



CITY OF CAMPBELL
Community Development Department

November 2, 2018

NOTICE OF ADMINISTRATIVE SITE & ARCHITECTURAL REVIEW PERMIT

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site & Architectural Review Permit for the following project proposal:

File No.:	PLN2018-114
Applicant:	Leopold Vandeneynde
Project Address:	940 Crockett Avenue
Property Owner:	Justin Spears and Sandra Le
Zoning District:	R-1-6 (Single-Family Residential)
General Plan:	Low Density Residential
Project Description:	New two-story 3,421 square-foot single-family residence.

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 ten-day comment period for this application begins on November 2, 2018 and ends on November 12, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 12, 2018**. 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 **\$750** 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 Naz Pouya, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email nazp@cityofcampbell.com.

Project Location Map

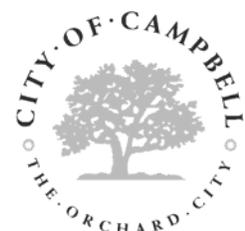
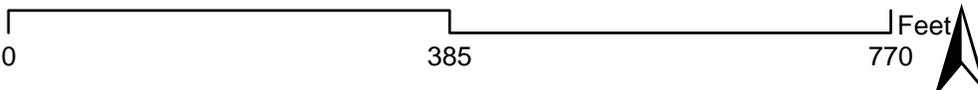


Project Location: 940 Crockett Ave

Application Type: Admin. Site and Arc. Permit

Planning File No.: PLN2018-114

Description: New approx. 3,421 square-foot two-story single family residence



Community Development Department
Planning Division



FIRE NOTES

FIRE SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED PER NFPA 13D 2016 EDITION STANDARD FOR ALL STRUCTURES.

1. REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS, WATER SUPPLY, AND MAY INCLUDE SPECIFIC ADDITIONAL REQUIREMENTS AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSIDERED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK, THE APPLICANT SHALL MAKE A APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.

2. FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN 1 & 2 FAMILY DWELLINGS AS FOLLOWS: 1. IN ALL NEW 1 & 2 FAMILY DWELLINGS AND IN EXISTING 1 & 2 FAMILY DWELLINGS WHEN ADDITION ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SF. EXCEPTION: A 1 TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SF OF BUILDING AREA. 2. IN ALL NEW BASEMENTS AND IN EXISTING BASEMENTS THAT ARE EXPANDED. NOTE: THE OWNER(S), OCCUPANTS, AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL. PRIOR TO BEGINNING THEIR WORK. CFC SEC. 313.2 AS ADOPTED AND AMENDED BY CMC.

3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SIX. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33

4. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES 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 SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED IN THE DESIGN OF ANY WATER BASED FIRE PROTECTION SYSTEMS, AND /OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN A MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

5. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDING 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, WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF .5". WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1

- KEY NOTES**
- (1) (E) ELECTRIC METER AND OVERHEAD SERVICE.
 - (2) (N) ELECTRIC METER, 200AMPS, (E) OVERHEAD SERVICE.
 - (3) (E) GAS METER AND SERVICE.
 - (4) (E) COMPOSITION ROOF
 - (5) (N) GAS METER AND SERVICE.
 - (6) (E) CTRUS TREE TO REMAIN, #1
 - (7) HATCHED AREA INDICATES EXISTING ROOF STRUCTURE
 - (8) HEAVY DASHED LINE INDICATES NEW HOME AREA
 - (9) (E) MAGNOLIA TREE TO BE REMOVED.
 - (10) NEW TANKLES WATER HEAT
 - (11) ROOF WATER LEADERS LEAD TO DOWNSPOUTS THAT ARE DIRECTED TO SPRASHLOODS OR OTHER IMPERVIOUS SURFACE, THAT REFLECT THE WATER AWAY FROM THE BUILDING, SLOPE 2% AWAY FROM FOUNDATION AREA.
 - (12) EXISTING REDWOOD 4" TALL LOW FENCE TO BE REBUILT TO A CONFORMING HEIGHT OF 3'-6" TALL WITHIN 15'-0" OF THE FRONT PROPERTY LINE.
 - (13) EXISTING REDWOOD 8" H HIGH FENCE TO REMAIN.
 - (14) (E) TREE TO REMAIN, #2
 - (15) (E) CTRUS TREE TO REMAIN, #4
 - (16) (E) EVERGREEN TREE TO REMAIN, #5
- SHEET LEGEND**
- A3.00 SITE/ROOF PLANS, VICINITY MAP, PROJECT DATA, SCOPE OF WORK.
 - A4.01 NEIGHBORHOOD PLAN AND STREETScape
 - A1.00 1ST & 2ND FLOOR PLANS
 - A2.00 NEW EXT. ELEVATIONS
 - A2.01 EXISTING EXT. ELEVATIONS, LANDSCAPE PLAN, DRAINAGE PLAN
 - A2.02 SECTION, STREET IMAGES

