



**CITY OF CAMPBELL**  
Community Development Department

December 23, 2020

**NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION**

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 and Architectural Review Permit for the following project proposal:

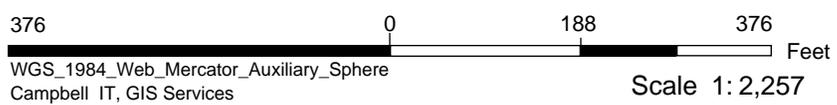
**File No.:** PLN-2020-146  
**Applicant:** Danny Kibel  
**Project Address:** 455 W. Sunnyoaks Ave.  
**Property Owner:** Danny Kibel  
**Zoning District:** R-1-10 (Single Family Residential)  
**General Plan:** Low Density Residential (San Tomas Area Neighborhood Plan)  
**Neighborhood Association(s):** San Tomas Area Community Coalition  
**Project Description:** Approximately 696 sq. ft. single-story addition with a new interior junior accessory dwelling unit at an existing single-family dwelling

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 December 23, 2020 and ends on January 4, 2021 (accounting for the holiday closure). Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **January 4, 2021**. 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. City Hall is currently closed to the public however plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Naz Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email [nazh@campbellca.gov](mailto:nazh@campbellca.gov).



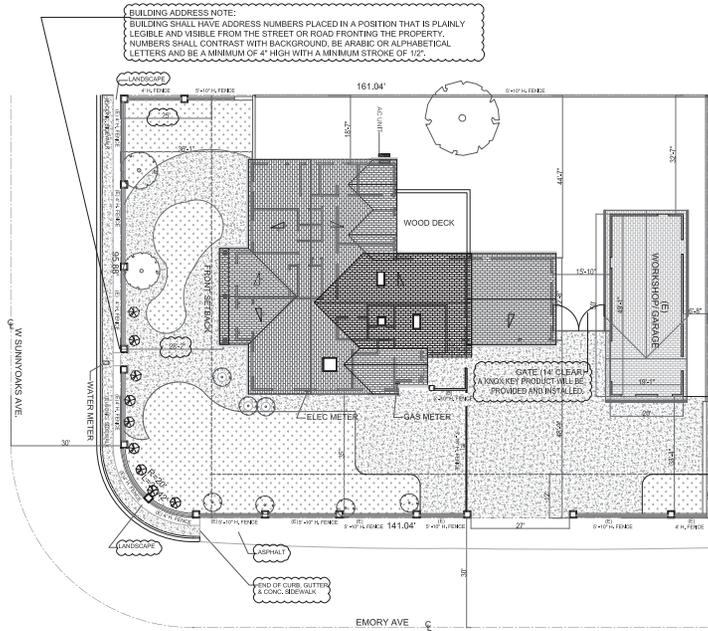
# 455 W. Sunnyoaks Ave.



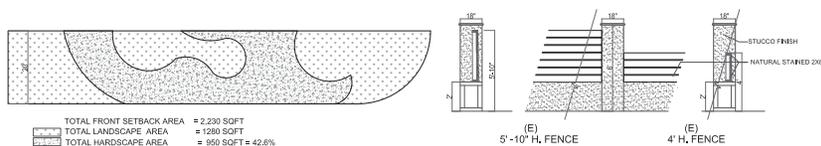
This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



SCOPE OF ADDITION



NEW SITE PLAN 1/16" = 1'-0"



EXISTING FENCING DETAIL @ FRONT AND RIGHT SIDE PROPERTY 1/2"

TOTAL FRONT SETBACK AREA	= 2,230 SOFT
TOTAL LANDSCAPE AREA	= 1,290 SOFT
TOTAL HARDSCAPE AREA	= 950 SOFT = 42.6%
TOTAL SIDE SETBACK AREA	= 1,684 SOFT
TOTAL LANDSCAPE AREA	= 954 SOFT
TOTAL HARDSCAPE AREA	= 730 SOFT = 43.3%

# MINOR ADDITION & INTERIOR REMODEL & JUNIOR ADU

## 455 W SUNNYOAKS CAMPBELL, CA.



### NOTES

CONSTRUCTION SITE FIRE SAFETY NOTE  
ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7, CFC CHP. 33.



