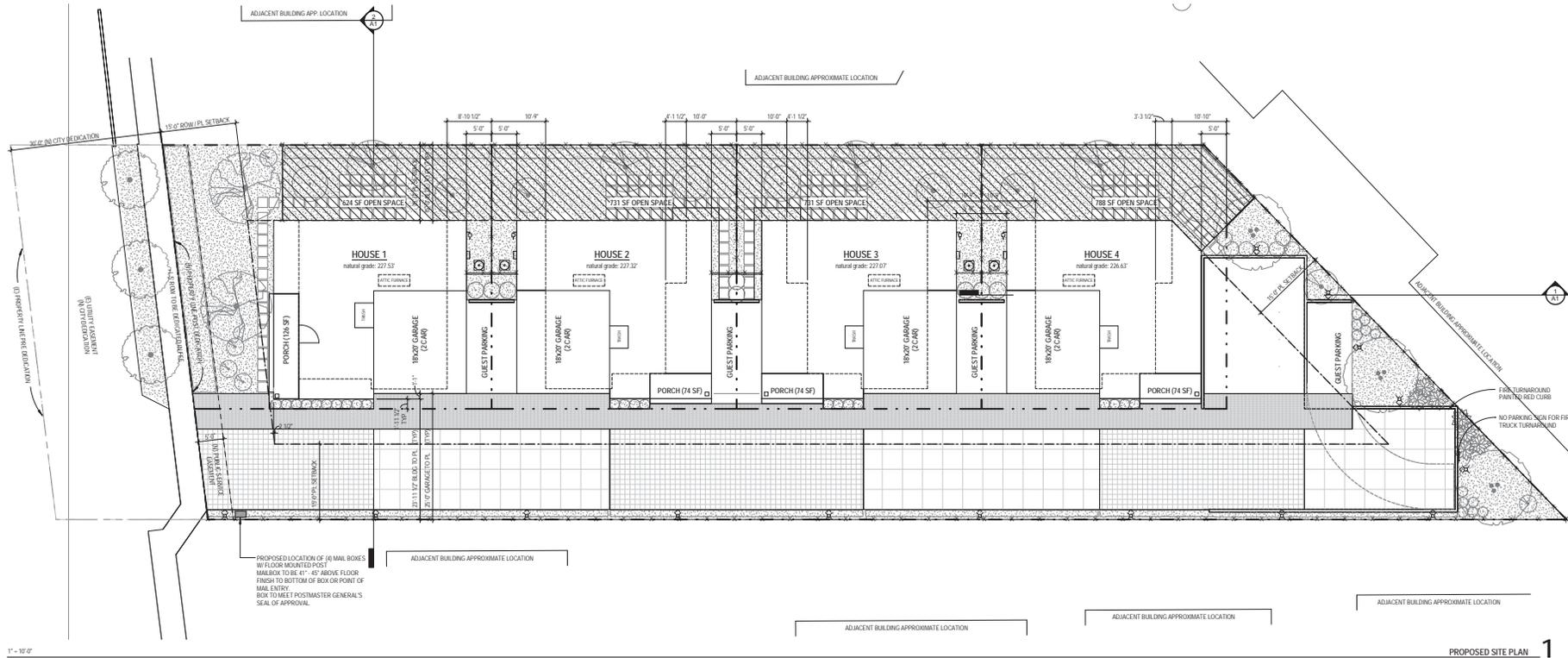
Application Type: ZC, PD, TSM, PMP, and CEQA

Planning File No.: PLN2017-100 to 103 and 338

Description: Four two-story single-family homes, zone change, tentative subdivision map, parking mod., and environmental review.



Community Development Department
Planning Division

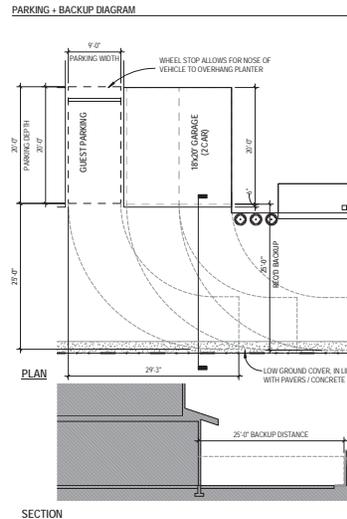


1" = 10' 0" PROPOSED SITE PLAN 1



CURRENT SITE DATA	
APN:	403 09 046
ZONE:	R4M
GROSS LOT AREA:	20,027 SF
NET LOT AREA (W/O 25' EASEMENT + ROAD):	18,162 SF
(E) RESIDENCE TO BE DEMOLISHED:	1,246.63 SF
(E) GARAGE TO BE DEMOLISHED:	733.29 SF
PROPOSED SITE DATA	
APN:	403 09 046
ZONE:	R4M (R)
PROPOSED SUBDIVISION:	5 LOTS / 4 UNITS
CITY DEDICATION:	25'
RIGHT OF WAY:	5'
GROSS LOT AREA:	17,777 SF = 408 ACRES
NET LOT AREA:	17,777 SF
MAXIMUM ALLOWABLE DENSITY:	6 TO 30 / GROSS ACRES
PROJECT DENSITY:	4 UNITS / 408 GROSS ACRES = 9.80 UNITS / GROSS ACRES
SETBACKS:	
PROPERTY LINES - RIGHT OF WAY:	15'
GARAGE FROM PUBLIC RIGHT OF WAY:	20'
MAXIMUM ALLOWABLE FLOOR AREA RATIO:	50
PROPOSED FLOOR AREA RATIO (0.581 SF / 11,779 SF):	4.7
MAXIMUM ALLOWABLE LOT COVERAGE:	40%
PROPOSED LOT COVERAGE:	31%
MAXIMUM ALLOWABLE HEIGHT:	20'
ACTUAL BUILDING HEIGHT, SEE PROPOSED UNIT SUMMARY:	
REQUIRED PARKING:	3 PER HOUSE, 12 TOTAL
PROPOSED COVERED PARKING:	8
PROPOSED UNCOVERED PARKING:	4
EXISTING TREES:	0 (EXISTING TREE 1)
TREES TO BE REMOVED:	9
REQUIRED TREES (1 PER 2000 SF NET LOT):	9
PROPOSED TREE:	8
SPECIES A - 30' BOX:	8
SPECIES B - 15' GALLON:	12

PROPOSED UNIT SF SUMMARY	
HOUSE 1	
PROPOSED FIRST FLOOR:	860 SF
PROPOSED SECOND FLOOR:	524 SF
PROPOSED GARAGE:	379 SF
TOTAL:	2,163 SF
BLDG HEIGHT (PROPOSED GRADE):	41-27'-0"
BLDG HEIGHT (AVG NAT GRADE):	41-26'-4-1/2"
PORCH:	128 SF
OPEN SPACE:	624 SF
HOUSE 2	
PROPOSED FIRST FLOOR:	913 SF
PROPOSED SECOND FLOOR:	380 SF
PROPOSED GARAGE:	379 SF
TOTAL:	2,672 SF
BLDG HEIGHT (PROPOSED GRADE):	41-26'-0"
BLDG HEIGHT (AVG NAT GRADE):	41-25'-9"
PORCH:	74 SF
OPEN SPACE:	731 SF
HOUSE 4	
PROPOSED FIRST FLOOR:	896 SF
PROPOSED SECOND FLOOR:	379 SF
PROPOSED GARAGE:	379 SF
TOTAL:	2,654 SF
BLDG HEIGHT (PROPOSED GRADE):	41-26'-0"
BLDG HEIGHT (AVG NAT GRADE):	41-26'-9"
PORCH:	74 SF
OPEN SPACE:	788 SF
ANALYSIS	
HOUSE 1 + 4 TOTAL:	8,345 SF
PROPOSED FLOOR AREA RATIO:	8,345 SF / 17,779 SF = 47
HOUSE 1 - 4 LOT COVERAGE TOTAL:	
860 + 524 + 379 + 379 + 74 = 1,916 SF	1,916 SF / 17,779 SF = 10.8%
PROPOSED LOT COVERAGE:	5,534 SF / 17,779 SF = 31%



