



CITY OF CAMPBELL
Community Development Department

February 5, 2021

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:

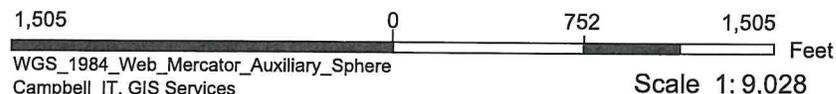
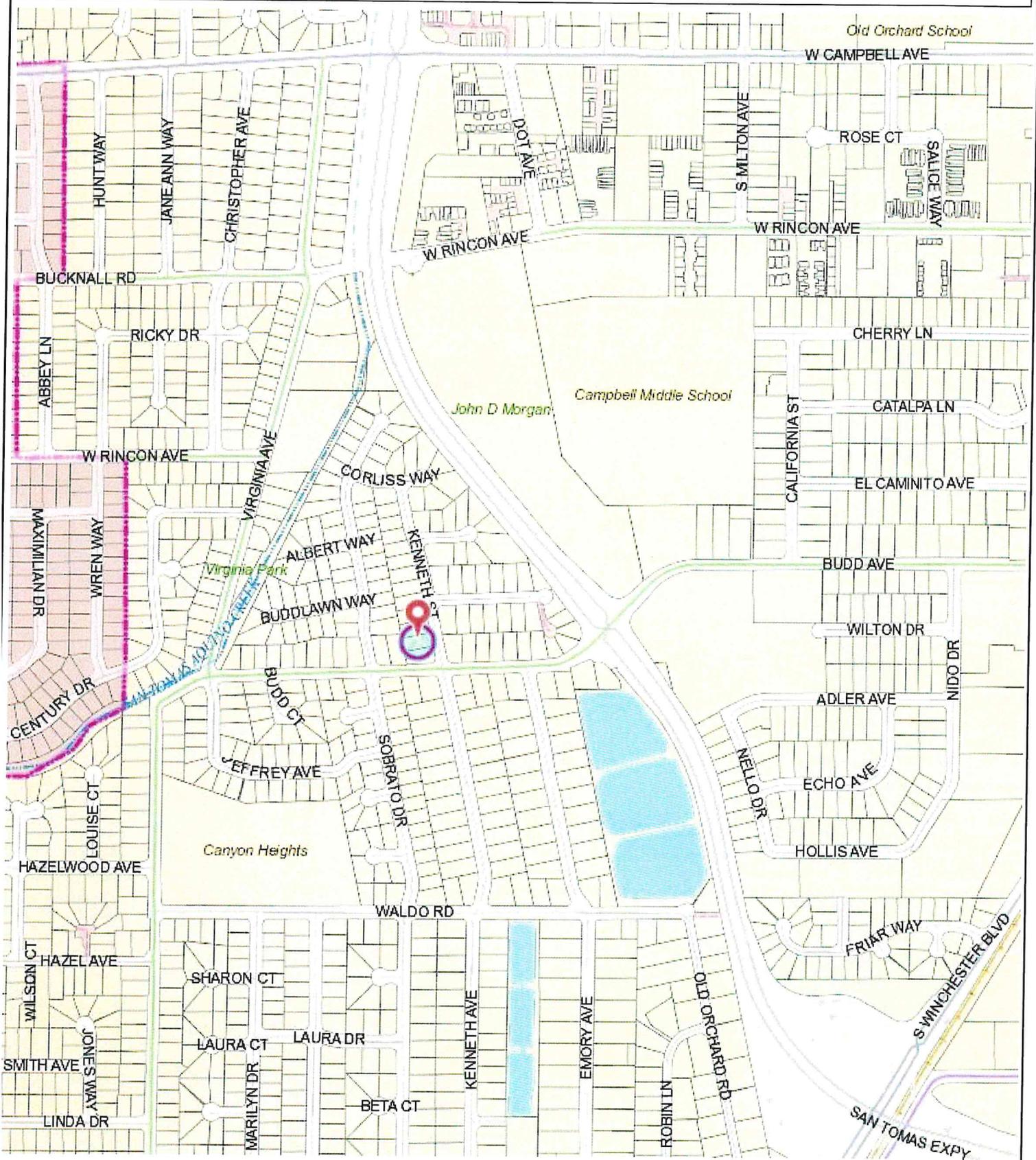
File No.: PLN-2020-159
Applicant: Joanna Truong
Project Address: 529 Kenneth St.
Property Owner: Andrew Q & Timmi N Truong
Zoning District: R-1-6 (Single Family Residential)
General Plan: Low Density Residential (San Tomas Area Neighborhood Plan)
Neighborhood Association(s): San Tomas Area Community Coalition
Project Description: Approximately 300 square-foot single-story addition, front elevation remodel, and creation of a JADU from the existing garage, to an existing 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 February 6, 2021 and ends on February 16, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 16, 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 Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at danielf@campbellca.gov.



