



CITY OF CAMPBELL
Community Development Department

July 16, 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:

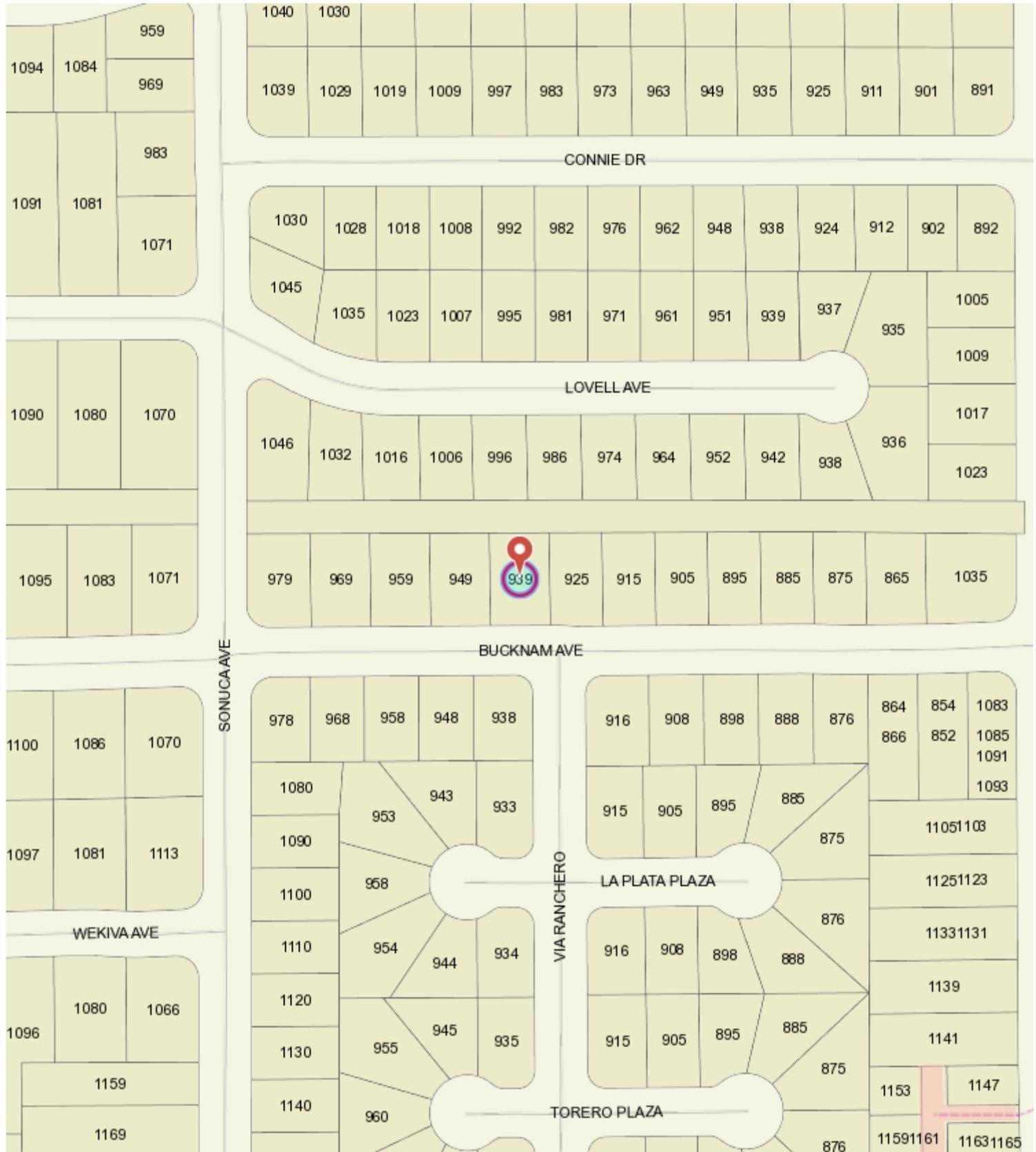
File No.: PLN-2021-77
Applicant: Marcus Solis
Project Address: 939 Bucknam Ave
Property Owner: Marcus Solis
Zoning District: R-1-6 (Single Family Residential)
General Plan: Low Density Residential (San Tomas Area Neighborhood Plan)
Neighborhood Association(s): San Tomas Area Community Coalition
Project Description: Approximately 297 sq. ft. single-story addition and remodel with a new interior junior accessory dwelling unit at an existing single-family home

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 10-day comment period for this application begins on July 19, 2021 and ends on July 29, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **July 29, 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.