LEGEND	
	PROPERTY LINE
	SETBACK LINE
	FENCE, 6' TALL
	PAINTED RED CURB - FIRE TURNAROUND
	VEHICLE BACKUP DIAGRAM LINE
	UTILITY EASEMENT LINE
	JOINT TRENCH
	HOUSE OUTLINE - GROUND FLOOR
	HOUSE OUTLINE - SECOND FLOOR
	OPEN SPACE
	SOFTSCAPE OR MULCH PER LANDSCAPE DESIGN
	SEMI PERVIOUS PAVERS, PER LANDSCAPE DESIGN
	SEMI PERVIOUS CONCRETE, PER LANDSCAPE DESIGN
	SCORED CONCRETE, PER LANDSCAPE DESIGN
	AIR CONDITIONER UNIT
	FLUSH WATER HEATER
	GAS METER
	LIGHT BOLLARD
	VEHICLE SYMBOL
	PLANTING, PER LANDSCAPE DESIGN

GENERAL NOTES	
T1	PROPOSED SITE PLAN - PROJECT DATA
T1	EXISTING SITE SURVEY
L10	SITE AND LANDSCAPE PLAN
TM-1	TENTATIVE SUBDIVISION MAP
TM-2	CONCEPTUAL SITE DEVELOPMENT PLAN
HVD-1	IMPERVIOUS AREA EXHIBIT
HVD-2	PROPOSED DRAINAGE EXHIBIT
A1	SITE SECTIONS - PROJECT DIAGRAMS
A2	PROPOSED HOUSE 1 PLANS + ELEVATIONS
A3	PROPOSED HOUSE 2 PLANS + ELEVATIONS
A4	PROPOSED HOUSE 3 PLANS + ELEVATIONS
A5	PROPOSED HOUSE 4 PLANS + ELEVATIONS

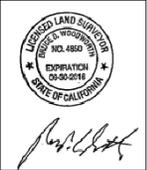
PLANNING APPLICATION FOR PROPERTY DEVELOPMENT AT
**1323 ELAM AVENUE,
CAMPBELL, CALIFORNIA**

ISSUE: PLANNING PRE APP 07/14/16
PLANNING APP 3/20/17
PLANNING RESUBM. 7/14/17

DATE: 14 JULY 2017

PROPOSED SITE PLAN + PROJECT DATA

T1



NOTES:

MAP WAS PREPARED AT THE REQUEST OF GORDANA PAVLOVIC AND FIELD WORK WAS COMPLETED ON JULY 1, 2015.

MEASUREMENTS: SHOWN IN FEET AND DECIMALS THEREOF 000.00. THREE DIMENSIONS, HOWEVER, ARE DIMENSIONS IN INCHES. EITHER AT OBJECT HEIGHT (ONE 11" TILT) OR EITHER AT OBJECT HEIGHT OR AT THE BASE (ONE 11" TILT) OR EITHER AT OBJECT HEIGHT OR AT THE BASE (TWO TILTS). "M" INDICATES MULTIPLE TRIMMS; AN "L" INDICATES LEADING.

BOUNDARY: A FIELD SURVEY WAS MADE. DETERMINATION OF THE LINES LARGELY RELY ON TYPICAL MAPS 37. CONTACT THE SURVEYOR FOR DETAILS.

BENCHMARK ELEVATION: AS INDICATED ON A WATER METER AS SHOWN.

FEATURES THAT WERE NOT MAPPED: RECORD LOCATION OF UNDERGROUND UTILITIES OTHER THAN AS SHOWN.

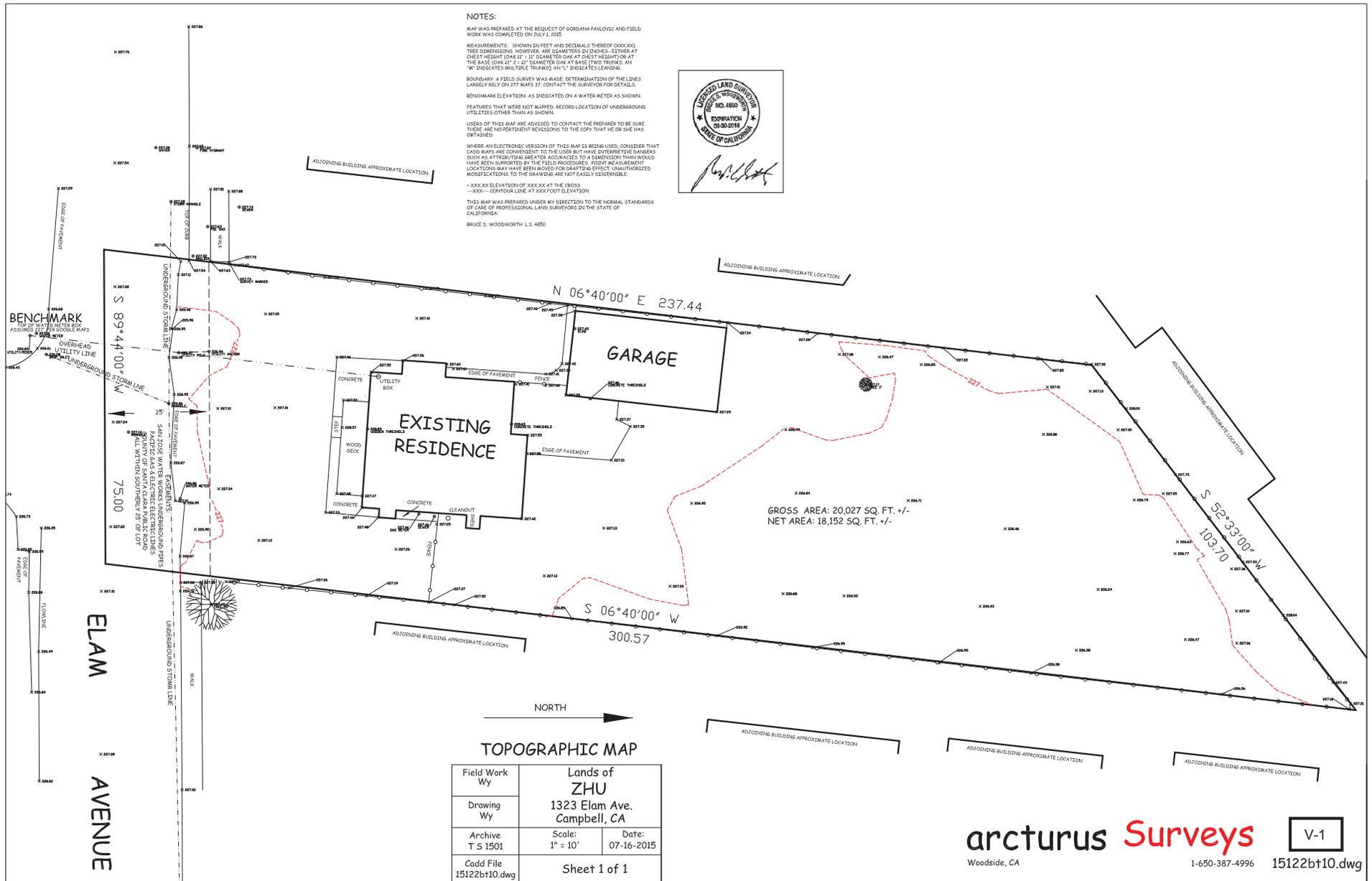
USERS OF THIS MAP ARE ADVISED TO CONTACT THE PREPARER TO BE SURE THESE ARE NOT PERTINENT REVISIONS TO THE COPY THAT HE OR SHE HAS OBTAINED.