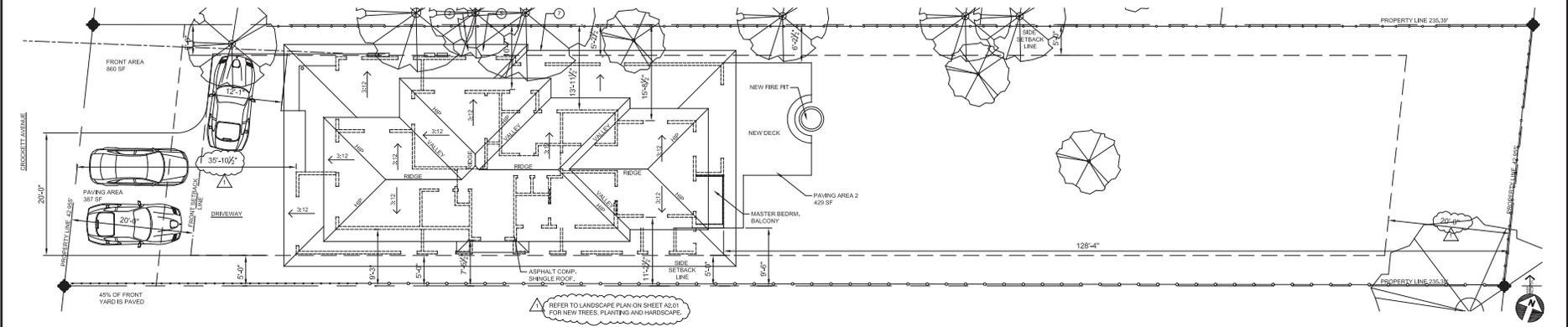
PROJECT DATA

Project Address:	940 Crockett Ave.	(E) Floor Area:	920 SF
Governing:	CAMPBELL, CA 95008	(E) Detached Garage Area:	405 SF
Jurisdiction:	CAMPBELL BUILDING AND PLANNING DEPTS.	(E) Shed Area:	63 SF
APN:	403-10-022	Existing Porch Floor Area:	59 SF
Zone:	R-1-6	Total (E) Coverage Area:	1,447 SF
Lot Size:	10,051 SF	FLOOR AREA	
Construction Type:	VB	New 1st Floor Area:	2,024 SF
Occupancy:	R-3U	New 2nd Floor Area:	1,136 SF
Fire Sprinklers:	NO	New Garage Area:	250 SF
Required Setbacks:		Total Proposed Floor Area:	3,421 SF
Front	20'	Max. Lot Coverage:	NOT TO EXCEED 40%
Rear	5'	4,020 SF	
Sides	5' each side	LOT COVERAGE:	
Max. Height	28'-0"	New 1st Floor Area:	2,024 SF
Allowable Floor Area:	4,523 SF	New Garage Area:	250 SF
NOT TO EXCEED 45%		New Front Porch Area:	120 SF
		New 2nd Floor Balcony Area:	36 SF
		Total Proposed Coverage Area:	2,446 SF

SCOPE OF WORK

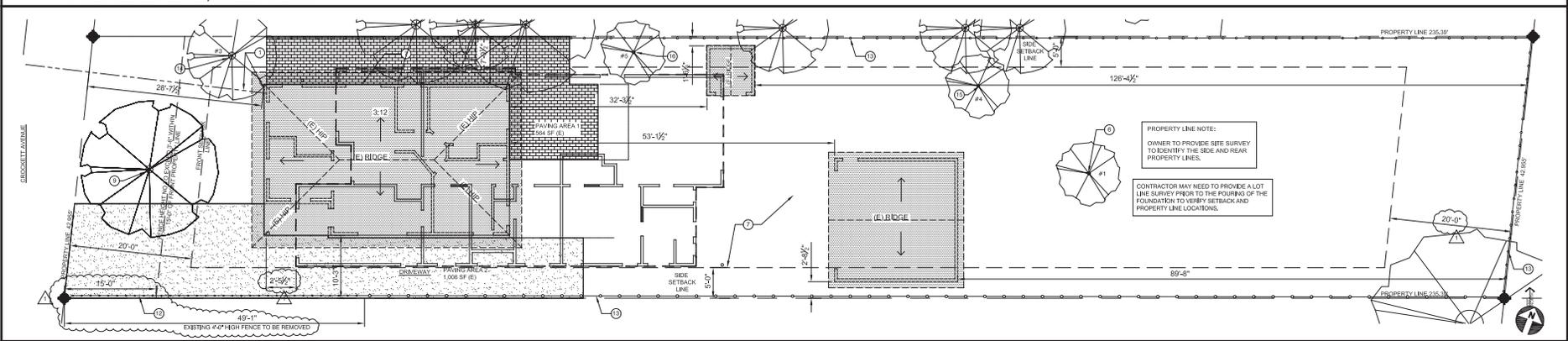
REMOVE EXISTING 2 BEDROOM 1 BATH HOME AND DETACHED GARAGE STRUCTURES. BUILD NEW 4 BEDROOM 3.5 BATH TWO STORY HOME