Location Map - 939 Bucknam 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.

RESIDENTIAL REMODEL / GARAGE CONVERSION/ ADDITION

939 BUCKNAM AVE.
CAMPBELL, CA 95008
PLANNING APPLICATION

ADMINISTRATIVE SITE AND ARCHITECTURAL REVIEW PERMIT

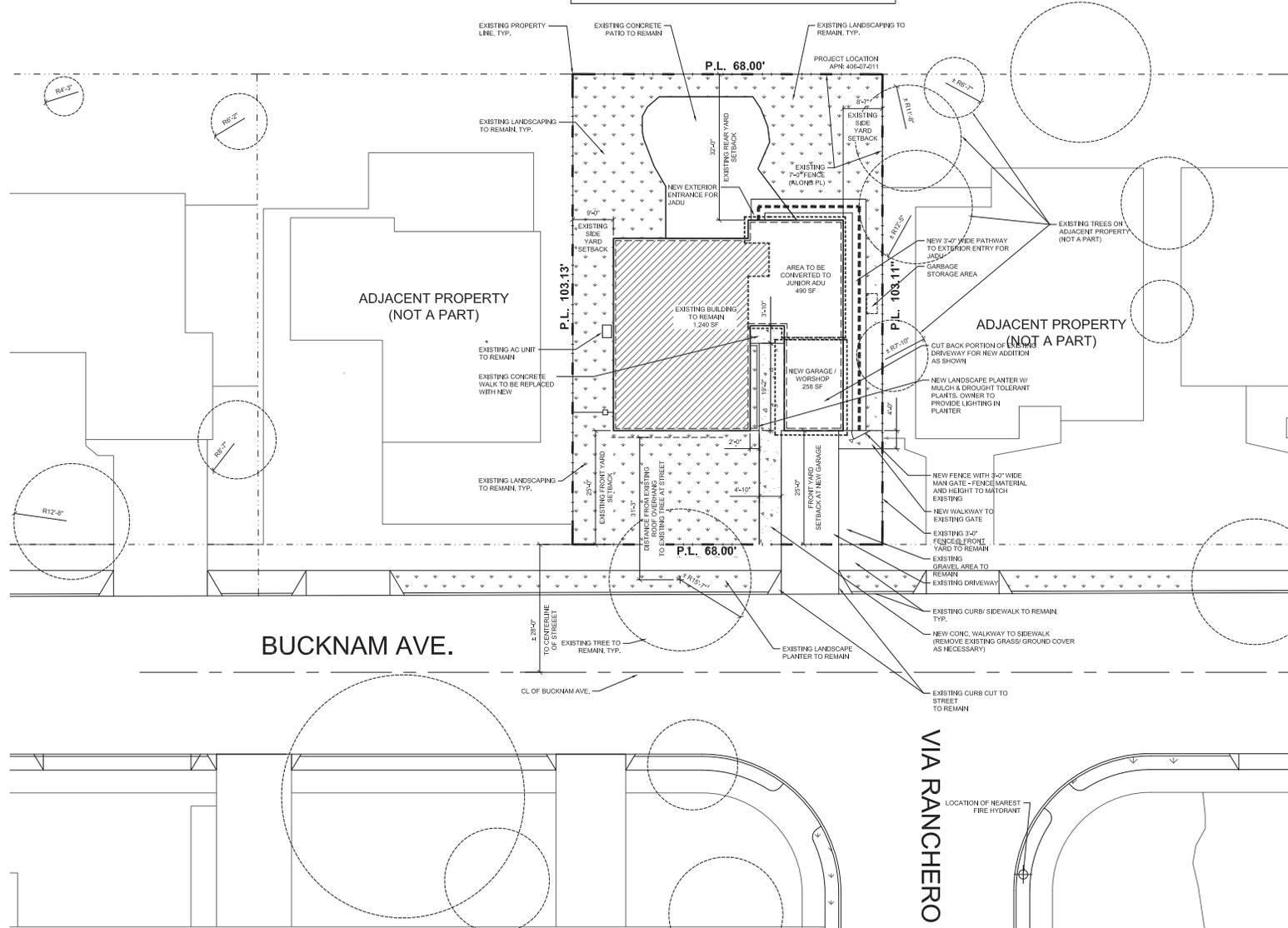
ABBREVIATIONS	OWNER	PROJECT DATA	SYMBOLS	SHEET INDEX																																						
<p>ABBREVIATIONS</p> <p>∠ Angle @ At Ⓢ Centerline ∅ Diameter or Round # Pound or Number (E) Existing</p> <p>ACOUS Acoustical A.D. Area Drain ADJ. Adjustable AGGR. Aggregate AL. Aluminum APPROX. Approximate ARCH. Architectural ASB. Asbestos ASPH. Asphalt BS. Board BITUM. Bituminous BLDG. Building BLK. Block BLKG. Blocking BM. Beam B.O.C. Bottom of Concrete B.O.M. Bottom of Mullion B.O.P. Bottom of Panel B.O.R. Bottom of Reveal BOT. Bottom</p> <p>CAB. Cabinet C.B. Catch Basin CEM. Cement CER. Ceramic C.I. Cast Iron C.C. Corner, Guard C.E. Ceiling C.C.K. Caulking C.L. Closet C.N. Chair C.O. Cased Opening C.O.L. Column C.O.M. Center of Mullion C.C. Concrete CONN. Connection CONSTR. Construction CONT. Continuous C.O.R. Center of Reveal CORR. Corridor CTRK. Counterank CNTR. Center CTR. Center</p> <p>DBL. Double DEPT. Department D.F. Drinking Fountain DET. Detail DIA. Diameter DIM. Dimension DISP. Dispenser DN. Down D.O. Door Opening DR. Drawer DWR. Downspout D.S.P. Dry Stairstep DWG. Drawing</p> <p>E. East E.A. Each E.J. Expansion Joint EL. Elevation ELEC. Electrical ELEV. Elevator EMER. Emergency ENCL. Enclosure E.P. Electrical Panelboard EQ. Equal ESP. Equipment E.W.C. Electric Water Cooler EXST. Existing EXPO. Exposed EXP. Expansion EXT. Exterior</p>	<p>OWNER</p> <p>MARCUS & ERICA SOLIS 939 BUCKNAM AVE. CAMPBELL, CA 95008 E: MACHENSOLIS@GMAIL.COM P: (408) 687-2629</p> <p>ARCHITECT</p> <p>DESIGN EVEREST, INC. CONTACT: NICHOLAS DETORRES, AIA 365 FLOWER LANE MOUNTAIN VIEW, CA 94043 E: NDETORRES@DC-ARCH.NET P: 925.207.3038</p> <p>CONSULTANTS</p> <p>TBD</p> <p>SCOPE OF WORK</p> <p>THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE THE NEW CONSTRUCTION OF A NEW 250 SQUARE FOOT GARAGE STRUCTURE AND THE CONVERSION