Location Map - 529 Kenneth Street



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.

WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services



GOLDEN GATE GROUP
ARCHITECTURAL & CONSTRUCTION

1700 UNIVERSITY AVENUE
CUPERTINO, CA 95014
TEL: (408) 798-1234
EMAIL: OFFICE@GOLDENGATEGROUP.COM

ADDITION & REMODEL
Joanna Truong Residence
529 Kenneth St
Campbell, CA 95008
APN: 404-25-065
ZONE: R-1-6

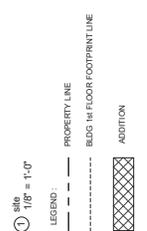
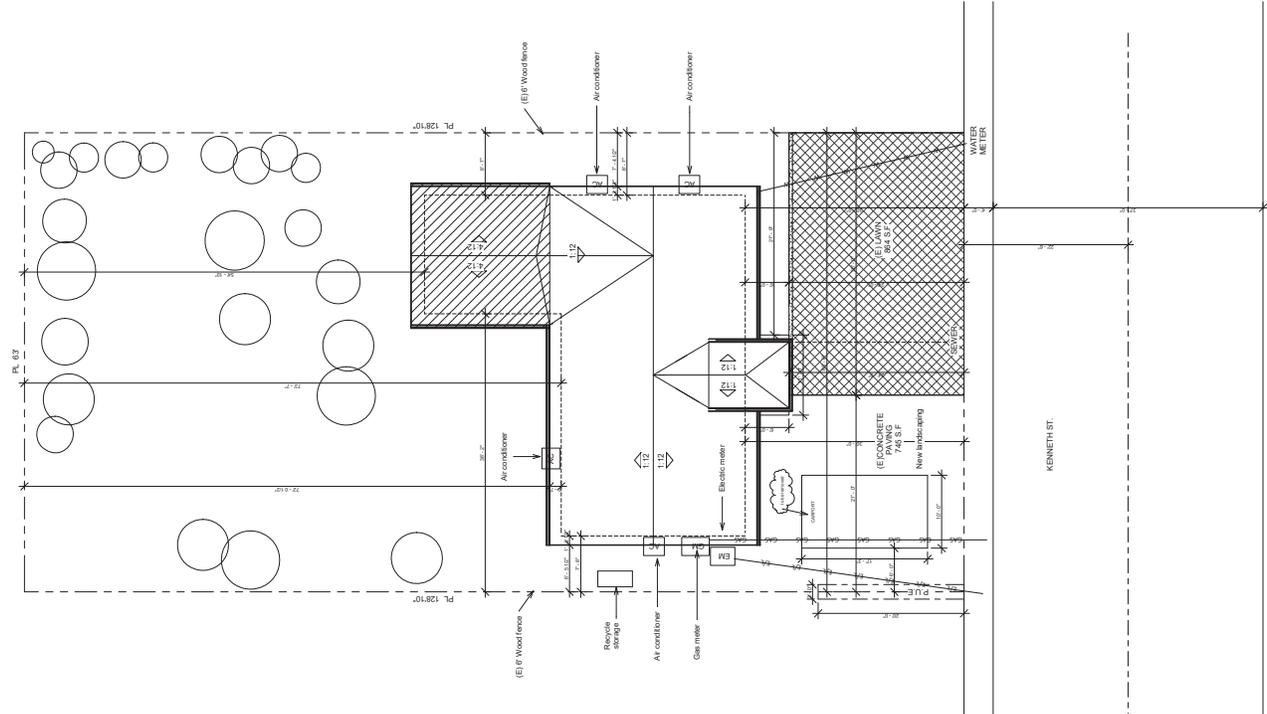
NO.	DESCRIPTION	DATE	BY
1	Issue for Permit	08/11/2023	JTG
2	Issue for Construction	08/11/2023	JTG
3	Final	08/11/2023	JTG

DATE	DESCRIPTION
08/11/2023	Issue for Permit
08/11/2023	Issue for Construction
08/11/2023	Final

SITE PLAN	
NO.	DESCRIPTION
1	Issue for Permit
2	Issue for Construction
3	Final

1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINAGE CONNECTIONS.
2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMEDIATION.
5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
6. ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND OR CABLE) SHALL BE UNDER GROUND.
7. WORKS OF INSTANT RELEASE OF BONDS, CONTACT THE PUBLIC WORKS DEPARTMENT TO OBTAIN NECESSARY PERMITS.
8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL, WITH EXCEPTION:
 - a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
11. FOUNDATION SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.