PROJECT LOCATION

### PROJECT DATA

A.P.N. #	404-30076
LOT SIZE GROSS	27,332 SQ. FT.
LOT SIZE NET	16,575 SQ. FT.
ZONING	R1-10
OCCUPANCY	R3-UJ
TYPE OF CONSTRUCTION	V-4B
BUILDING FULLY SPRINKLERED	NO

### EXISTING F.A.R.

EXISTING HOUSE	2,410 SQ. FT.
EXISTING NON PERMITTED CONDITION AREA	589 SQ. FT.
EXISTING GARAGE	541 SQ. FT.
EXISTING DETACHED GARAGE & WORKSHOP	1,000 SQ. FT.
TOTAL	4,539 SQ. FT.
	= 24.4 %

### EXISTING LOT COVERAGE

TOTAL F.A.R.	4,539 SQ. FT.
COVERED SIDE YARD	159 SQ. FT.
EXISTING COVERED ENTRY PORCH	30 SQ. FT.
TOTAL	4,719 SQ. FT.
	= 25.4 %

### NEW F.A.R.

(E) HOUSE: (2,410 SF + 13 SF) #	2,397 SQ. FT.
ADDITION	696 SQ. FT.
TOTAL HOUSE	3,093 SQ. FT.
TOTAL HOUSE	3,093 SQ. FT.
EXISTING GARAGE	541 SQ. FT.
EXISTING DETACHED GARAGE & WORKSHOP	1,000 SQ. FT.
TOTAL	4,634 SQ. FT.
	= 24.6 %

### NEW LOT COVERAGE

TOTAL NEW F.A.R.	4,634 SQ. FT.
NEW COVERED ENTRY PORCH	95 SQ. FT.
NEW (SIDE) COVERED ENTRY PORCH	22 SQ. FT.
TOTAL	4,751 SQ. FT.
	= 25.5 %

HOUSE + NEW JUNIOR ADU	= 25.5 %
JUNIOR ADU	437 SQ. FT.
TOTAL HOUSE (REMAIN)	2,656 SQ. FT.

(NOTE: THE ACTUAL ADDITION FOR THIS PROJECT IS 882 SQ. FT.)

### CODES

CALIFORNIA RESIDENTIAL CODE (CRC)	2019
CALIFORNIA BUILDING CODE (CBC)	2019
CALIFORNIA ELECTRICAL CODE (CEC)	2019
CALIFORNIA MECH. CODE (CMC)	2019
CALIFORNIA PLUMBING CODE (CPC)	2019
CALIFORNIA ENERGY CODE	2019
CALIFORNIA FIRE CODE (CFC)	2019
CALIFORNIA GREEN BUILDING STANDARD CODE	2019

### SCOPE OF WORK

- DEMOLITION WORK
  - EXISTING EXTERIOR & INTERIOR WALLS
  - COMPLETE DEMOLITION OF THE UNPERMITTED STRUCTURE INCLUDING CONC FOUNDATION AND ROOF
- NEW CONSTRUCTION:
  - EXCAVATING & FOUNDATION WORK
  - WOOD FRAMING WORK
  - NEW ROOF
  - PLUMBING & MECHANICAL WORK
  - ELECTRICAL WORK
  - INTERIOR FINISH WORK
- CONVERT PART OF THE HOUSE INTO 437 SQ.FT. JUNIOR ADU

### DRAWING INDEX

CS	NEW SITE PLANS & PROJECT DATA
AFD	FLOOR AREA DIAGRAM
A	EXISTING SITE, FLOOR PLANS & ELEVATIONS
A1	NEW FLOOR PLAN
A2	NEW ROOF PLAN
A3	EXTERIOR ELEVATIONS
A4	CROSS SECTIONS

**FAHED HABAYEB**  
PLANNING & DESIGN  
5965 SUNNYOAKS AVE  
CAMPBELL, CA 95008  
TEL: (408) 463-6302  
E-MAIL: fhabyes@aol.com