DRAWINGS PREPARED BY:
LEOPOLD DESIGN
LEOPOLD VANDENYEYDE, ARCHITECT
777 ENRIGHT AVENUE, SANTA CLARA, CA 95050 TEL. 650-224-6852



PROPOSED SITE / ROOF PLAN

SCALE: 1/8" = 1'-0"



(E) DEMO. SITE / ROOF PLAN

SCALE: 1/8" = 1'-0"

Leopold Vandenyeyde, A.I.A. t. 650-224-6852

Leopold Design

777 ENRIGHT AVE., SANTA CLARA, CA 95050

MODIFICATIONS TO THE HOME OF:
JUSTIN & SANDRA SPEARS

940 CROCKETT DR., CAMPBELL, CA 95008

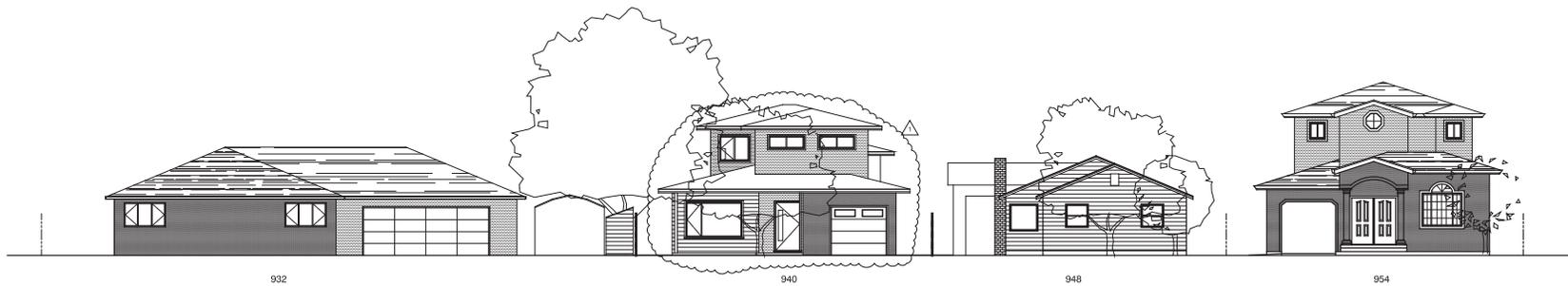
VICINITY MAP