WHERE AN ELECTRONIC VERSION OF THIS MAP IS BEING USED, CONSIDER THAT CAD MAPS ARE CONVENIENT TO THE USER BUT HAVE INTERPRETIVE DANGERS SUCH AS: STRIPPING SHEETS ACCORDING TO A DIMENSION THAT WOULD HAVE BEEN SUPPORTED BY THE FIELD PROCEDURES. POINT MEASUREMENT LOCATIONS MAY HAVE BEEN MOVED FOR UNAUTHORIZED REASONS. UNAUTHORIZED MODIFICATIONS TO THE DRAWING ARE NOT EASILY DISCERNIBLE.

* XXXXX ELEVATION OF XXXXX AT THE CROSS
 ---XXX--- CONTIGUOUS LINE AT XXX FOOT ELEVATION

THIS MAP WAS PREPARED UNDER MY DIRECTION TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS IN THE STATE OF CALIFORNIA.

BRUCE D. WOODWORTH L.S. 4850



TOPOGRAPHIC MAP

Field Work Wy	Lands of ZHU	
Drawing Wy	1323 Elam Ave. Campbell, CA	
Archive T S 1501	Scale: 1" = 10'	Date: 07-16-2015
Cadd File 15122bt10.dwg	Sheet 1 of 1	



CHECKED BY: RT
DRAWN BY: AJ/P
RSD PROJECT #: 1703

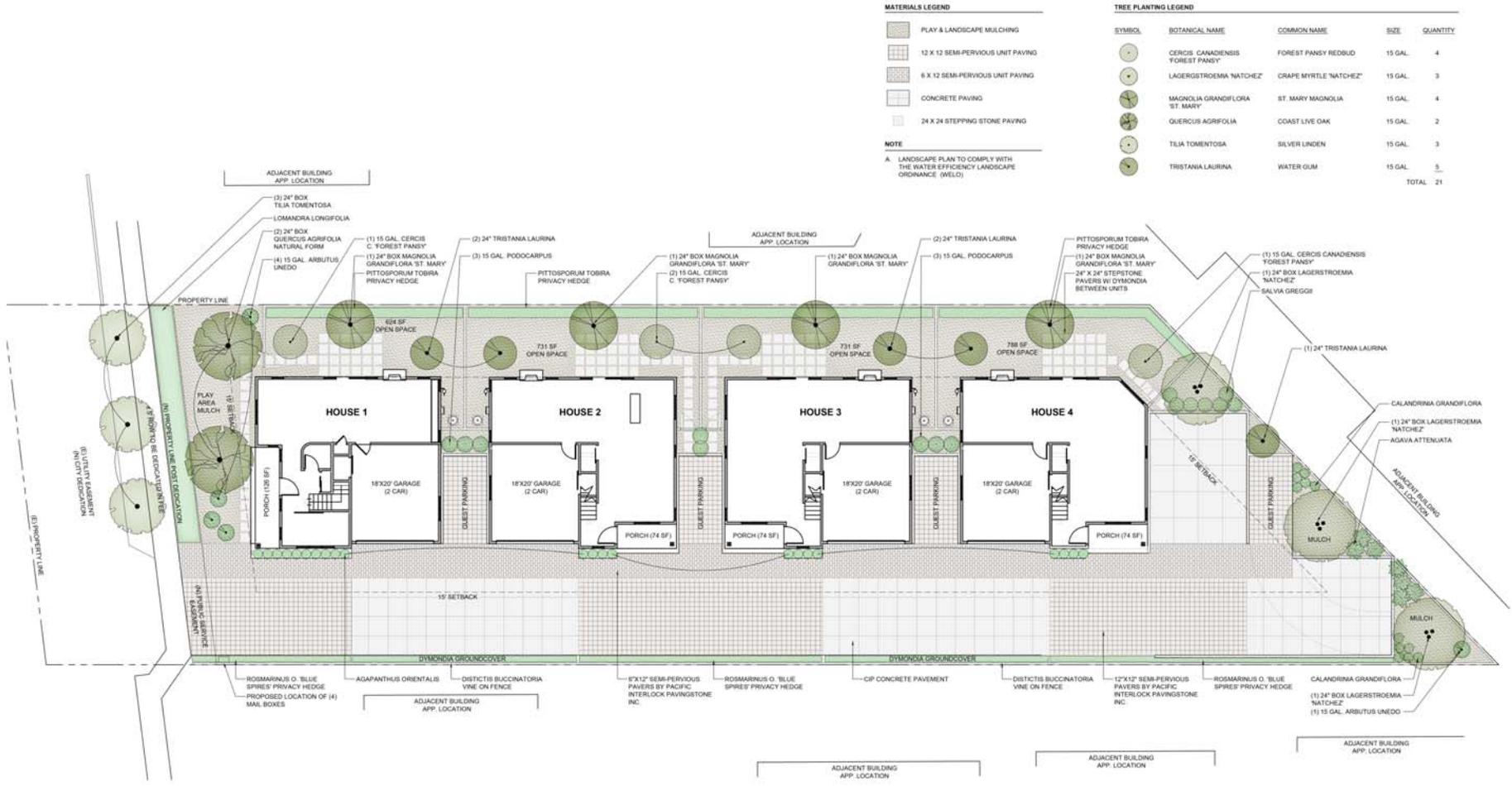


SCALE: 1" = 10'-0"
0 10' 20'

L1.0
SITE AND LANDSCAPE PLAN

DATE: 31 MAY 2017 09:15AM

PRELIMINARY



MATERIALS LEGEND

[Symbol]	PLAY & LANDSCAPE MULCHING
[Symbol]	12 X 12 SEMI-PERVIOUS UNIT PAVING
[Symbol]	8 X 12 SEMI-PERVIOUS UNIT PAVING
[Symbol]	CONCRETE PAVING
[Symbol]	24 X 24 STEPPING STONE PAVING