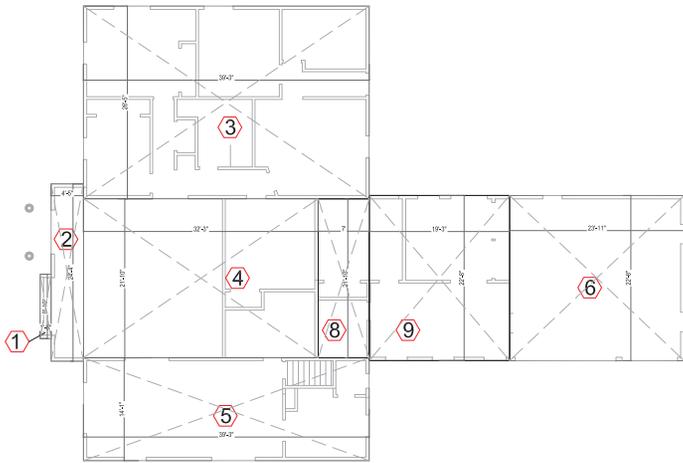
NOV. 27 2020  
F.A.H. ARCHITECTURE

ONE STORY ADDITION  
455 W SUNNYOAKS AVE.  
CAMPBELL, CA. 95008

NO. DATE ISSUE


JOB NO. 0620  
SCALE AS NOTED  
DRAWN BY FH  
SHEET NO.

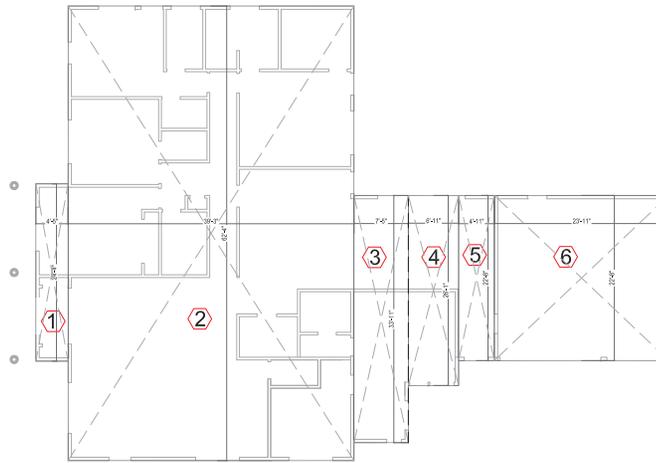
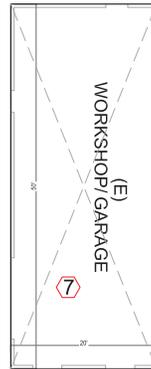
CS



EXISTING

FLOOR AREA CALCULATION  
EXISTING

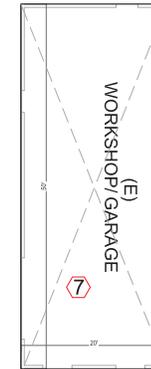
HOUSE	GARAGE	DETACHED WORKSHOP	NON-PERMITTED TO BE REMOVED	TOTAL
① 1'-8" x 8'-10" = 12.26	⑥ 23'-11" x 22'-8" = 541.00	⑦ 20' x 50' = 1,000	⑧ 7'-0" x 21'-10" = 152.45	
② 4'-5" x 24'-4" = 107.38			⑨ 19'-3" x 22'-8" = 455.55	
③ 39'-3" x 26'-5" = 1,035.86				
④ 32'-3" x 21'-10" = 701.06				
⑤ 39'-3" x 14'-1" = 552.55				
TOTAL	2,410	541	1,000	588
				4,539 SQ. FT.



PROPOSED

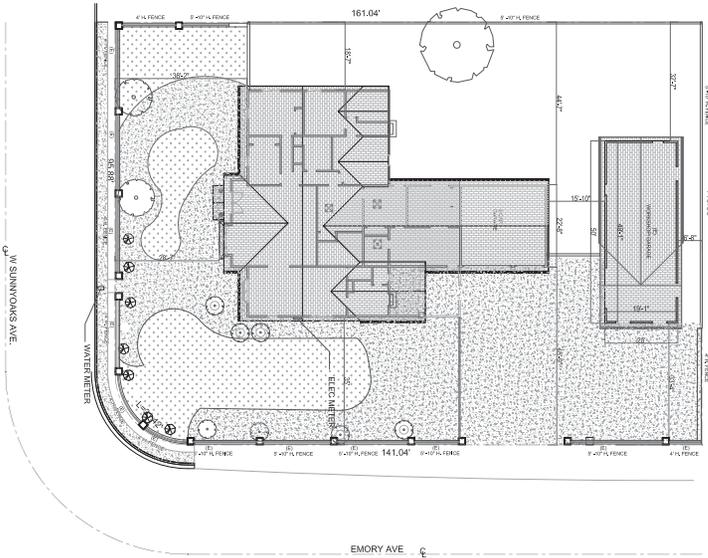
FLOOR AREA CALCULATION  
EXISTING

HOUSE	GARAGE	DETACHED WORKSHOP	TOTAL
① 4'-5" x 24'-4" = 107.28	⑥ 23'-11" x 22'-8" = 541.00	⑦ 20' x 50' = 1,000	
② 39'-3" x 26'-5" = 2,442.60			
③ 7'-5" x 33'-11" = 252.35			
④ 6'-11" x 26'-4" = 179.95			
⑤ 4'-11" x 22'-8" = 110.85			
TOTAL	3,093	541	1,000
			4,634 SQ. FT.