1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE (S).
2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A PROTECTIVE BARRIER WITHIN THE DRIP LINE. THE BARRIER SHALL BE CONSTRUCTED BY THE ARCHITECT AND ARCHITECT/ARBORIST SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
4. ANY TRENCHING IS REQUIRED TO PENETRATE THE PROTECTIVE BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
6. THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE DRIP LINE AREA.
7. TREES FOR WHICH REASON SHALL NOT BE MAINTAINED PERMANENTLY OR ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.
8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.
9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY AFTER THE CAUSE OF DAMAGE IS IDENTIFIED.
10. ANY PROPOSED TREE SUSPENSION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.
11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO





2100 WILSON AVENUE
 CUPERTINO, CA 95014
 TEL: (408) 708-1234
 EMAIL: OFFICE@GOLDENGATEGROUP.COM

ADDITION & REMODEL
 Joanna Truong Residence
 529 Kenneth St
 Campbell, CA 95008
 APN: 404-25-065
 ZONE: R-1-6

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

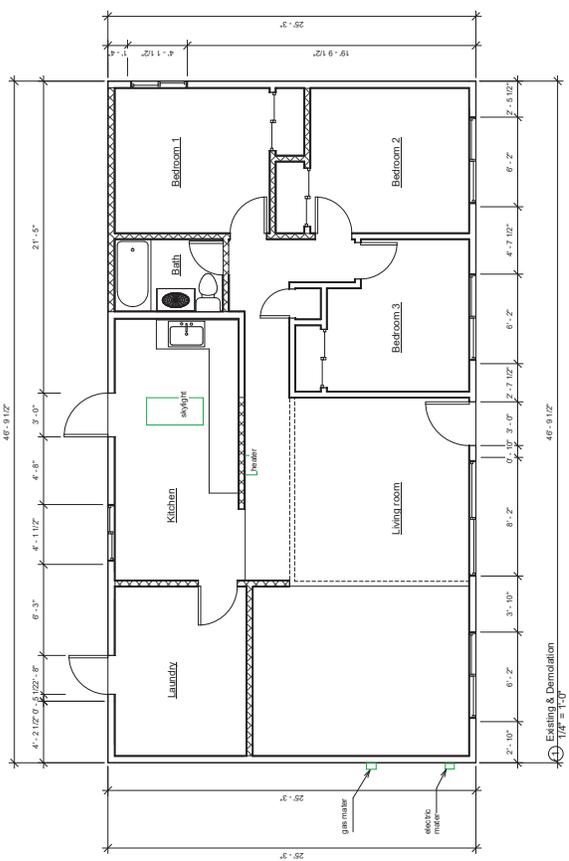
NO.	DESCRIPTION	DATE	BY
1			

PROGRESS	
REVISION/DESCRIPTION	DATE

Project Name

EXISTING & DEMOLITION FLOOR PLAN	
DATE	SCALE

EXISTING & DEMOLITION FLOOR PLAN	
DATE	SCALE



INTERIOR ENVIRONMENT
 1. UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1/160 OF UNDER FLOOR AREA (FLOOR 1)
 2. PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECA 7 SHALL BE PROVIDED BY INSTALLING A 1/2\"/>