OF THE EXISTING GARAGE SPACE INTO A NEW JUNIOR ADU, INCLUDE USE OF A LIVING ROOM AREA, BEDROOM, BATHROOM, KITCHENETTE AREA, AND WATER HEATER CLOSET. IMPROVEMENTS SHALL INCLUDE THE RENOVATION OF THE EXISTING DRIVEWAY & NEW SIDEWALK TO ACCOMMODATE THE NEW ADDITION, ALONG WITH A NEW FENCE AND MAIN GATE, AND ADJUSTMENTS MADE TO NECESSARY LANDSCAPE PLANTERS. PER THE EXISTOR ELEVATIONS ON A4.1 THE NEW ROOF FOR THE NEW GARAGE WILL BE TIED INTO THE EXISTING ROOF STRUCTURE OF THE HOME. ALL FINISHES ON THE NEW STRUCTURE/ ADDITION SHALL MATCH EXISTING TO REMAIN MATERIALS AND COLORS.</p> <p>ZONING INFORMATION (PROJECT DATA TABLE FOR PLANNING DEPT)</p> <p>APN: 406-07-7111 ZONING DISTRICT: R4-6 GROSS LOT SIZE: 7,012 SF BUILDING AREA: EXISTING FIRST FLOOR: 1,723 S.F. COVERED FRONT PORCH: 25 S.F. PROPOSED ADDITIONAL AREA: 297 S.F. MAIN BUILDING TO REMAIN: 1,240 S.F. COVERED FRONT PORCH: 25 S.F. JUNIOR ADU CONVERSION: 650 S.F. NEW ADDITION AREA FOR JADU: 32 S.F. NEW GARAGE/WORKSHOP: 258 S.F. TOTAL AREA PROPOSED: 2,945 S.F.</p> <p>MAXIMUM LOT REQUIRED COVERAGE: 40% BUILDING LOT COVERAGE PROVIDED: 29.1% BUILDING HEIGHT: 14'-4" (HEIGHT OF PROPOSED IMPROVEMENTS WILL NOT EXCEED THE EXISTING HEIGHT. SEE ELEVATIONS ON A4.1)</p> <p>FAR CALCULATION: 2,045 SF/ 7012 SF = 0.291 (MAX ALLOWABLE FAR 0.45)</p> <p>TOTAL EXISTING PAVING/IMPERVIOUS SURFACE COVERAGE: 1,396 SF (19.9%) TOTAL PROPOSED PAVING/IMPERVIOUS SURFACE COVERAGE: 1,348 SF (19.2%) TOTAL EXISTING LANDSCAPE / PERVIOUS SURFACE COVERAGE: 4,008 SF (57.4%) TOTAL PROPOSED LANDSCAPE / PERVIOUS SURFACE COVERAGE: 3,771 SF (53.7%)</p> <p>BUILDING SETBACKS (REQUIRED): FRONT YARD: 20'-0" MIN. SIDE YARD: 5'-0" OR 1/2 OF HEIGHT OF CORRESP. BUILDING WALL REAR YARD: 5'-0" OR 1/2 THE HEIGHT OF THE BUILDING WALL ADJACENT TO THE SIDE PROPERTY LINE (WHICHEVER IS GREATER)</p> <p>BUILDING SETBACKS (PROVIDED): FRONT YARD: 25'-0" SIDE YARD: 8'-7" EAST SIDE 9'-0" WEST SIDE REAR YARD: 32'-0"</p>	<p>PROJECT DATA</p> <p>BUILDING DEPARTMENT: CITY OF CAMPBELL APPLICABLE CODES: BUILDING: 2019 CALIFORNIA BUILDING CODE (WITH LOCAL AMENDMENTS) 2019 CALIFORNIA RESIDENTIAL