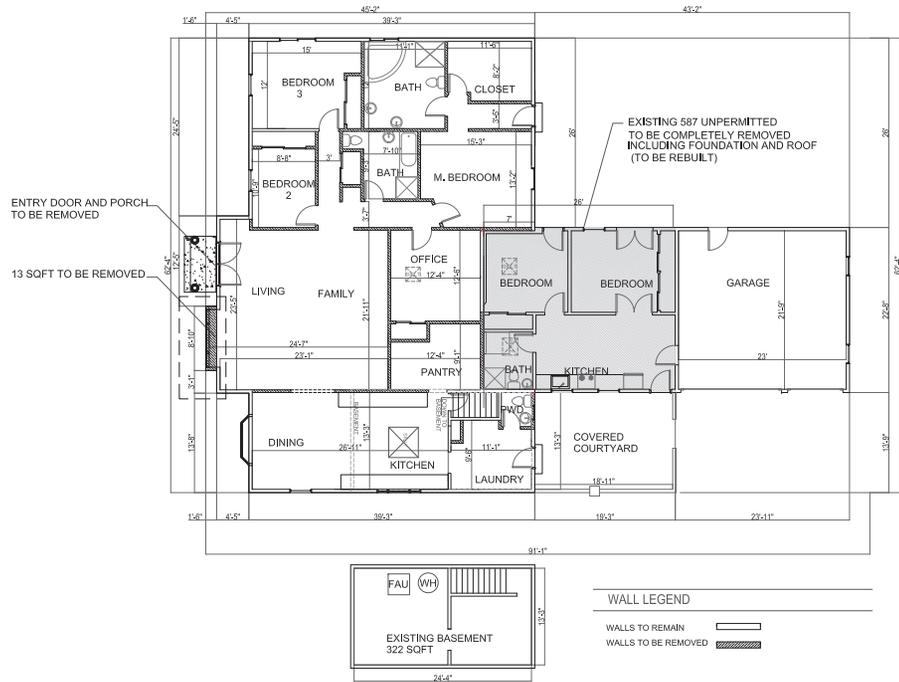


NO.	DATE	ISSUE

FLOOR AREA DIAGRAM & CALCULATION



EXISTING SITE PLAN  
1/16" = 1'-0"



EXISTING & DEMO FLOOR PLAN  
1/8" = 1'-0"

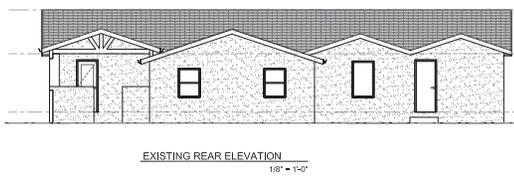
**NOTES:**  
1- ALL OF THE EXISTING WINDOWS TO BE REMOVED AND TO BE REPLACE WITH NEW



EXISTING FRONT ELEVATION  
1/8" = 1'-0"



EXISTING RIGHT (EAST) SIDE ELEVATION  
1/8" = 1'-0"