WALL LEGEND
 EXISTING WALL TO REMAIN
 WALL TO BE REMOVED WOOD OR DR. TO INFILL



GOLDEN GATE GROUP
ARCHITECTURAL & CONSTRUCTION

2100 WILSON AVENUE, SUITE 100
CUPERTINO, CA 95014
TEL: (408) 708-1234
WWW.GOLDENGATEGROUP.COM

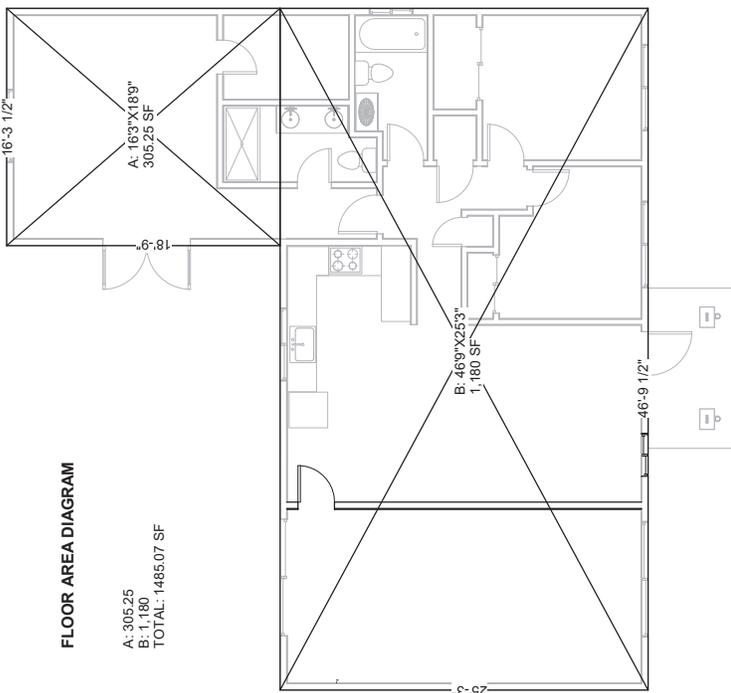
ADDITION & REMODEL
Joanna Tuong Residence
529 Kenneth St
Campbell, CA 95008
APN: 404-25-065
ZONE: R-1-6

ALL WORK SHOWN ON THESE DRAWINGS SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA LAND DEVELOPMENT CODE, AND ALL APPLICABLE ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

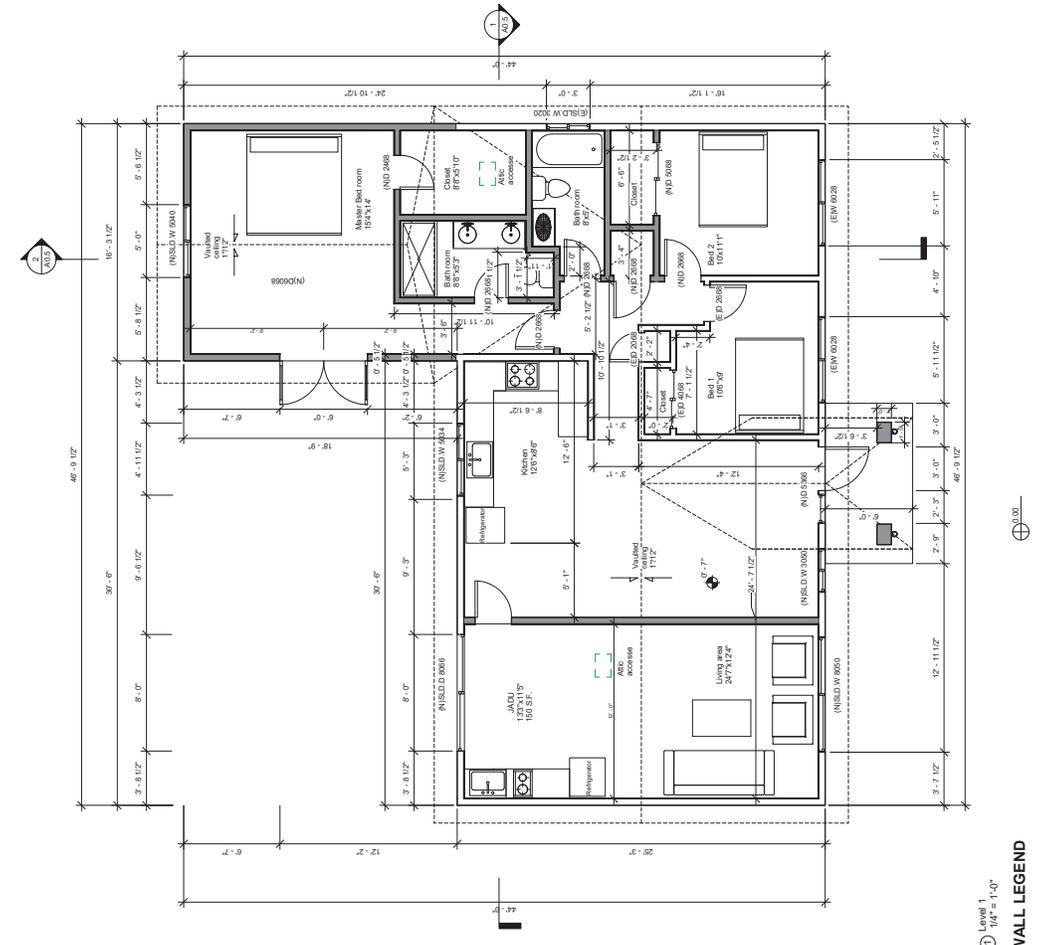
NO.	DESCRIPTION	DATE	BY
1			

PROGRESS	
NO.	DESCRIPTION
1	

Project Name	
Proposed First Floor	
Scale	1/4" = 1'-0"
Sheet	AD 3



2 Floor Area Diagram
1/4" = 1'-0"





GOLDEN GATE GROUP
ARCHITECTURE & CONSTRUCTION

1500 AVENUE 23
CUPERTINO, CA 95014
TEL: (408) 708-1234
WWW.GOLDENGATEGROUP.COM

ADDITION & REMODEL
Joanna Truong Residence
529 Kenneth St
Campbell, CA 95008
APN: 404-25-065
ZONE: R-1-6