NOTE

A. LANDSCAPE PLAN TO COMPLY WITH THE WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO)

TREE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	
[Symbol]	CERCIS CANADENSIS FOREST PANSY	FOREST PANSY REDBUD	15 GAL.	4	
[Symbol]	LAGERSTROEMIA NATCHEZ	GRAPE MYRTLE 'NATCHEZ'	15 GAL.	3	
[Symbol]	MAGNOLIA GRANDIFLORA 'ST. MARY'	ST. MARY MAGNOLIA	15 GAL.	4	
[Symbol]	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.	2	
[Symbol]	TELIA TOMENTOSA	SILVER LINDEN	15 GAL.	3	
[Symbol]	TRISTANIA LAURINA	WATER GUM	15 GAL.	5	
				TOTAL	21

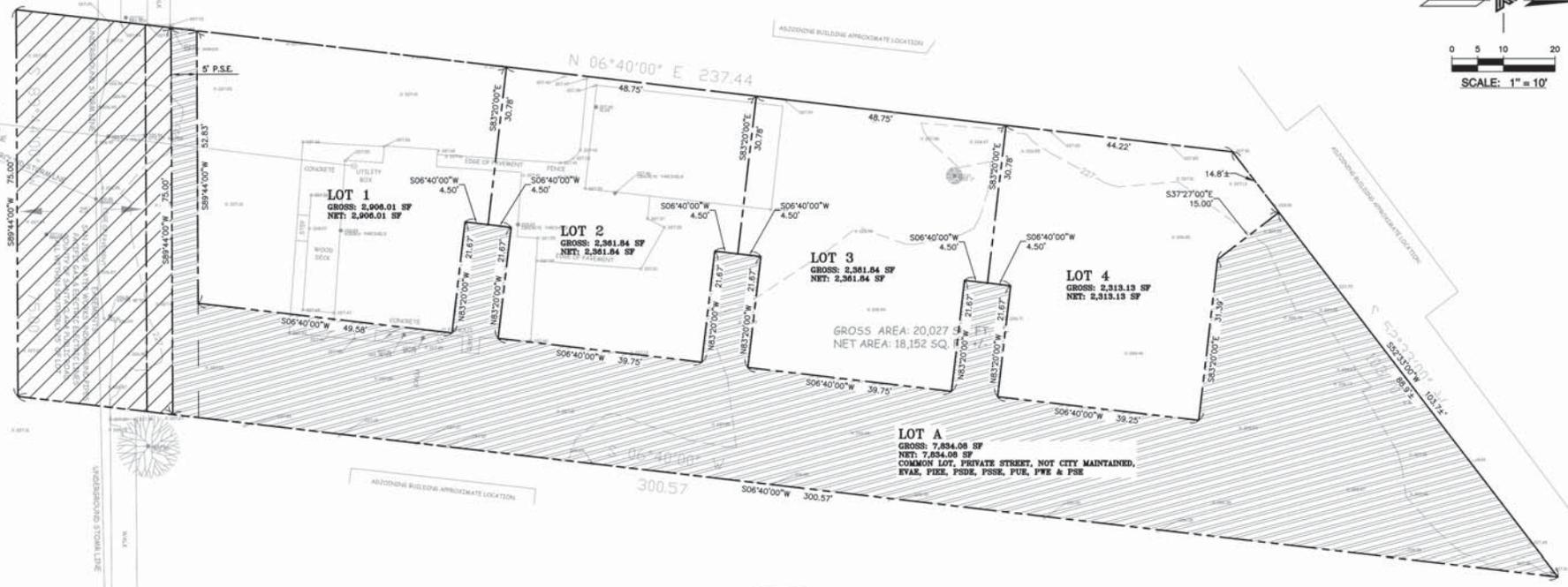
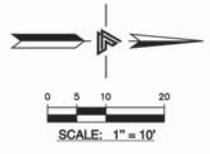


LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 300 SACRAMENTO BLVD., SUITE 300
 SACRAMENTO, CALIFORNIA 95833
 1000 W. HAYWARD AVENUE, SUITE 100
 HAYWARD, CALIFORNIA 94545
 (916) 779-7362
 (916) 887-2019
 WWW.LEABRAZE.COM

ZHU SUBDIVISION
1323 ELAM AVENUE
CAMPBELL, CALIFORNIA
 SANTA CLARA COUNTY
 APN: 403-09-046

TENTATIVE MAP
SUBDIVISION MAP

PLAN CHECK	BY
2017-05-05	
REVISIONS	BY
JOB NO:	2161131
DATE:	05-02-2017
SCALE:	AS NOTED
DESIGN BY:	RB/DY
DRAWN BY:	WA
SHEET NO:	



NOTES:
 MAP WAS PREPARED AT THE REQUEST OF GORDANA PAYLOVIC AND FIELD WORK WAS COMPLETED ON JULY 1, 2016.

MEASUREMENTS, SHOWN IN FEET AND DECIMALS THEREOF (XXX.XX), TREE DIMENSIONS, HOWEVER, ARE DIMETERS IN INCHES—EITHER AT CHEST HEIGHT (OAK 11" - 12" DIAMETER OAK AT CHEST HEIGHT) OR AT THE BASE (OAK 12" - 24" DIAMETER OAK AT BASE TWO TRUNKS; AN "M" INDICATES MULTIPLE TRUNKS) AN "L" INDICATES LEADING.

BOUNDARY: A FIELD SURVEY WAS MADE; DETERMINATION OF THE LINES LARGELY RELY ON 277 MAPS 17, CONTACT THE SURVEYOR FOR DETAILS.

BENCHMARK ELEVATION: AS INDICATED ON A WATER METER AS SHOWN.

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BENCHMARK
 TO THE 1/4 SECTION 10, T10N, R10E, S4E, SAN JOSE, CALIFORNIA
 ASSUMED TO BE THE SAME AS THE BENCHMARK SHOWN ON THE 277 MAPS 17.

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+ XXX.XX ELEVATION OF XXX.XX AT THE CROSS
 ---XXX--- CONTOUR LINE AT XXX FOOT ELEVATION

THIS MAP WAS PREPARED UNDER MY DIRECTION TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS IN THE STATE OF CALIFORNIA.

BRUCE D. WOODWORTH L.S. 4850

PROPOSED	DESCRIPTION
---	BOUNDARY
---	PROPERTY LINE
---	SUBDRAIN LINE
---	SANITARY SEWER LINE
---	WATER LINE
---	GAS LINE
---	JOINT TRENCH
---	SET BACK LINE
---	FUTURE OVERLAND RELEASE
---	AREA DRAIN
---	CLEAN OUT TO GRADE
---	SANITARY SEWER CLEANOUT
---	BACK FLOW PREVENTOR DEVICE
---	WATER METER
---	CATCH BASIN
---	JUNCTION BOX
---	STREET SIGN
---	SPOT ELEVATION
---	FLOW DIRECTION
---	DEMOLISH/REMOVE
---	BENCHMARK
---	CONTOURS
---	TREE TO BE REMOVED

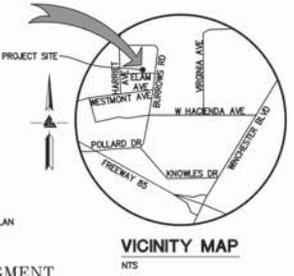
EASEMENT LEGEND	DESCRIPTION
---	25' + 5' DEDICATED RIGHT OF WAY EASEMENT
---	COMMON LOT A
---	OPEN SPACE

ABBREVIATIONS	DESCRIPTION
AD	AREA DRAIN
EX	EXISTING
(N)	NEW
BFP	BACKFLOW PREVENTOR
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSSS	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWE	PRIVATE WATER EASEMENT
PA	PLANTER AREA

TRUE BENCHMARK
 SCORN BM NO. 818
 BRASS DISK (CA 005), ON TOP OF CURB, ON THE EASTERLY SIDE OF HARRIET AVENUE, BETWEEN ADDRESSES 825 AND 835, AT 35 FEET SOUTH OF THE CENTERLINE PROJECTION OF ELAM AVENUE. DISK IS 1" WEST OF POWER POLE, CITY OF CAMPBELL. (NAVD88) 231.70 FT.