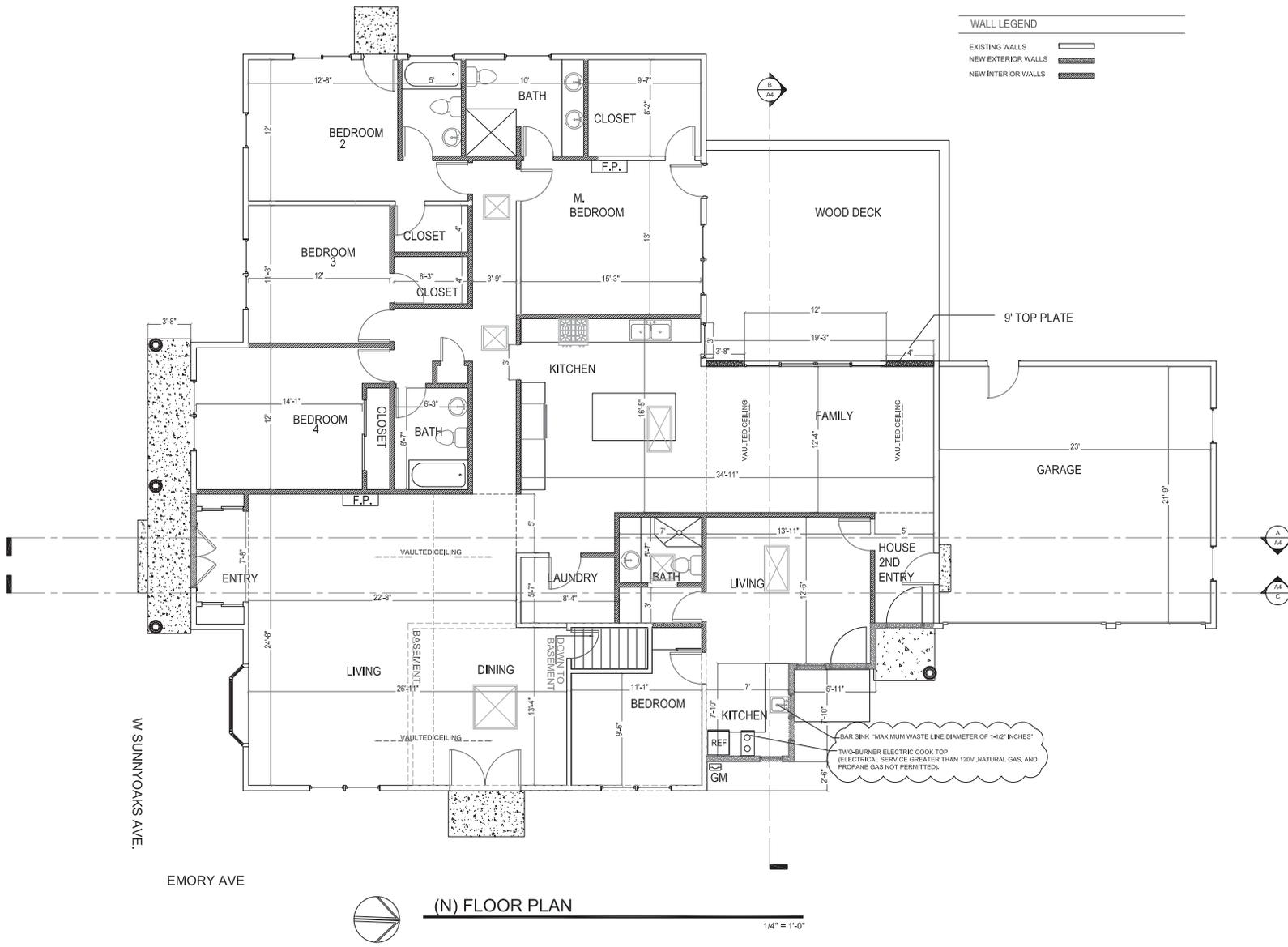
EXISTING REAR ELEVATION  
1/8" = 1'-0"



EXISTING LEFT (WEST) SIDE ELEVATION  
1/8" = 1'-0"