PROJECT DATA
EXISTING SITE/ROOF PLAN
NEW SITE/ROOF PLAN

JOB NO. 940_17 DRAWN BY LV

DATE: APRIL 12, 2018

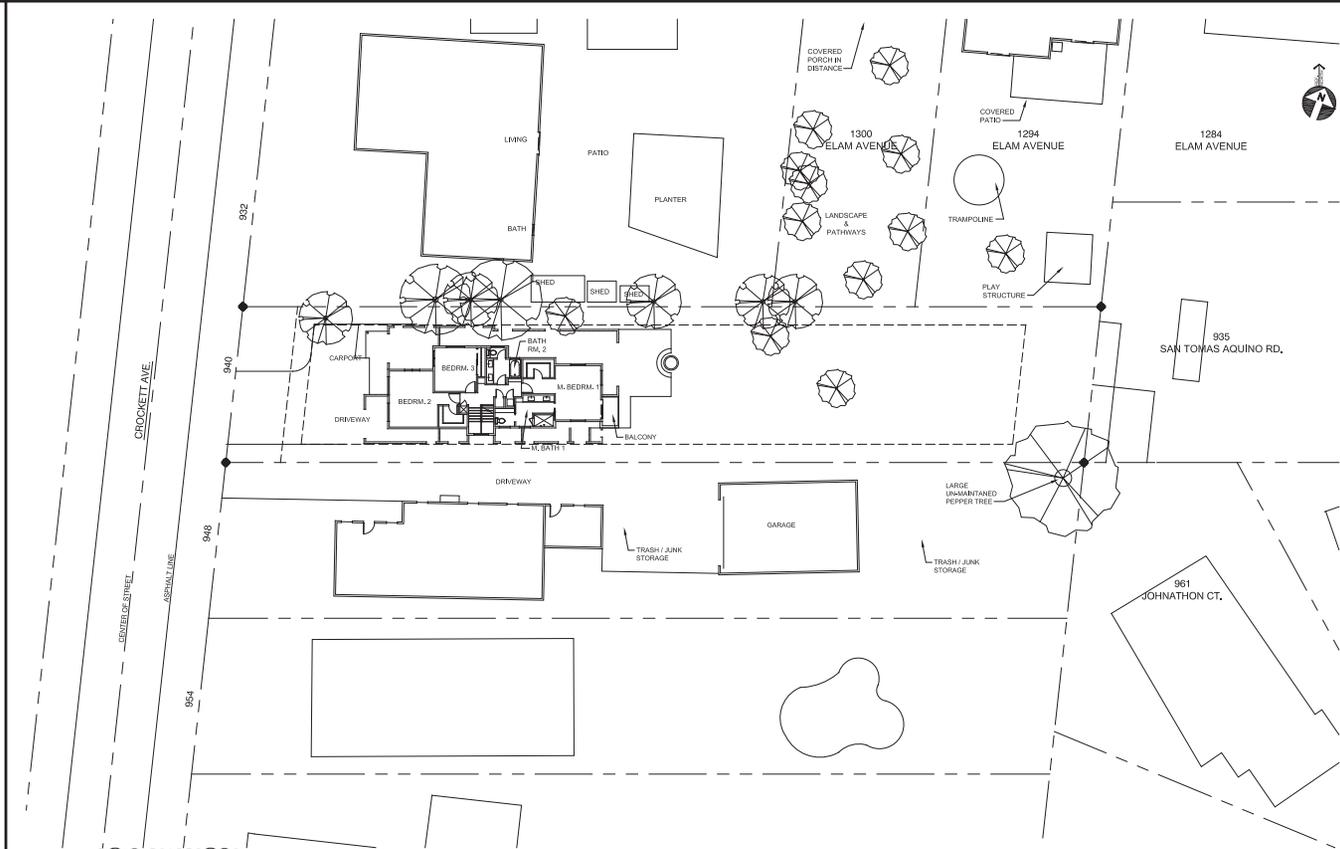
REVISIONS
PLANNING COMMENTS OCT. 5, 2018

SHEET NO. **A0.00**
OF: 1 of 8



NEIGHBORHOOD PLAN - STREETScape ELEVATION

SCALE: 1/8" = 1'-0"



NEIGHBORHOOD PLAN

SCALE: 1/16" = 1'-0"



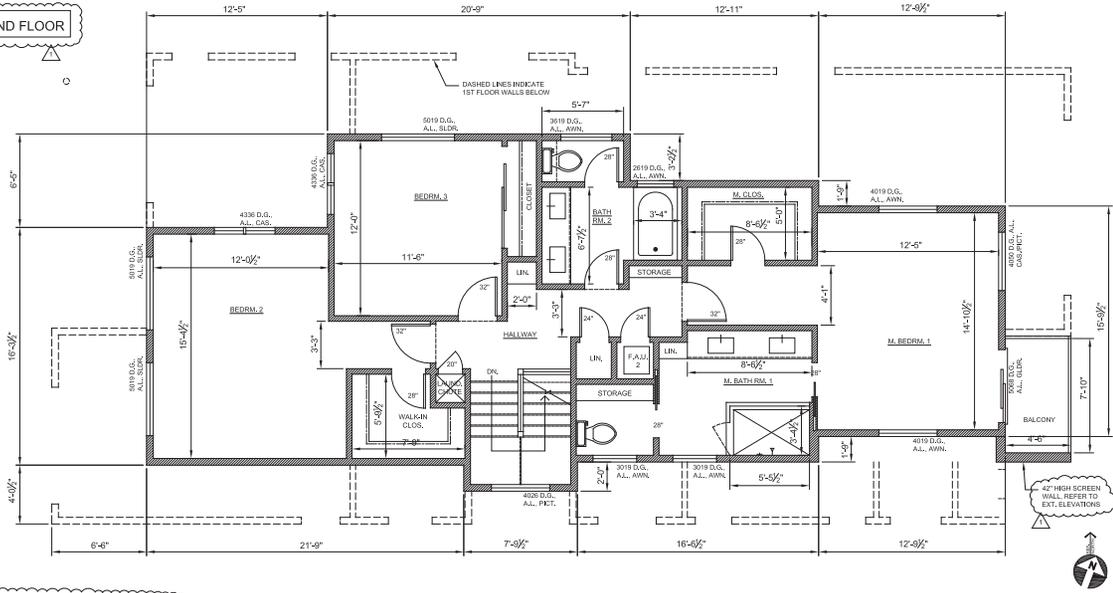
MODIFICATIONS TO THE HOME OF:
JUSTIN & SANDRA SPEARS
 940 CROCKETT DR., CAMPBELL, CA 95008