CODE (WITH LOCAL AMENDMENTS) STRUCTURAL: 2019 CALIFORNIA BUILDING CODE (WITH LOCAL AMENDMENTS) MECHANICAL: 2019 CALIFORNIA MECHANICAL CODE (WITH LOCAL AMENDMENTS) ELECTRICAL: 2019 CALIFORNIA ELECTRICAL CODE (WITH LOCAL AMENDMENTS) PLUMBING: 2019 CALIFORNIA PLUMBING CODE (WITH LOCAL AMENDMENTS) FIRE/LIFE SAFETY: 2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) ENERGY: 2019 STATE OF CALIFORNIA ENERGY CODE 2019 STATE OF CALIFORNIA GREEN BUILDING CODE ACCESSIBILITY: 2019 STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS</p> <p>CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION:</p> <table border="1"> <thead> <tr> <th>GROUP</th> <th>SECTION</th> <th>DESCRIPTION OF OCCUPANCY</th> <th>PROPOSED AREA (SF)</th> </tr> </thead> <tbody> <tr> <td>R-3</td> <td>RESIDENTIAL</td> <td>(S10.3)</td> <td>SINGLE-FAMILY 2,045</td> </tr> </tbody> </table> <p>CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREAS:</p> <p>EXISTING FIRST FLOOR: 1,723 SF COVERED FRONT PORCH: 25 SF PROPOSED ADDITIONAL AREA: 297 SF</p> <p>FIRST FLOOR AREA TO REMAIN: 1,240 SF COVER FRONT PORCH: 25 SF FIRST FLOOR GARAGE CONVERTED TO JUNIOR ADU: 490 SF</p> <p>NEW ADDITION AREA FOR JADU: 32 SF NEW GARAGE/WORKSHOP: 258 SF TOTAL AREA: 2,045 SF</p> <p>ALLOWABLE BUILDING HEIGHT (PER ZONING CODE CH. 21.08): 35 FT ACTUAL BUILDING HEIGHT: 14'-4"</p> <p>ALLOWABLE NO. OF STORIES ABOVE GRADE (CBC 804.4, R-3, VB, NB): 3 ACTUAL NO. OF STORIES: 1</p> <p>CHAPTER 6 - TYPES OF CONSTRUCTION:</p> <p>TYPE OF CONSTRUCTION: (502) TYPE V-4B</p> <p>FIRE RESISTANCE RATING REQUIREMENTS FOR:</p> <p>BUILDING ELEMENTS (TABLE 603.1)</p> <p>STRUCTURAL FRAME: _____ 0HR EXTERIOR BEARING WALLS: _____ 0HR INTERIOR BEARING WALLS: _____ 0HR EXTERIOR NON-BEARING WALLS: _____ SEE (TABLE 602) INTERIOR NON-BEARING WALLS: _____ 0HR FLOORS: _____ 0HR ROOF: _____ 0HR</p> <p>EXTERIOR WALLS BASED ON FIRE SEPARATION (TABLE 602.1)</p> <p>NORTH EXTERIOR WALL (LX > 30'): _____ 0HR EAST EXTERIOR WALL (5' ≤ X < 10'): _____ 1HR SOUTH EXTERIOR WALL (10' ≤ X < 30'): _____ 0HR WEST EXTERIOR WALL (5' ≤ X < 10'): _____ 1HR</p> <p>CHAPTER 7 - FIRE-RESISTANCE