NOTE: ELEVATIONS SHOWN HEREON WERE BASED UPON AN ASSUMED DATUM. DEDUCT 0.78 FT TO OBTAIN TRUE ELEVATIONS TO BE COMPLIANT TO THE TRUE DATUM.

PROJECT DATA	DETAILS
TRACT NO.	ZHU YANJIA 1830 GUNDA STREET PALO ALTO CA 94303 C/O GORDANA, LLC
RECORD OWNER(S)	
SUBDIVIDER:	GORDANA PAYLOVIC (650) 483-4622 GORDANA, LLC 602 HAWTHORNE AVE. PALO ALTO, CA 94301
ENGINEER:	LEA & BRAZE ENGINEERING INC. 2405 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 (510) 587-4086 CONTACT: PETE CARLINO
ASSESSOR'S PARCEL NO.	403-09-046
EXISTING AND PROPOSED ZONING	EXISTING: R-M (RESIDENTIAL) PROPOSED: P-D (RESIDENTIAL) 4 SINGLE FAMILY HOMES
UTILITIES SERVICES:	WATER SUPPLY: SAN JOSE WATER SEWAGE DISPOSAL: WEST VALLEY SANITATION DISTRICT GAS & ELECTRICAL: PG&E TELEPHONE: AT&T CABLE: COMCAST FIRE: SANTA CLARA COUNTY
STREET TREES	ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH CITY OF CAMPBELL ORDINANCES.
AREA TO BE SUBDIVIDED	17,777 SQUARE FEET (0.408 AC) TO BE SUBDIVIDED TO 5 LOTS.
CONTOUR ELEVATION	SEE BENCHMARK NOTE BELOW.
FLOOD ZONE	NO FEMA FLOOD MAP AVAILABLE.
NOTE: ALL DRY UTILITIES TO BE INSTALLED UNDERGROUND, TO BE DESIGNED BY OTHERS.	



SHEET INDEX

TM-1	TENTATIVE SUBDIVISION MAP
TM-2	CONCEPTUAL SITE DEVELOPMENT PLAN
HYD-1	IMPERVIOUS AREA EXHIBIT
HYD-2	PROPOSED DRAINAGE EXHIBIT

OWNER'S ACKNOWLEDGMENT
 I/WE HEREBY STATE THAT I/WE THE OWNER(S) OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND I HEREBY AGREE TO THE FILING OF THIS TENTATIVE MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF CAMPBELL COMPREHENSIVE PLAN AND STATE OF CALIFORNIA MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP. THE CURRENT ZONING FOR THIS PROPERTY IS R-M, THE PROPOSED ZONING FOR THIS SUBDIVISION IS P-D. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF CAMPBELL/UTILITY DISTRICT STANDARDS.

AS OWNER: ZHU YANJIA
 BY: ZHU YANJIA DATE: _____

PROPOSED LOTS	SQ. FT.	AC.
LOT 1	2,906.01	0.067
LOT 2	2,361.84	0.054
LOT 3	2,361.84	0.054
LOT 4	2,313.13	0.053
LOT A	7,834.08	0.180
TOTAL BOUNDARY	17,776.90	0.408

NOTE: THIS NOT A C.3 REGULATED PROJECT



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 HAWAII, CALIFORNIA 94545
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 WWW.LEABRAZE.COM

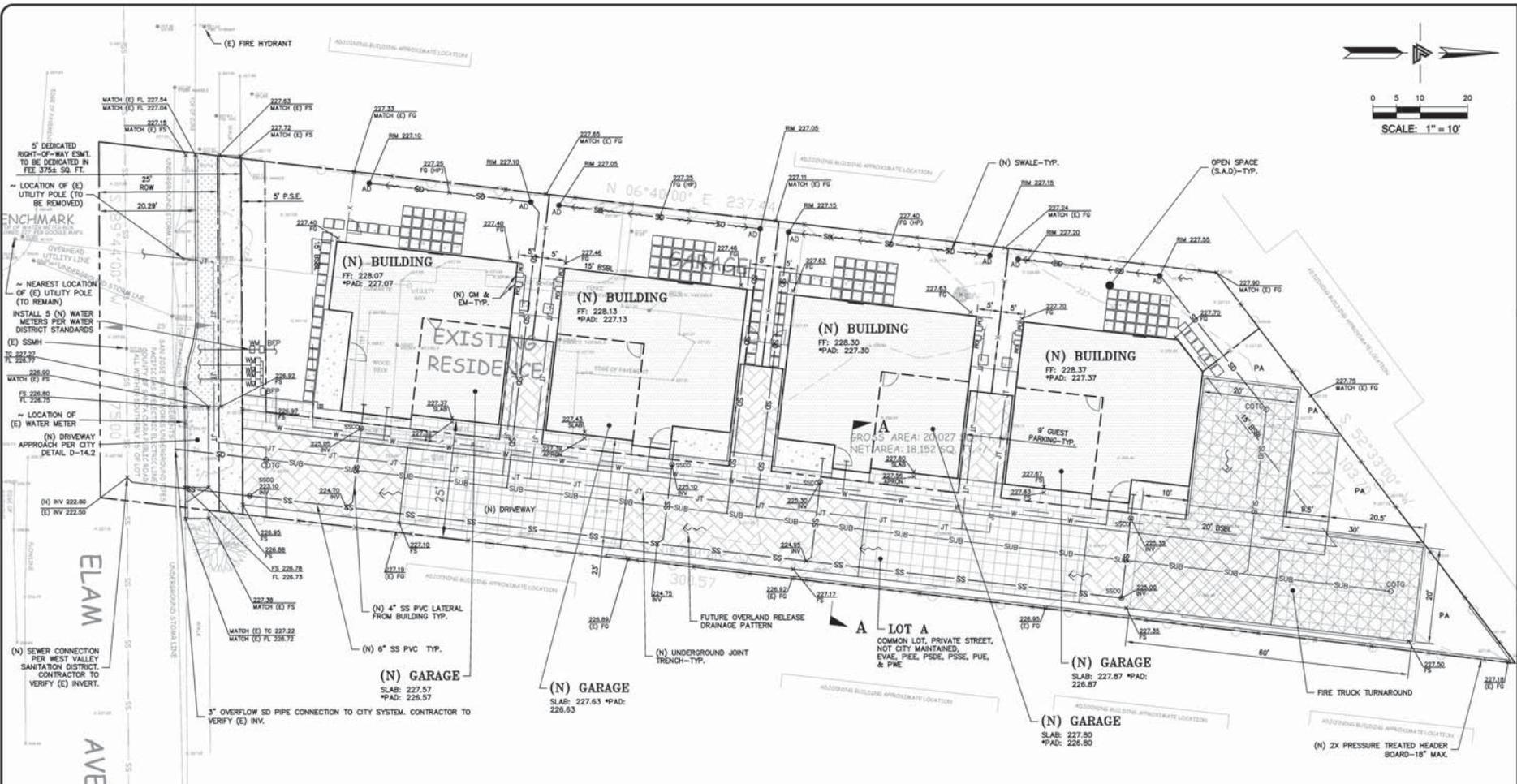
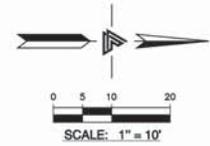
ZHU SUBDIVISION
1323 ELAM AVENUE
CAMPBELL, CALIFORNIA