NEIGHBORHOOD PLAN
 STREETScape

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940_17	LV
DATE:	
APRIL 12, 2018	
REVISIONS	
△ PLANNING COMMENTS OCT. 5, 2018	

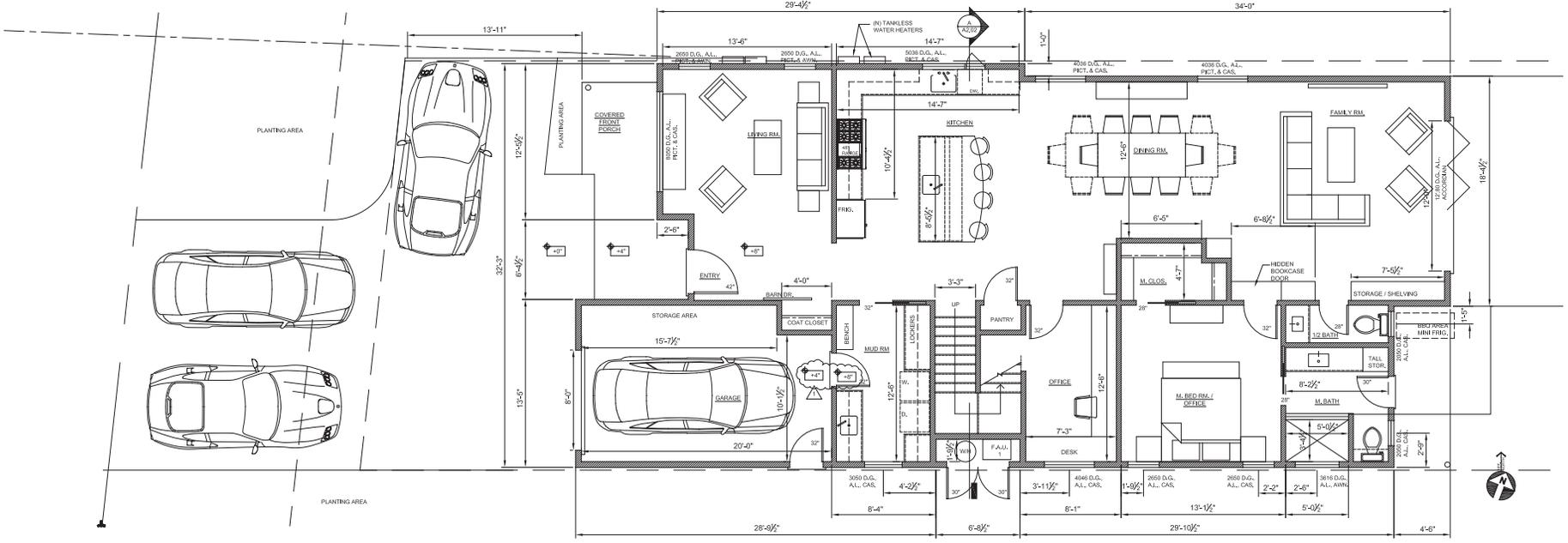
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1,138 SF - 2ND FLOOR