RATED CONSTRUCTION:</p> <p>ALLOWABLE AREA OF OPENINGS (CBC TABLE 705.4 & CRC TABLE 302.1)</p> <table border="1"> <thead> <tr> <th>EXTERIOR WALLS</th> <th>FIRE SEPARATION DISTANCE (FT)</th> <th>MINIMUM EXTERIOR WALL OPENING WALL OPENING (%)</th> <th>EXTERIOR WALL AREA (SQ FT)</th> <th>MINIMUM AREA OF OPENING (SQ FT)</th> <th>AREA OF OPENINGS PROPOSED (SQ FT)</th> </tr> </thead> <tbody> <tr> <td>NORTH</td> <td>32'-0"</td> <td>NO LIMIT</td> <td></td> <td></td> <td></td> </tr> <tr> <td>EAST</td> <td>6'-7"</td> <td>10%</td> <td>667</td> <td>67</td> <td>100</td> </tr> <tr> <td>SOUTH</td> <td>25'-0"</td> <td>70%</td> <td>665</td> <td>465</td> <td>140</td> </tr> <tr> <td>WEST</td> <td>9'-0"</td> <td>10%</td> <td>665</td> <td>67</td> <td>24</td> </tr> </tbody> </table>	GROUP	SECTION	DESCRIPTION OF OCCUPANCY	PROPOSED AREA (SF)	R-3	RESIDENTIAL	(S10.3)	SINGLE-FAMILY 2,045	EXTERIOR WALLS	FIRE SEPARATION DISTANCE (FT)	MINIMUM EXTERIOR WALL OPENING WALL OPENING (%)	EXTERIOR WALL AREA (SQ FT)	MINIMUM AREA OF OPENING (SQ FT)	AREA OF OPENINGS PROPOSED (SQ FT)	NORTH	32'-0"	NO LIMIT				EAST	6'-7"	10%	667	67	100	SOUTH	25'-0"	70%	665	465	140	WEST	9'-0"	10%	665	67	24	<p>SYMBOLS</p> <p>ALIGN</p> <p>OFFICE ROOM NAME OFFICE ROOM NUMBER</p> <p>DOOR NUMBER</p> <p>EXISTING DOOR</p> <p>DETAIL REFERENCE</p> <p>SHEET NUMBER</p> <p>DETAIL SECTION REFERENCE</p> <p>SHEET NUMBER</p> <p>DETAIL SECTION REFERENCE</p> <p>SHEET NUMBER</p> <p>EXTERIOR ELEVATION REFERENCE</p> <p>INTERIOR ELEVATION VIEW</p> <p>INTERIOR ELEVATION REFERENCE</p> <p>SHEET NUMBER</p> <p>REVISION</p> <p>PROPOSED ELECTRICAL OUTLET</p> <p>LIGHT SWITCH</p> <p>1 HOUR FIRE SEPARATION</p> <p>WINDOW TAG</p> <p>WALL TAG</p>	<p>SHEET INDEX</p> <p>A0.1 - COVER SHEET / PROJECT INFORMATION A1.1 - PROPOSED SITE PLAN A1.1a - SITE PHOTOS A2.1 - EXISTING / PROPOSED FLOOR & ROOF PLANS A4.1 - EXISTING / PROPOSED ELEVATIONS</p>
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DESIGN EVEREST, INC.
 365 FLOWER LANE
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 FOR CONSTRUCTION SUPPORT: (888) 512-3152
 EMAIL: constructionsupport@designeverest.com