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

NO.	DESCRIPTION	DATE	BY
1			

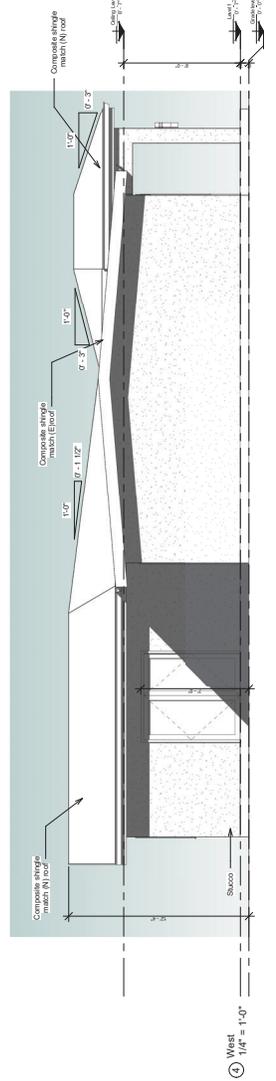
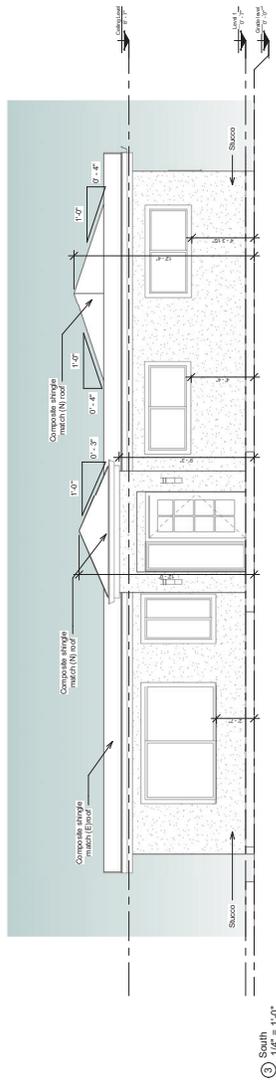
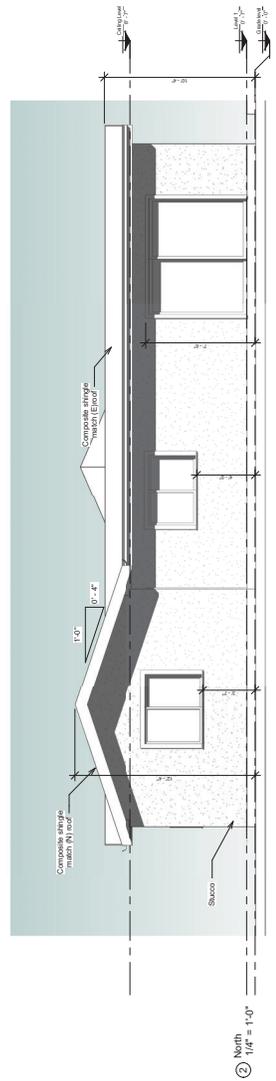
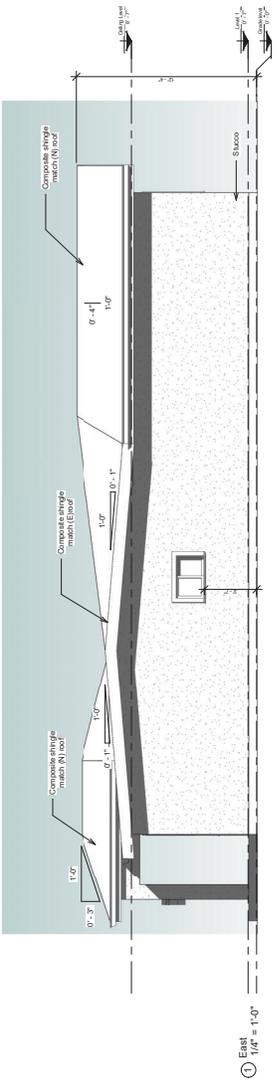
PROGRESS