CONCEPTUAL SITE DEVELOPMENT PLAN

PLAN CHECK	DATE	BY
2017-05-05		
REVISIONS	BY	
JOB NO:	2161131	
DATE:	05-02-2017	
SCALE:	AS NOTED	
DESIGN BY:	RB/DY	
DRAWN BY:	WA	
SHEET NO:		



02 OF 04 SHEETS



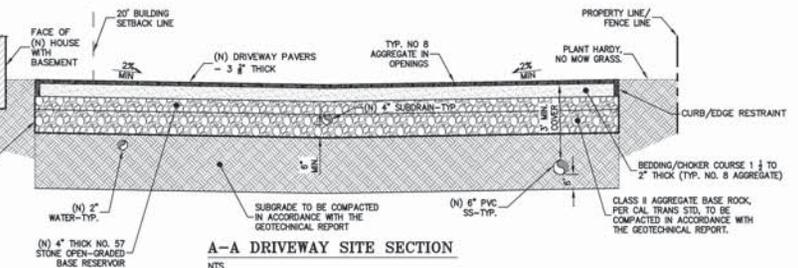
TRUE BENCHMARK
 SCVM0 BM NO. 618
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HATCH LEGEND



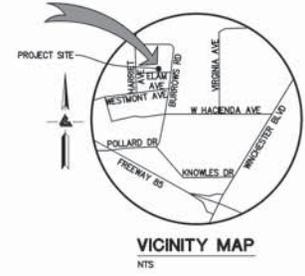
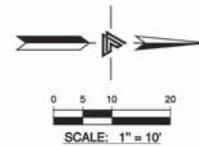
BENCHMARK
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 - XXXXX ELEVATION OF XXXXX AT THE CROSS
 - XXXX CONTIGUOUS LINE AT XXX-FOOT ELEVATION
 THIS MAP WAS PREPARED UNDER MY DIRECTION TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS IN THE STATE OF CALIFORNIA.
 BRUCE B. WOODWORTH L.S. 4850

NOTES:
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 FEATURES THAT WERE NOT MAPPED: RECORD LOCATION OF UNDERGROUND UTILITIES OTHER THAN AS SHOWN.
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A-A DRIVEWAY SITE SECTION
 NTS

NOTE: THIS NOT A C.3 REGULATED PROJECT



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 SACRAMENTO, CALIFORNIA 95833
 (916) 487-7282
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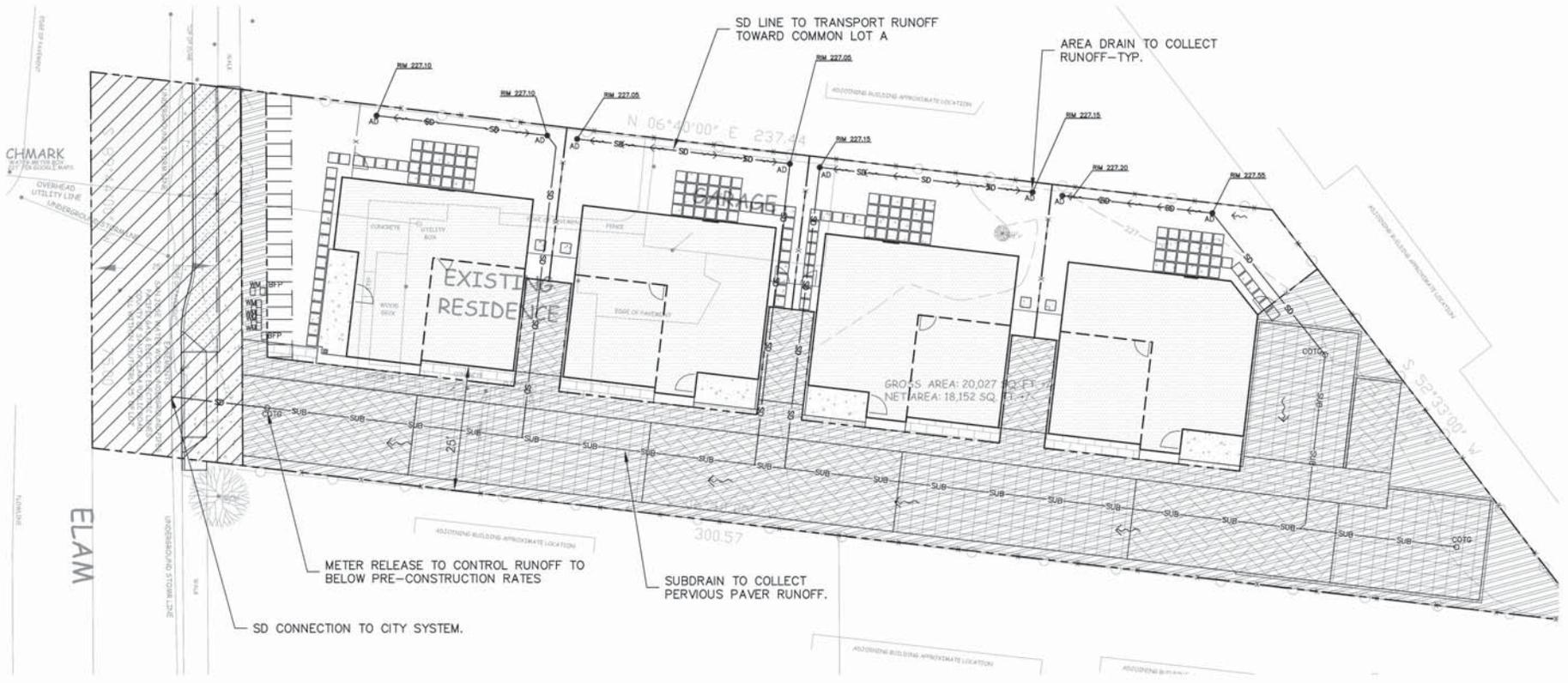
ZHU SUBDIVISION
1323 ELAM AVENUE
CAMPBELL, CALIFORNIA
 SANTA CLARA COUNTY
 APN: 403-09-046

PROPOSED
DRAINAGE EXHIBIT

PLAN CHECK	BY
2017-05-05	-
REVISIONS	BY
JOB NO:	2161131
DATE:	05-02-2017
SCALE:	AS NOTED
DESIGN BY:	RB/DY
DRAWN BY:	WA
SHEET NO:	