PROPOSED 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

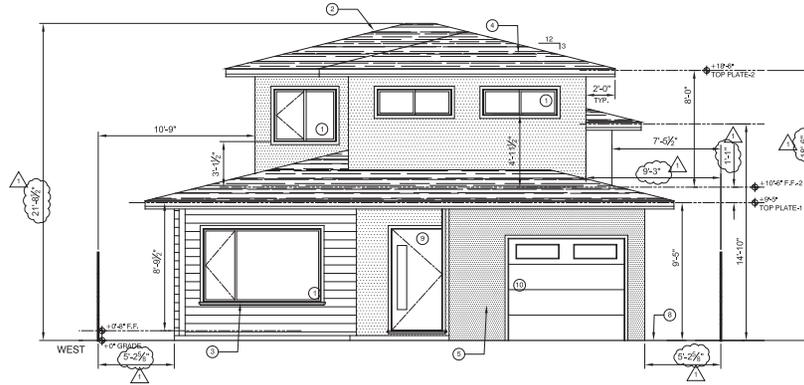


MODIFICATIONS TO THE HOME OF:
**JUSTIN SPEARS
 & SANDRA LE**
 940 CROCKETT AVE., CAMPBELL, CA 95008

NEW 1ST FLOOR PLAN
 NEW 2ND FLOOR PLAN

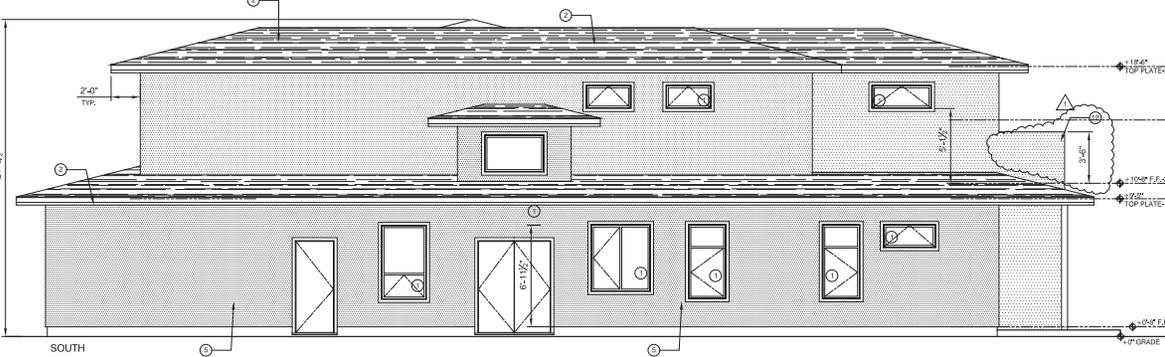
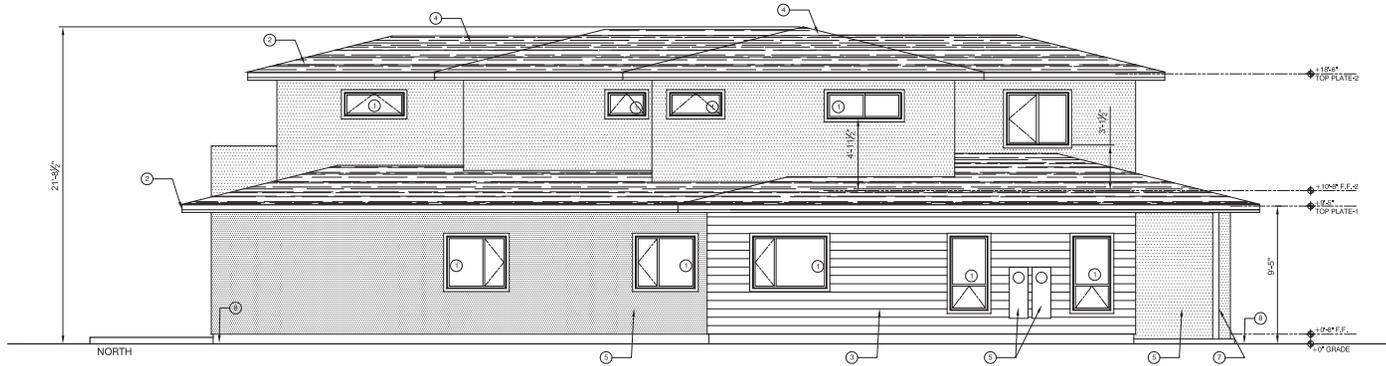
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KEY NOTES

- ① ALL NEW WINDOWS TO BE DARK BRONZE COLOR, ALUMINUM, DUAL-GLAZED, LOW-E WINDOWS.
- ② INTEGRAL FASZIA & MTL. GUTTER, SQUARE DOWNSPOUT
- ③ STAINED CEDAR WOOD HORIZONTAL SIDING
- ④ ASPHALT COMPOSITION SHINGLE MATERIAL
- ⑤ SMOOTH STUCCO SIDING - GREY IN COLOR
- ⑥ ELECTRICAL METER
- ⑦ 7" DIA. STEEL POST, PAINTED BLACK
- ⑧ SLOPE GRADE AWAY FROM STRUCTURE 2% MIN.
- ⑨ (N) STAINED WOOD FRONT DOOR, REFER TO OWNER FOR TYPE.
- ⑩ (N) WOOD STAINED GARAGE DOOR, REFER TO OWNER FOR TYPE.
- ⑪ (N) CABLE WIRE BALCONY RAILING WITH METAL POSTS.
- ⑫ SOLID WALL AT BALCONY SIDE
- ⑬ TEMPERED GLASS WINDOWS.



PROPOSED EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

Leopold Vandenberg, A.I.A. t. 650-224-6852
Leopold Design
 777 ENRIGHT AVE., SANTA CLARA, CA 95050

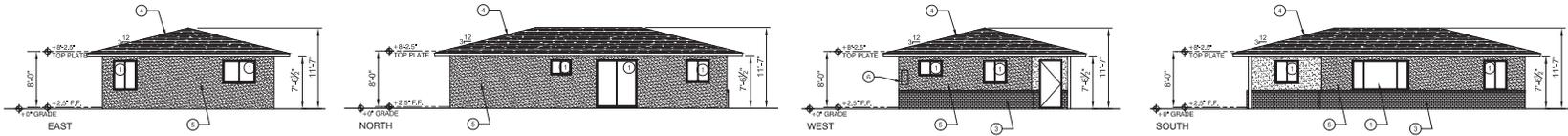


MODIFICATIONS TO THE HOME OF:
JUSTIN SPEARS & SANDRA LE
 940 CROCKETT AVE., CAMPBELL, CA 95008

NEW EXTERIOR ELEVATIONS
 KEY NOTES

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EXISTING EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