REVISION/DESCRIPTION	DATE

Project Name: _____
Project No: _____
Sheet No: _____

ELEVATIONS

NO.	DESCRIPTION	DATE
1	ADDITION & REMODEL	





GOLDEN GATE GROUP
ARCHITECTURE & CONSTRUCTION

1700 UNIVERSITY AVENUE
CUPERTINO, CA 95014
TEL: (408) 708-1234
WWW.GOLDENGATEGROUP.COM

ADDITION & REMODEL
Joanna Truong Residence
529 Kenneth St
Campbell, CA 95008
APN: 404-25-065
ZONE: R-1-6

ALL WORK DESCRIBED IN THESE DRAWINGS SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODES, ALL APPLICABLE ORDINANCES AND REGULATIONS, AND THE SPECIFICATIONS AND STANDARDS OF THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR DOES THE ARCHITECT WARRANT THAT THE INFORMATION PROVIDED HEREON IS COMPLETE OR THAT IT DOES NOT CONTAIN ANY ERRORS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR DOES THE ARCHITECT WARRANT THAT THE INFORMATION PROVIDED HEREON IS COMPLETE OR THAT IT DOES NOT CONTAIN ANY ERRORS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE DRAWINGS.

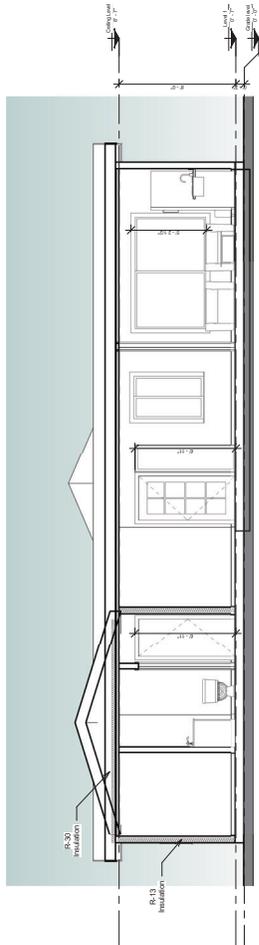
NO.	DESCRIPTION	DATE	BY
1			

PROGRESS

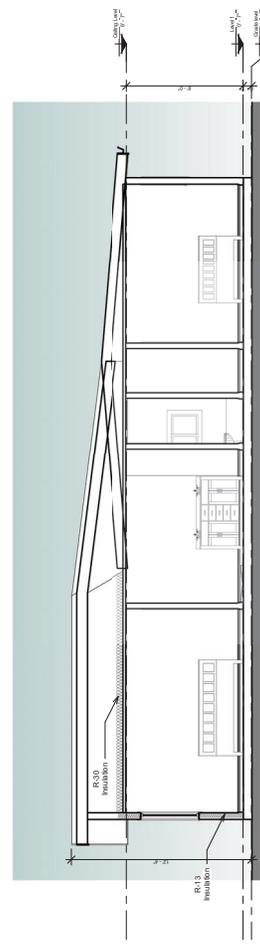
REVISIONS/ISSUES/NOTES	DATE

PROJECT NAME: _____
PROJECT ADDRESS: _____
DATE: _____

SECTION 1 & 2	
SCALE: _____	DATE: _____
DRAWN BY: _____	NO. OF FLOORS: 005



① Section 1
1/4" = 1'-0"



② Section 2
1/4" = 1'-0"