NOTE: THIS NOT A C.3 REGULATED PROJECT

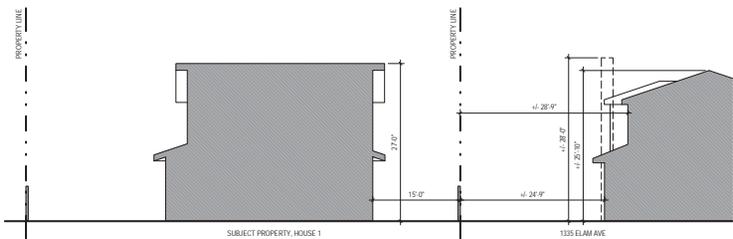


CHMARK
 CIVIL ENGINEERING
 1070 SULLY DRIVE

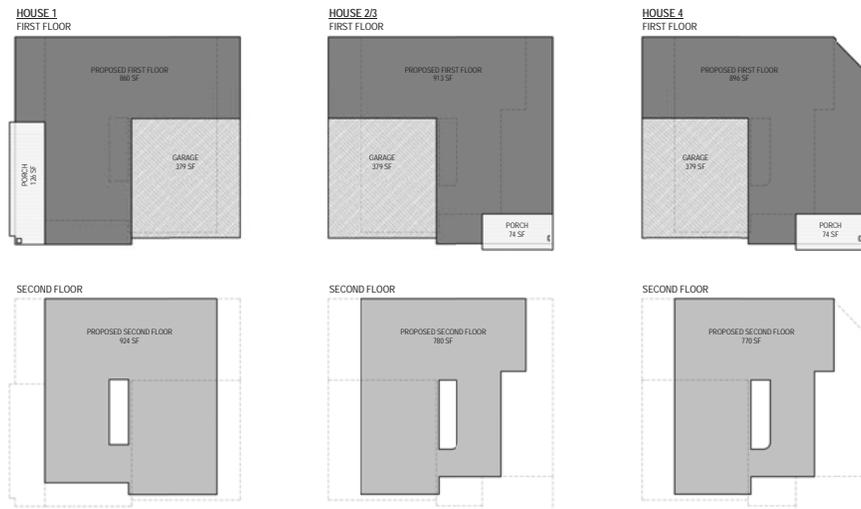
ELAM



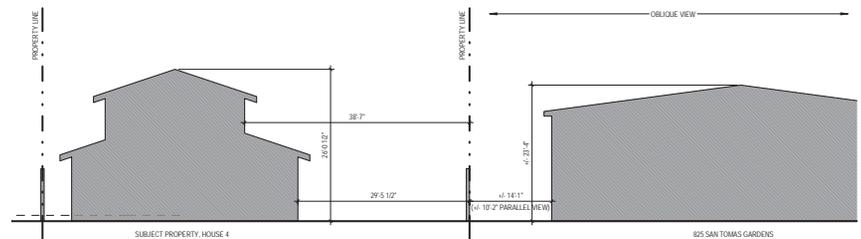
1" = 40' 0" CONTEXT DIAGRAM 4



1" = 10' 0" SITE SECTION - HOUSE 1 + PROPERTY TO THE WEST 2



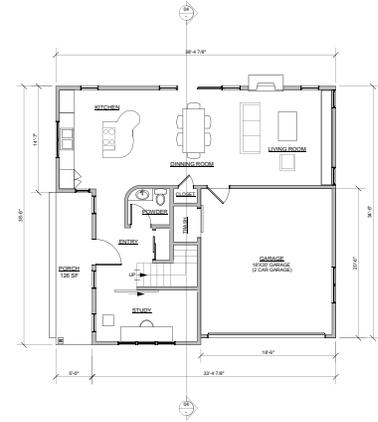
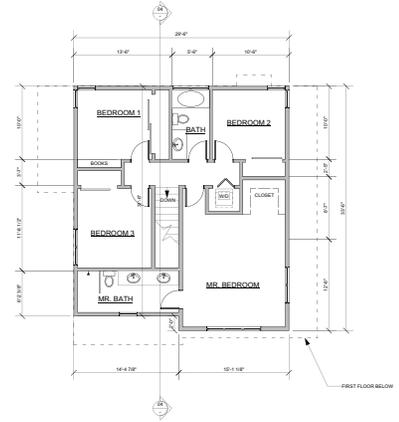
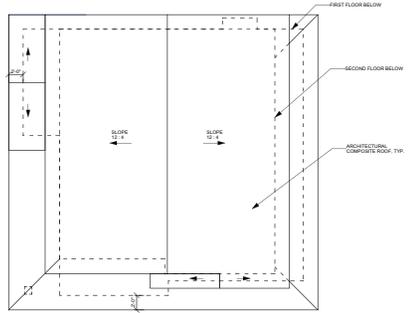
1" = 10' 0" FLOOR AREA DIAGRAMS 3



1" = 10' 0" SITE SECTION - HOUSE 4 + PROPERTY TO THE NORTH 1



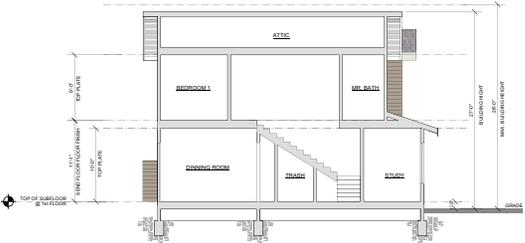
TYPICAL FENCE: 6" TALL HORIZONTAL WOOD SLAT PER RAGE



01 HOUSE 1 - FLOOR PLANS
Scale: 1/8" = 1'-0"

TOTAL - 2,164 SF

03 HOUSE 1 - ROOF PLAN
Scale: 1/8" = 1'-0"



04 HOUSE 1 - SECTION
Scale: 1/8" = 1'-0"



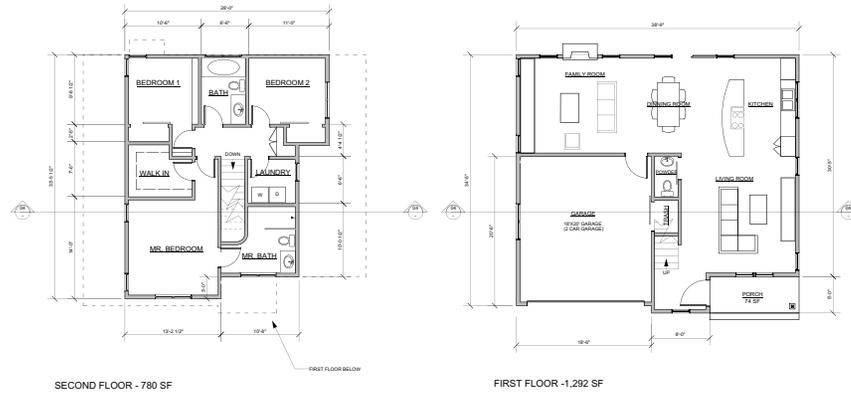
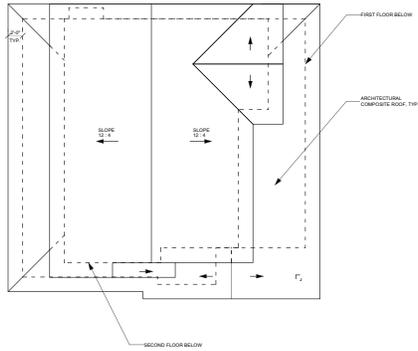
02 HOUSE 1 - EXTERIOR ELEVATIONS
Scale: 1/8" = 1'-0"