COVER SHEET
 939 BUCKNAM AVE GARAGE SUITE CONVERSION
 939 BUCKNAM AVE
 CAMPBELL, CA 95008

REV	DATE	DESCRIPTION
	03/25/2021	PLANNING SUBMITTAL
	04/16/2021	PLANNING RESUBMITTAL
	06/24/2021	RESP. TO PLANNING COMMENTS - #1

TREE NOTE:
 THERE ARE CURRENTLY NO EXISTING TREES ON-SITE, AND NO NEW TREES ARE PROPOSED TO BE INSTALLED FOR PROJECT SCOPE.



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 PHONE SALES: 415-941-2015
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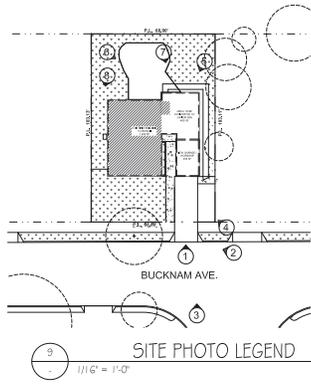
PROPOSED SITE PLAN
 939 BUCKNAM AVE GARAGE SUITE CONVERSION
 939 BUCKNAM AVE
 CAMPBELL, CA 95008

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CKD BY:	ND
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A1.1

EXISTING/ PROPOSED SITE PLAN
 3/32" = 1'-0"



6
-
- N/A

PHOTO 6



3
-
- N/A

PHOTO 3



8
-
- N/A

PHOTO 8



5
-
- N/A

PHOTO 5



2
-
- N/A

PHOTO 2



7
-
- N/A

PHOTO 7



4
-
- N/A

PHOTO 4



1
-
- N/A

PHOTO 1

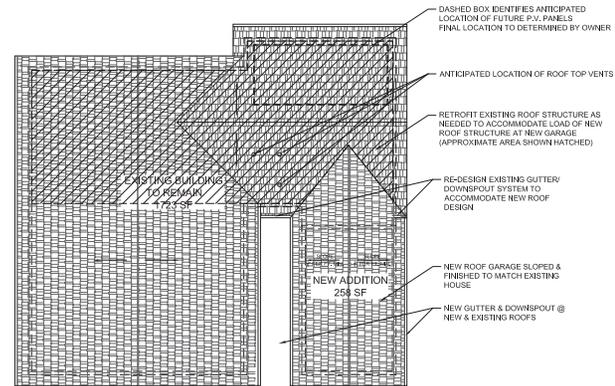
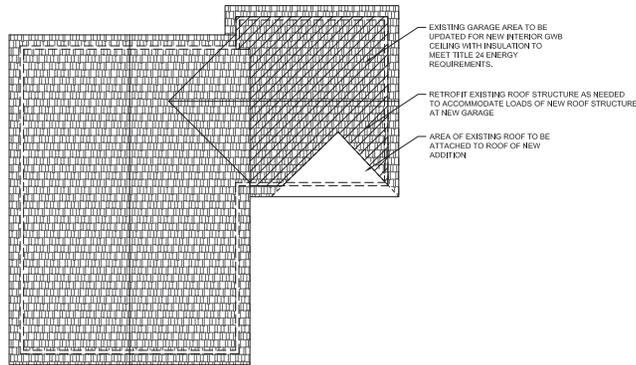
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SITE PHOTOGRAPHY SHEET
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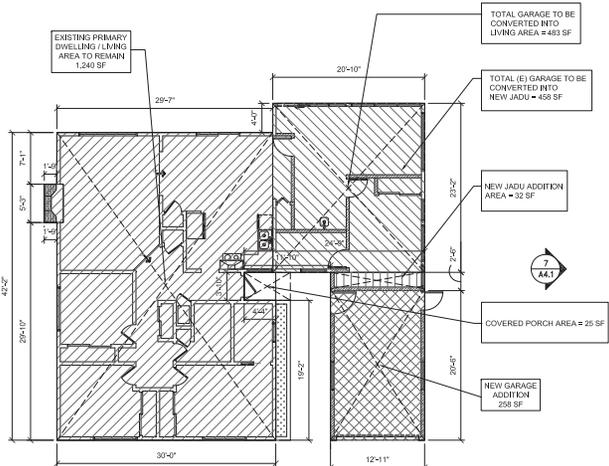
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A1.1a