ELEV. KEY NOTES

- WHITE VINYL RETROFIT WINDOWS
- (E) MTL. GUTTER & DOWNSPOUT, WHITE
- (E) RED BRICK WANSLOT
- (E) BROWN ASPHALT SHINGLE ROOF
- (E) STUCCO SIDING, OFF-WHITE
- (E) ELECTRICAL METER

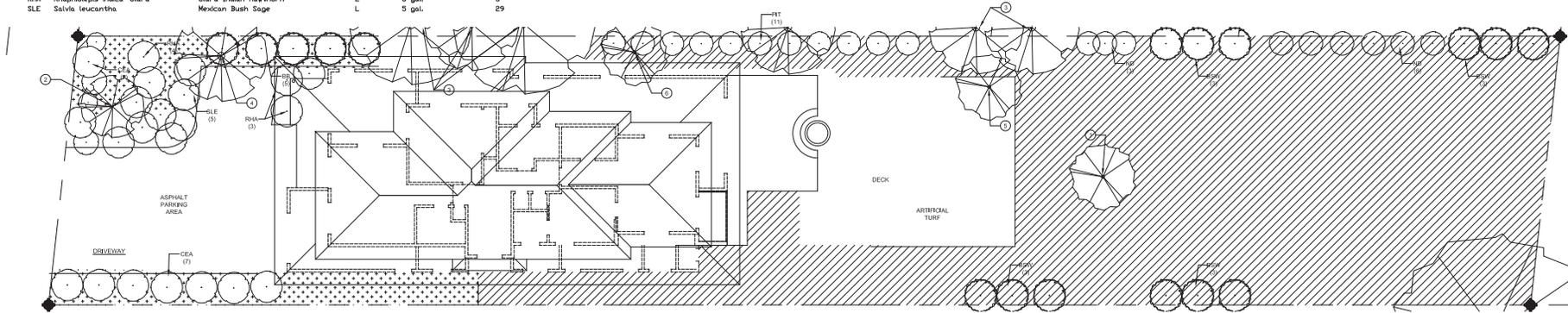
SYMBOL	BOTANICAL NAME	COMMON NAME	"WUCOLS" RATING	SIZE / COMMENTS	QTY.
SHRUBS / ANNUALS / PERENNIALS (IN CASE OF DISCREPANCY, QUANTITIES FOR ALL SHRUBS SHALL BE AS SHOWN IN PLAN)					
BB	Bougainvillea 'Blueberry Ice'	Blueberry Ice Bougainvillea	L	5 gal.	1
BSW	Bougainvillea 'Sharon Wesley'	Sharon Wesley Bougainvillea	L	5 gal.	1
CEA	Ceanothus griseus horizontalis	Yankee Point California Lilac	L	5 gal.	6
HE	'Yankee Point'				
	Doilyly (evergreen or semi-evergreen)		M	1 gal.	16
ND	Nandina domestica	Heavenly Bamboo	L	5 gal.	14
NGS	Nandina 'Gulf Stream'	Gulf Stream Heavenly Bamboo	(not rated)	5 gal.	31
NHD	Nandina 'Harbour Dwarf'	Harbour Dwarf Nandina	(not rated)	5 gal.	14
PIT	Pittosporum tenuifolium 'Wrinkled Blue'	Wrinkled Blue Kohuhu	M	5 gal.	6
PLU	Plumbago auriculata	Cape Plumbago	L	5 gal.	4
RHA	Rhaphtolepis indica 'Clara'	Clara Indian Hawthorn	L	5 gal.	3
SLE	Salvia leucantha	Mexican Bush Sage	L	5 gal.	29

GROUNDCOVERS

- LLS Lantana 'Lavender Spirit' Lavender Spirit Lantana (Monrovia) L 1 gal. # 4' D.C. TO COVER
- SCA Scaevola 'Mauve Clusters' Fan Flower L 1 gal. # 3' D.C. TO COVER
- BARK MULCH