NO.	DATE	ISSUE

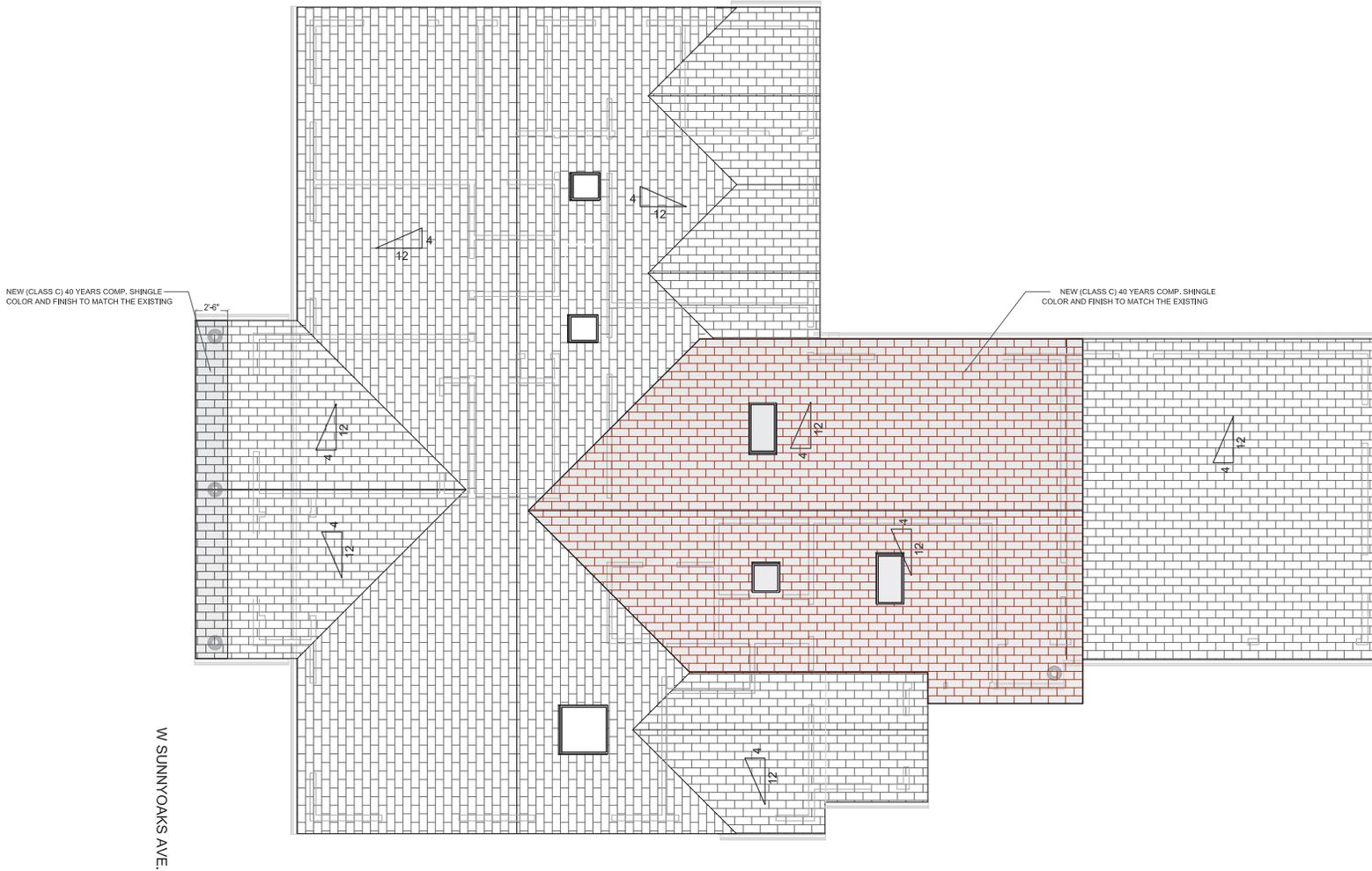
JOB NO.	0820
SCALE	AS NOTED
DRAWN BY	FH
SHEET NO.	



WALL LEGEND

EXISTING WALLS	
NEW EXTERIOR WALLS	
NEW INTERIOR WALLS	

NO.	DATE	ISSUE



NEW (CLASS C) 40 YEARS COMP. SHINGLE  
COLOR AND FINISH TO MATCH THE EXISTING

NEW (CLASS C) 40 YEARS COMP. SHINGLE  
COLOR AND FINISH TO MATCH THE EXISTING

W SUNNYOAKS AVE.