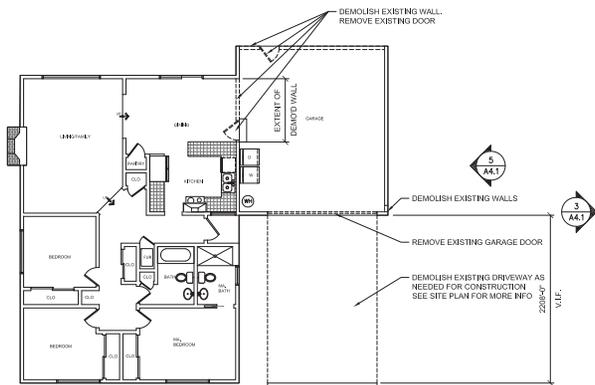


4 EXISTING ROOF PLAN
1/8" = 1'-0"

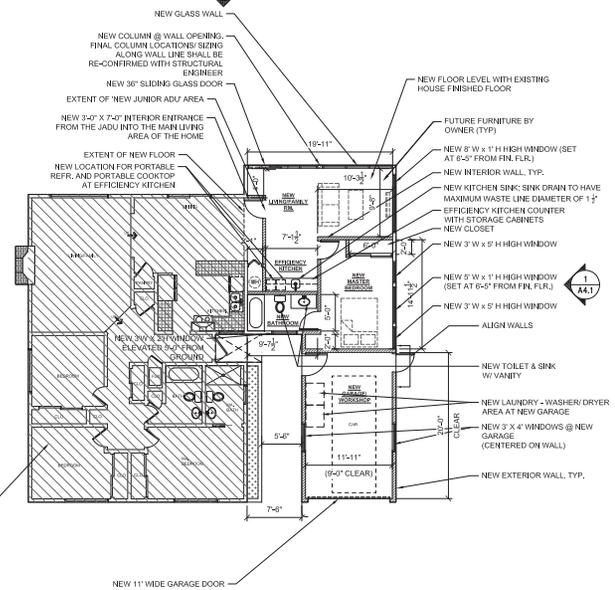
2 PROPOSED ROOF PLAN
1/8" = 1'-0"