PLANNING APPLICATION FOR PROPERTY DEVELOPMENT AT
1323 ELAM AVENUE,
CAMPBELL, CALIFORNIA

ISSUE DATE
PLANNING PRE APP 5/14/16
PLANNING APP 3/20/17
PLANNING RESUBM 7/14/17

DATE: 14 JULY 2017

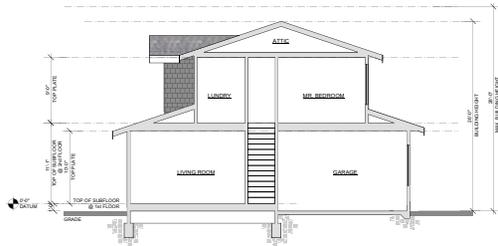
PROPOSED HOUSE 1
PLANS + ELEVATIONS 14 JULY



03 HOUSE 2 - ROOF PLAN
Scale: 1/8" = 1'-0"

01 HOUSE 2 - FLOOR PLANS
Scale: 1/8" = 1'-0"

TOTAL 2,072 SF



04 HOUSE 2 - SECTION
Scale: 1/8" = 1'-0"



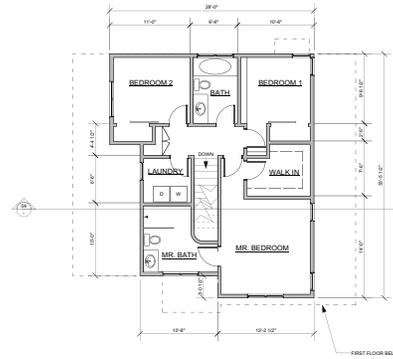
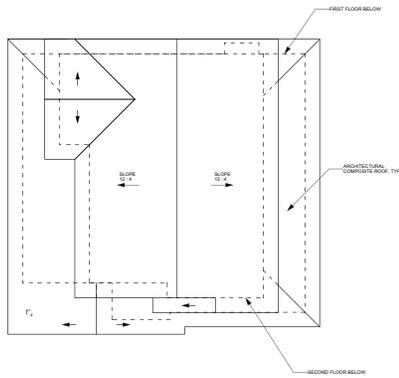
02 HOUSE 2 - EXTERIOR ELEVATIONS
Scale: 1/8" = 1'-0"

PLANNING APPLICATION FOR PROPERTY DEVELOPMENT AT
**1323 ELAM AVENUE,
CAMPBELL, CALIFORNIA**

ISSUE: DATE:
PLANNING PRE APP 9/14/16
PLANNING APP 3/20/17
PLANNING RESUBM 7/14/17

DATE: 14 JULY 2017

PROPOSED HOUSE 2
PLANS + ELEVATIONS



SECOND FLOOR - 780 SF

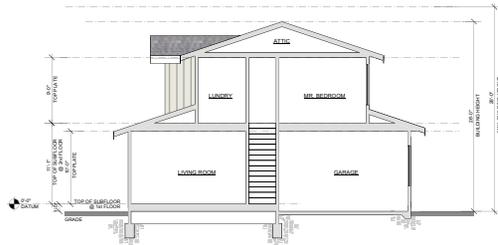


FIRST FLOOR - 1,292 SF

03 HOUSE 3 - ROOF PLAN
Scale: 1/8" = 1'-0"

01 HOUSE 3- FLOOR PLANS
Scale: 1/8" = 1'-0"

TOTAL 2,072 SF



04 HOUSE 3 - SECTION
Scale: 1/8" = 1'-0"



NORTH



WEST



EAST



SOUTH

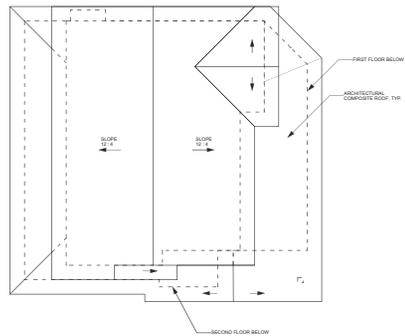
02 HOUSE 3 - EXTERIOR ELEVATIONS
Scale: 1/8" = 1'-0"

PLANNING APPLICATION FOR PROPERTY DEVELOPMENT AT
1323 ELAM AVENUE,
CAMPBELL, CALIFORNIA

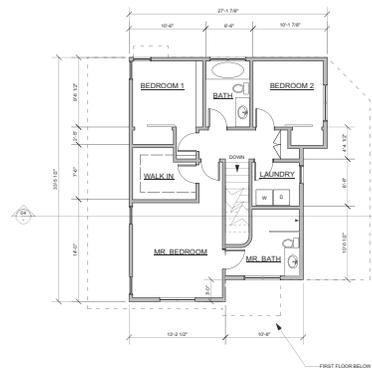
ISSUE: 014/16
PLANNING PRE APP: 014/16
PLANNING APP: 3/20/17
PLANNING RESUBM: 7/14/17

DATE: 14 JULY 2017

PROPOSED HOUSE 3
PLANS + ELEVATIONS



03 HOUSE 4 - ROOF PLAN
Scale: 1/8" = 1'-0"



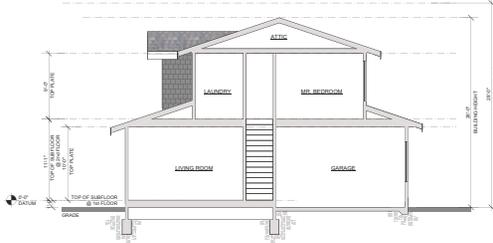
SECOND FLOOR - 770 SF



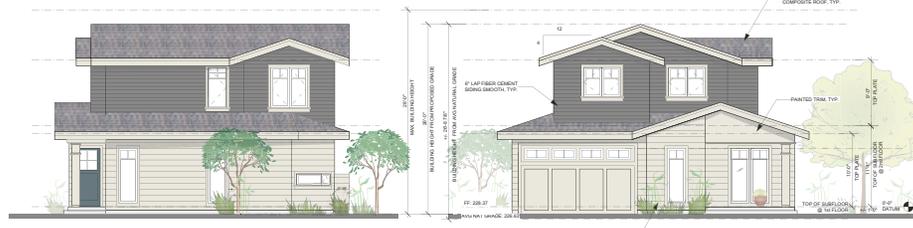
FIRST FLOOR - 1,274 SF

01 HOUSE 4 - FLOOR PLANS
Scale: 1/8" = 1'-0"

TOTAL 2,044 SF



04 HOUSE 4 - SECTION
Scale: 1/8" = 1'-0"



NORTH

EAST



WEST



SOUTH

02 HOUSE 4 - EXTERIOR ELEVATIONS
Scale: 1/8" = 1'-0"

PLANNING APPLICATION FOR PROPERTY DEVELOPMENT AT
**1323 ELAM AVENUE,
CAMPBELL, CALIFORNIA**

ISSUE: 01/4/16
PLANNING PRE APP: 01/4/16
PLANNING APP: 3/20/17
PLANNING RESUB: 7/14/17

DATE: 14 JULY 2017

PROPOSED HOUSE 4
PLANS + ELEVATIONS