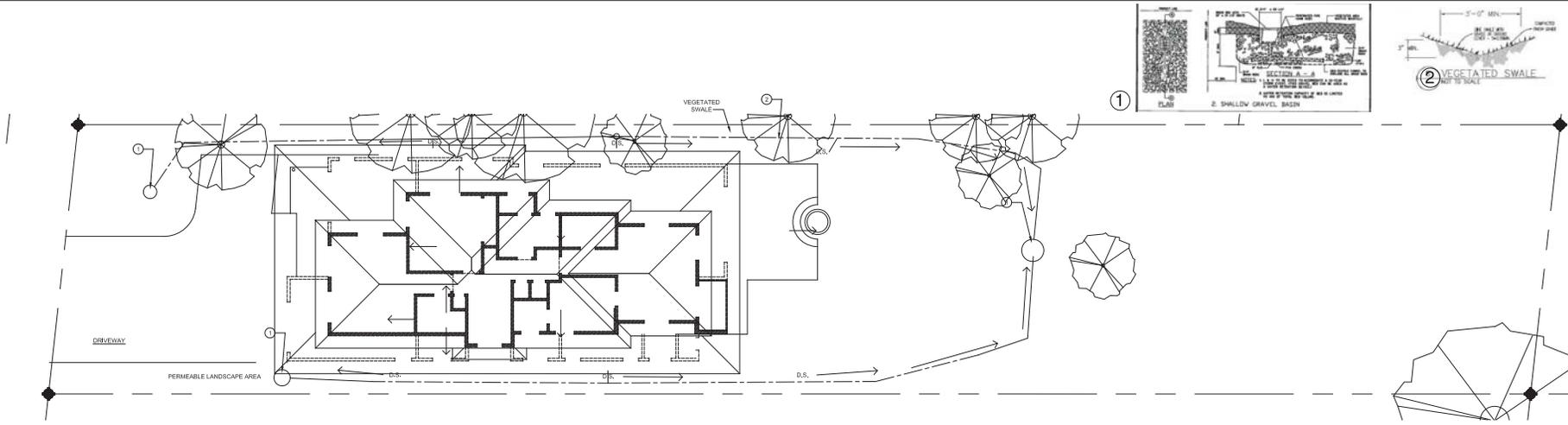
LANDSCAPE NOTES

- (E) CITRUS TREE TO REMAIN, #1
- (N) EVERGREEN TREE, #2
- (E) NEIGHBORING OAK TREES
- (E) TREE TO REMAIN, #3
- (E) CITRUS TREE TO REMAIN, #4
- (E) EVERGREEN TREE TO REMAIN, #5



PROPOSED LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"



PROPOSED GRADING AND DRAINAGE PLAN

SCALE: 1/4" = 1'-0"

Leopold Vandeneynde, A.L.A. t. 650-224-6852
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MODIFICATIONS TO THE HOME OF:
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 940 CROCKETT AVE., CAMPBELL, CA 95008

EXISTING EXTERIOR ELEVATIONS
 KEY NOTES
 GRADING & DRAINAGE PLAN
 LANDSCAPE PLAN

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932 CROCKETT



940 CROCKETT



948 CROCKETT



948 CROCKETT

954 CROCKETT



951 CROCKETT



960 CROCKETT



961 CROCKETT



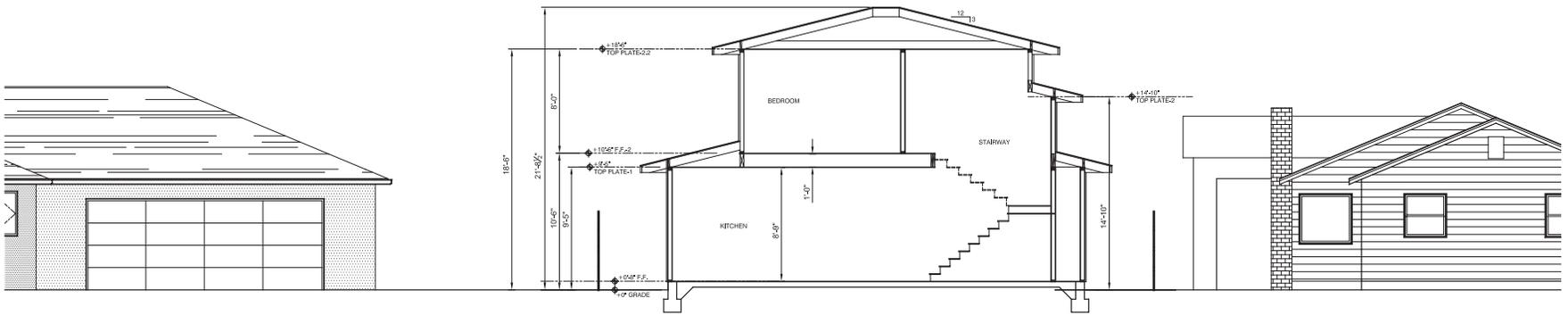
998 CROCKETT



975 CROCKETT



967 CROCKETT



PROPOSED SECTION - A, RELATIVE TO ADJONING STRUCTURES

SCALE: 1/4" = 1'-0"



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 & SANDRA LE**
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SECTION
 PHOTOS OF NEIGHBORHOOD

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