EMORY AVE



NEW ROOF PLAN

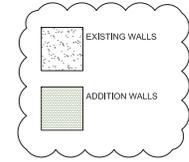
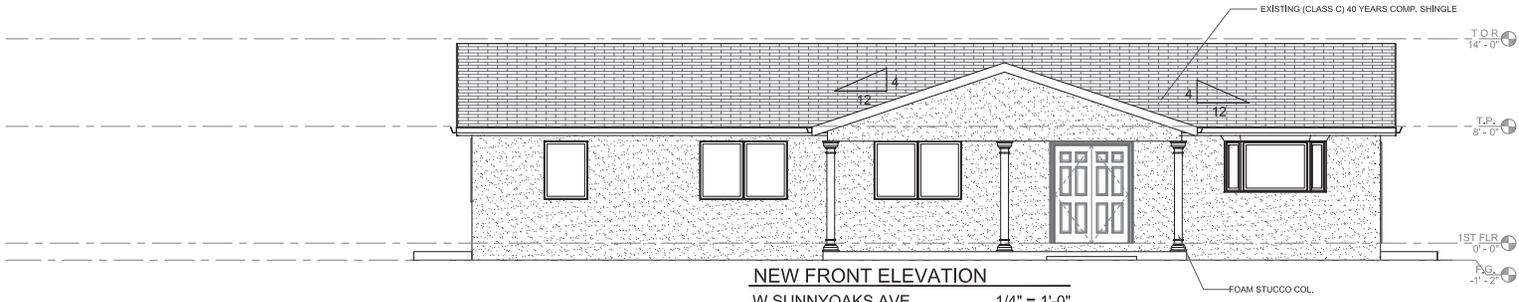
1/4" = 1'-0"

ONE STORY ADDITION  
455 W SUNNYOAKS AVE.  
CAMPBELL, CA. 95008

NO. DATE ISSUE

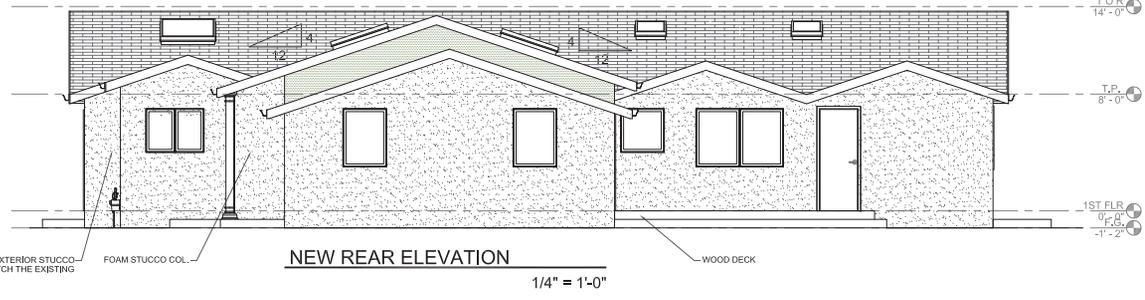

JOB NO. 0820  
SCALE AS NOTED  
DRAWN BY FH  
SHEET NO.

**A2**

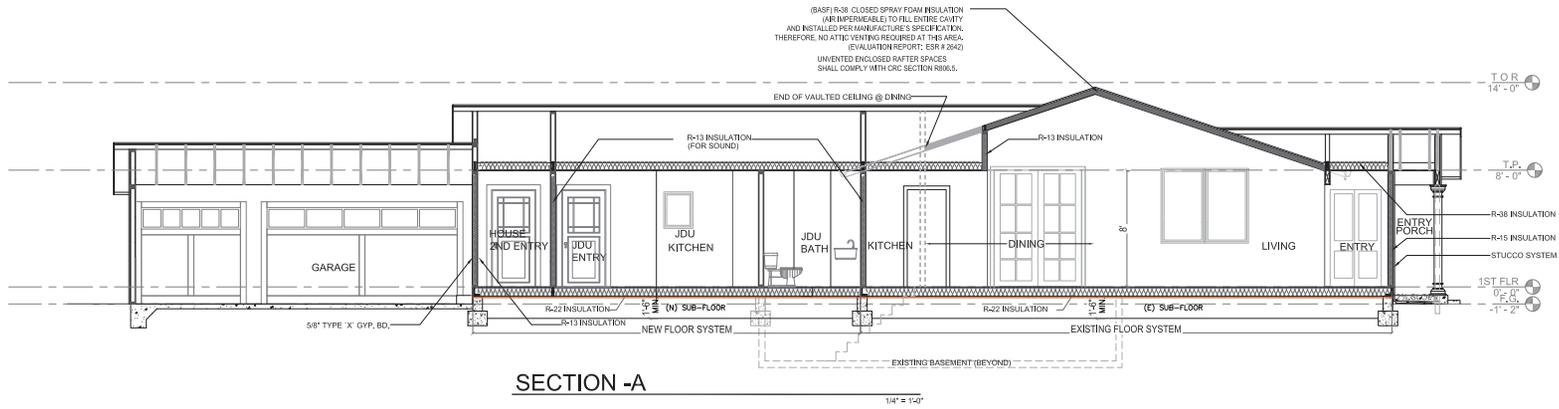


**NOTES:**

- 1-ALL WINDOWS SHALL BE NEW
- 2-ALL ADDITION'S WALLS COLOR AND FINISH TO MATCH THE EXISTING
- 3-ALL ADDITION'S ROOFS COLOR AND FINISH TO MATCH THE EXISTING