5 FLOOR AREA DIAGRAM
1/8" = 1'-0"



3 EXISTING FLOOR PLAN / DEMOLITION PLAN
1/8" = 1'-0"



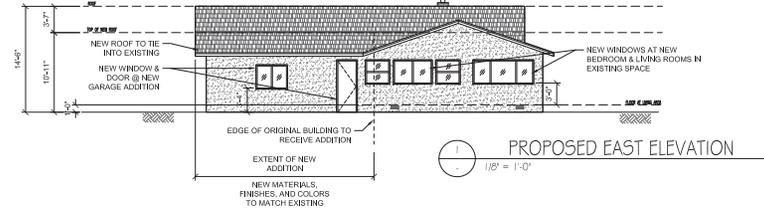
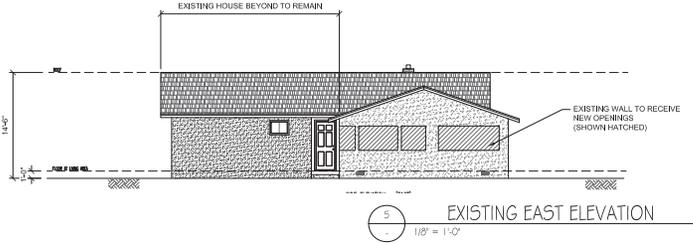
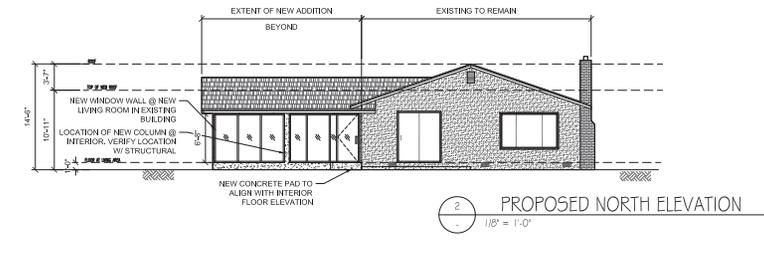
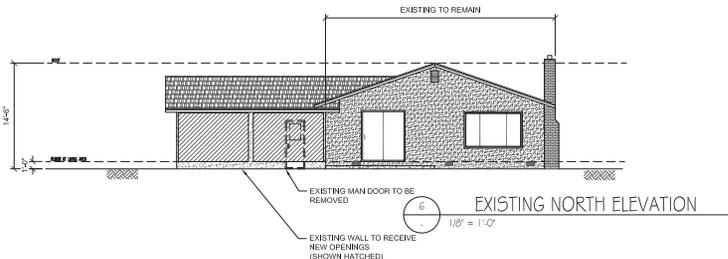
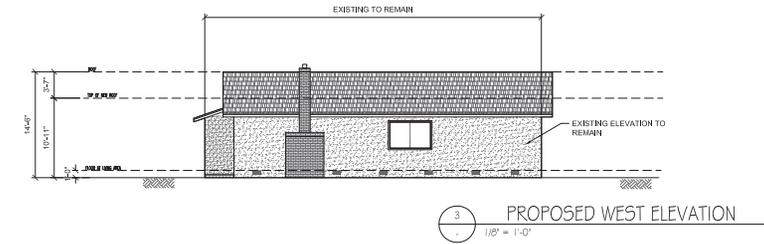
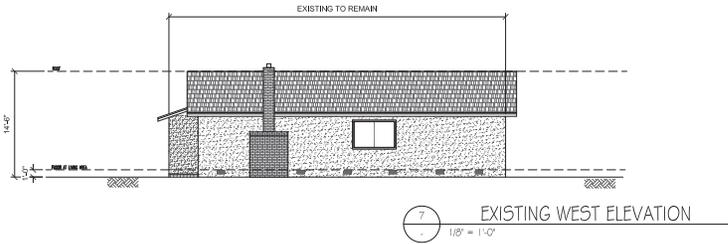
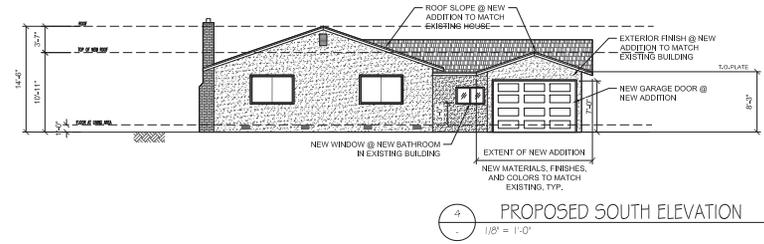
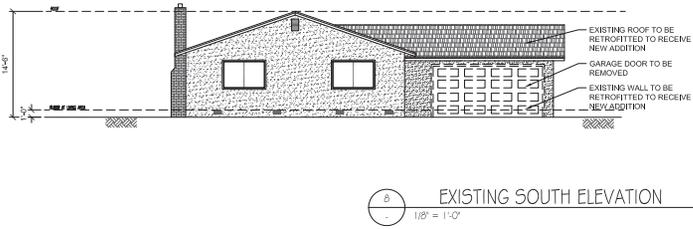
1 PROPOSED FLOOR PLAN
1/8" = 1'-0"

LEGEND

- EXISTING PARTITION TO BE REMOVED
- ==== EXISTING PARTITION TO REMAIN
- ==== NEW PARTITION
- X/Y EXTERIOR ELEVATION REFERENCE

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