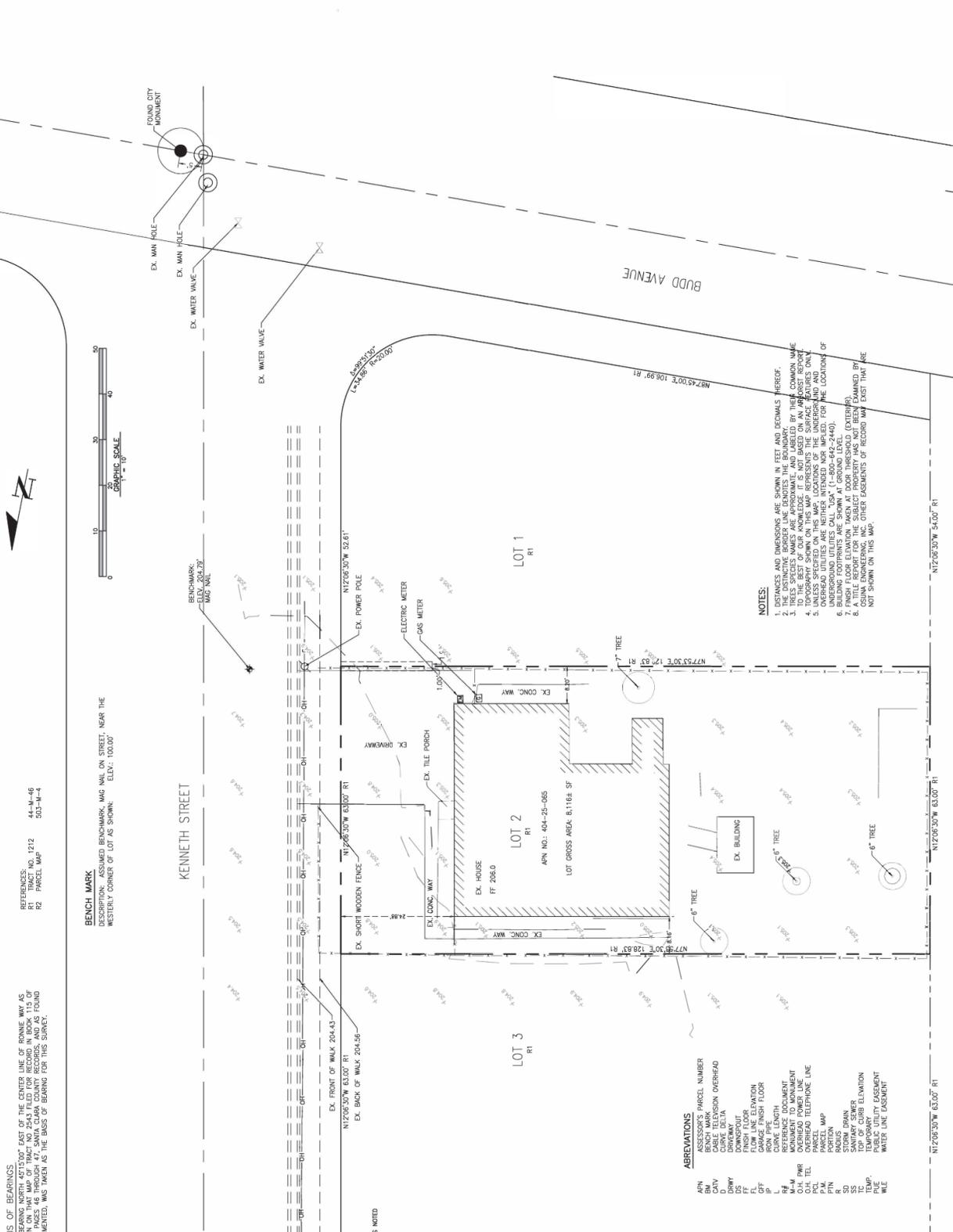
NO.	DATE	BY	CHKD.	REVISIONS

1. PROPERTY OWNER: OSUNA ENGINEERING, INC.
 2. PROJECT NO.: 404-25-065
 3. DATE: 02/20/2024

OSUNA ENGINEERING, INC.
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 117 BEAVER CREEK DR. SUITE 200
 HOUSTON, TEXAS 77058-3358
 TEL: (281) 771-4381
 HOSUNENGINEERING.COM

PROJECT NO.: 404-25-065
 SHEET: 2023
 DATE: 02/20/2024
 CLIENT: OSUNA ENGINEERING, INC.
 529 KENNETH ST.
 HOUSTON, TEXAS 77058-3358

PRELIMINARY BOUNDARY & TOPOGRAPHIC SURVEY
 SHEET BT 2
 OF 2 SHEETS



LEGEND

- 2000 --- METAL GRABE CENTER LINE
- 2000 --- FOUND CITY MONUMENT BOX, OR AS NOTED
- 2000 --- BOUNDARY OF PROPERTY SURVEYED
- 2000 --- RECORD INFORMATION
- () --- CENTERLINE
- △ --- CURB INLET
- △ --- CURB LINE
- △ --- DEBRIS/POHON
- △ --- ELECTROLER
- △ --- FENCE
- △ --- FIRE HYDRANT
- △ --- FLAT GRATE INLET
- △ --- OVERHEAD POWER LINE
- △ --- OVERHEAD TELEPHONE LINE
- △ --- SANITARY SINKER LINE
- △ --- SANITARY SINKER MANHOLE
- △ --- SANITARY SINKER CLEANOUT
- △ --- SIGN
- △ --- STORM DRAIN LINE
- △ --- STORM DRAIN MANHOLE
- △ --- UTILITY BOX
- △ --- UTILITY POLE
- △ --- WATER LINE
- △ --- WATER METER
- △ --- WATER VALVE
- △ --- ELECTRIC METER
- △ --- WATER HEATER
- △ --- GAS