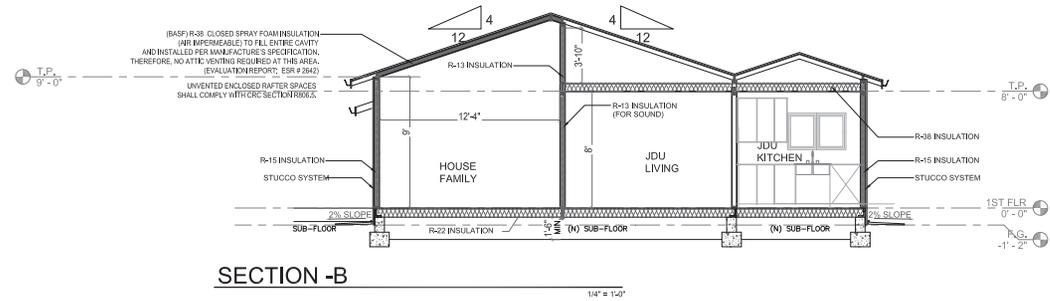


NO.	DATE	ISSUE



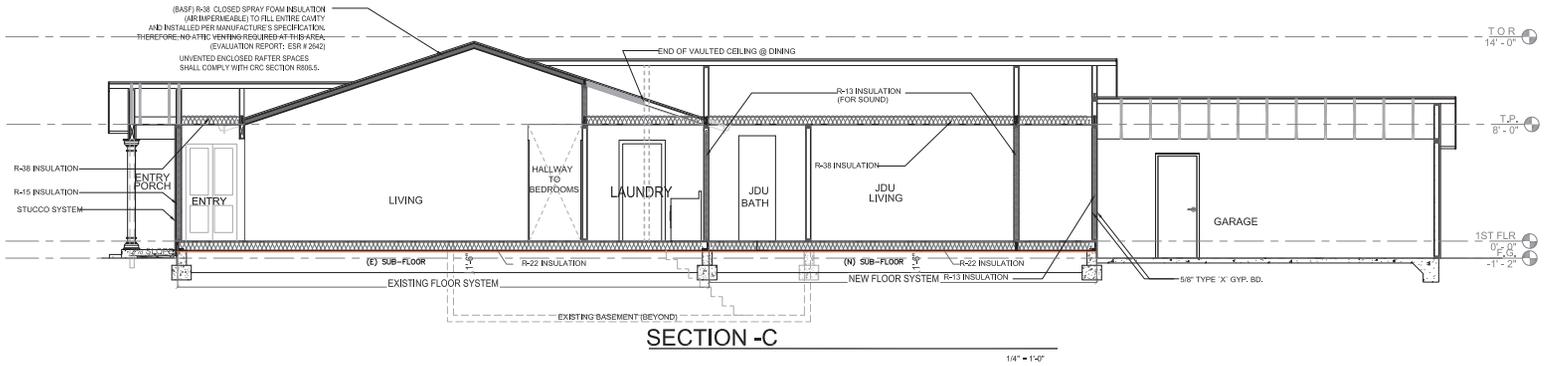
SECTION -A

1/4" = 1'-0"



SECTION -B

1/4" = 1'-0"



SECTION -C

1/4" = 1'-0"

**FAHED HABAYEB**  
**PLANNING & DESIGN**  
 845 SUNNYOAKS AVE.  
 SUITE 100  
 CAMPBELL, CA 95008  
 TEL: (408) 463-6032  
 E-MAIL: fahayed@pdad.com

**FINE LINE ARCHITECTURE**  
 NOV. 27 2020

**ONE STORY ADDITION**  
**455 W SUNNYOAKS AVE.**  
**CAMPBELL, CA. 95008**

NO.	DATE	ISSUE

JOB NO. 0820  
 SCALE AS NOTED  
 DRAWN BY FH  
 SHEET NO.

**A4**



FRONT ELEVATION



RIGHT (EAST) SIDE ELEVATION



REAR ELEVATION

455 W SUNNYOAKS  
CAMPBELL, CA.