ABBREVIATIONS

- APN --- ASSESSOR'S PARCEL NUMBER
- CAV --- CABLE TELEVISION OVERHEAD
- DIS --- DOWNSPOUT
- DR --- DRAINAGE
- FL --- FLOW LINE ELEVATION
- GF --- GARAGE FINISH FLOOR
- L --- LOT
- M --- MONUMENT TO MONUMENT
- M-M --- MONUMENT TO MONUMENT
- O.H. PWR --- OVERHEAD POWER LINE
- PCL --- PARCEL CENTERLINE
- PK --- PARCEL MAP
- R --- RADIUS POINT
- SS --- SANITARY SINKER
- TC --- TOP OF CURB ELEVATION
- PLU --- PUBLIC UTILITY EASEMENT
- WLE --- WATER LINE EASEMENT

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THESE SURVEY VALUES ARE APPROXIMATE AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT OR A PHOTOGRAPHIC SURVEY. THE LOCATION OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED FOR THE LOCATION OF BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
3. FINISH FLOOR ELEVATION (FF) AND FINISH FLOOR TO FINISH FLOOR (FF-FF) ARE SHOWN AT GROUND LEVEL.
4. FINISH FLOOR ELEVATION (FF) AND FINISH FLOOR TO FINISH FLOOR (FF-FF) ARE SHOWN AT GROUND LEVEL.
5. OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

REFERENCES:

- R1 --- TRACT NO. 1212 44-M-46 503-M-4
- R2 --- PARCEL MAP

BENCH MARK
 DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE WESTERLY CORNER OF LOT AS SHOWN. ELEV.: 100.00'

LEGEND

- 2000 --- METAL GRABE CENTER LINE
- 2000 --- FOUND CITY MONUMENT BOX, OR AS NOTED
- 2000 --- BOUNDARY OF PROPERTY SURVEYED
- 2000 --- RECORD INFORMATION
- () --- CENTERLINE
- △ --- CURB INLET
- △ --- CURB LINE
- △ --- DEBRIS/POHON
- △ --- ELECTROLER
- △ --- FENCE
- △ --- FIRE HYDRANT
- △ --- FLAT GRATE INLET
- △ --- OVERHEAD POWER LINE
- △ --- OVERHEAD TELEPHONE LINE
- △ --- SANITARY SINKER LINE
- △ --- SANITARY SINKER MANHOLE
- △ --- SANITARY SINKER CLEANOUT
- △ --- SIGN
- △ --- STORM DRAIN LINE
- △ --- STORM DRAIN MANHOLE
- △ --- UTILITY BOX
- △ --- UTILITY POLE
- △ --- WATER LINE
- △ --- WATER METER
- △ --- WATER VALVE
- △ --- ELECTRIC METER
- △ --- WATER HEATER
- △ --- GAS

ABBREVIATIONS

- APN --- ASSESSOR'S PARCEL NUMBER
- CAV --- CABLE TELEVISION OVERHEAD
- DIS --- DOWNSPOUT
- DR --- DRAINAGE
- FL --- FLOW LINE ELEVATION
- GF --- GARAGE FINISH FLOOR
- L --- LOT
- M --- MONUMENT TO MONUMENT
- M-M --- MONUMENT TO MONUMENT
- O.H. PWR --- OVERHEAD POWER LINE
- PCL --- PARCEL CENTERLINE
- PK --- PARCEL MAP
- R --- RADIUS POINT
- SS --- SANITARY SINKER
- TC --- TOP OF CURB ELEVATION
- PLU --- PUBLIC UTILITY EASEMENT
- WLE --- WATER LINE EASEMENT

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THESE SURVEY VALUES ARE APPROXIMATE AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT OR A PHOTOGRAPHIC SURVEY. THE LOCATION OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED FOR THE LOCATION OF BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
3. FINISH FLOOR ELEVATION (FF) AND FINISH FLOOR TO FINISH FLOOR (FF-FF) ARE SHOWN AT GROUND LEVEL.
4. FINISH FLOOR ELEVATION (FF) AND FINISH FLOOR TO FINISH FLOOR (FF-FF) ARE SHOWN AT GROUND LEVEL.
5. OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

REFERENCES:

- R1 --- TRACT NO. 1212 44-M-46 503-M-4
- R2 --- PARCEL MAP

BENCH MARK
 DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE WESTERLY CORNER OF LOT AS SHOWN. ELEV.: 100.00'

