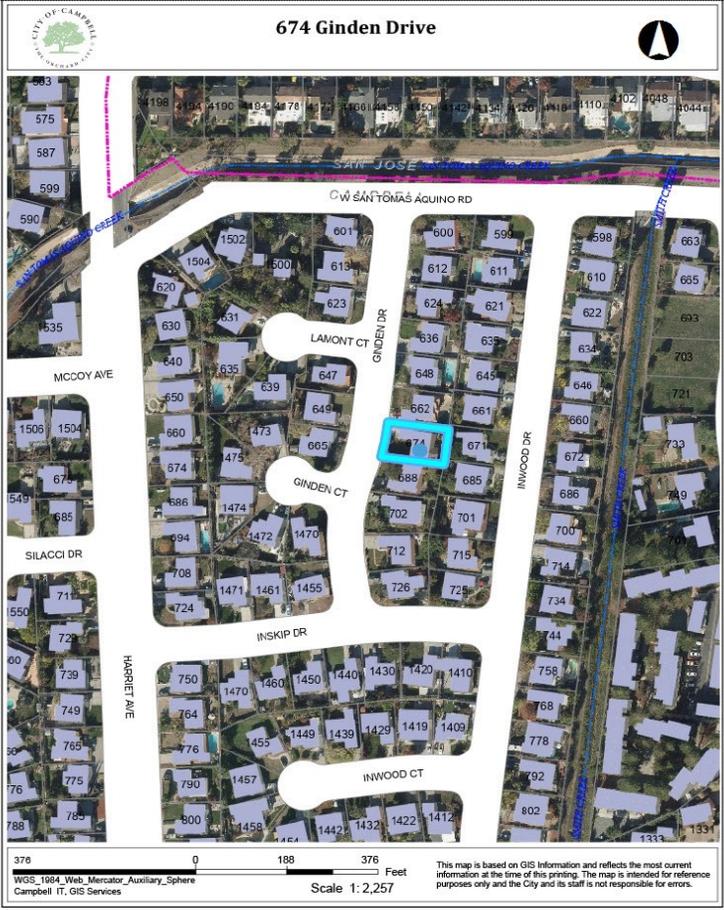
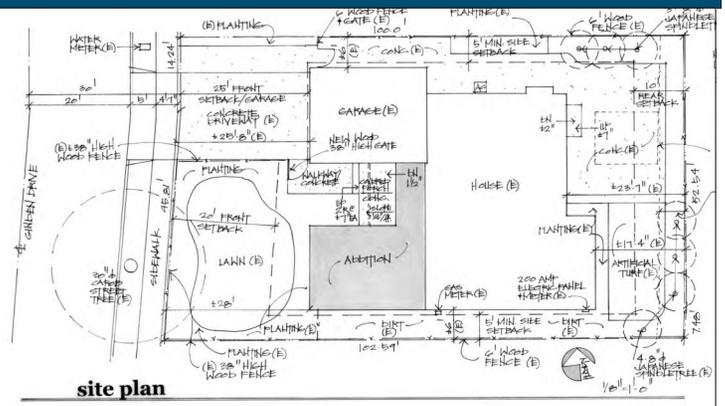


Location of Proposed Project



City of Campbell
70 North First Street
Campbell, CA 95008 -1423

Project Image



Notice of Decision on Proposed Project

Dear Campbell Resident,

January 20, 2024

The Community Development Director will be rendering a decision on the following project.

Project Address: 674 Ginden Dr

Zoning | Area Plan: R-1-6 | STANP

Neighborhood Association(s): N/A

File No: PLN-2023-194

APN: 403-08-081

Applicant: Kathleen Williams, Architect

Property Owner: Kyle Ray

Application Type: Administrative Site and Architectural Review

Project Planner: Ishwarya, Planning Technician

Email Contact: ishwarya@campbellca.gov

Phone Contact: (408) 866-2163

Project Description:

To allow an approximately 436 square foot addition to an existing single-family dwelling.

Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **January 22, 2024**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **January 31, 2024**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal.
To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



santa clara county fire district standards

1. codes
This project shall comply with the California Fire (CFC) and Building (CBC) Code, 2022 edition, as adopted by the City of Campbell Municipal Code (CMC) and the California Code of Regulations (CCR).

2. address identification
New buildings shall have approved address numbers 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 alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). 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

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 if such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into 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 any 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 applicant(s). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

5. construction site fire safety
All construction sites must comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

sheet index

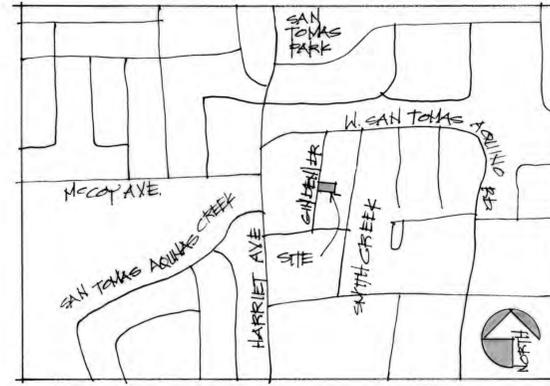
- 1 site plan, summary
- 2 site photography, floor area diagrams
- 3 existing floor plan
- 4 proposed floor plan
- 5 exterior elevations, roof plan

summary

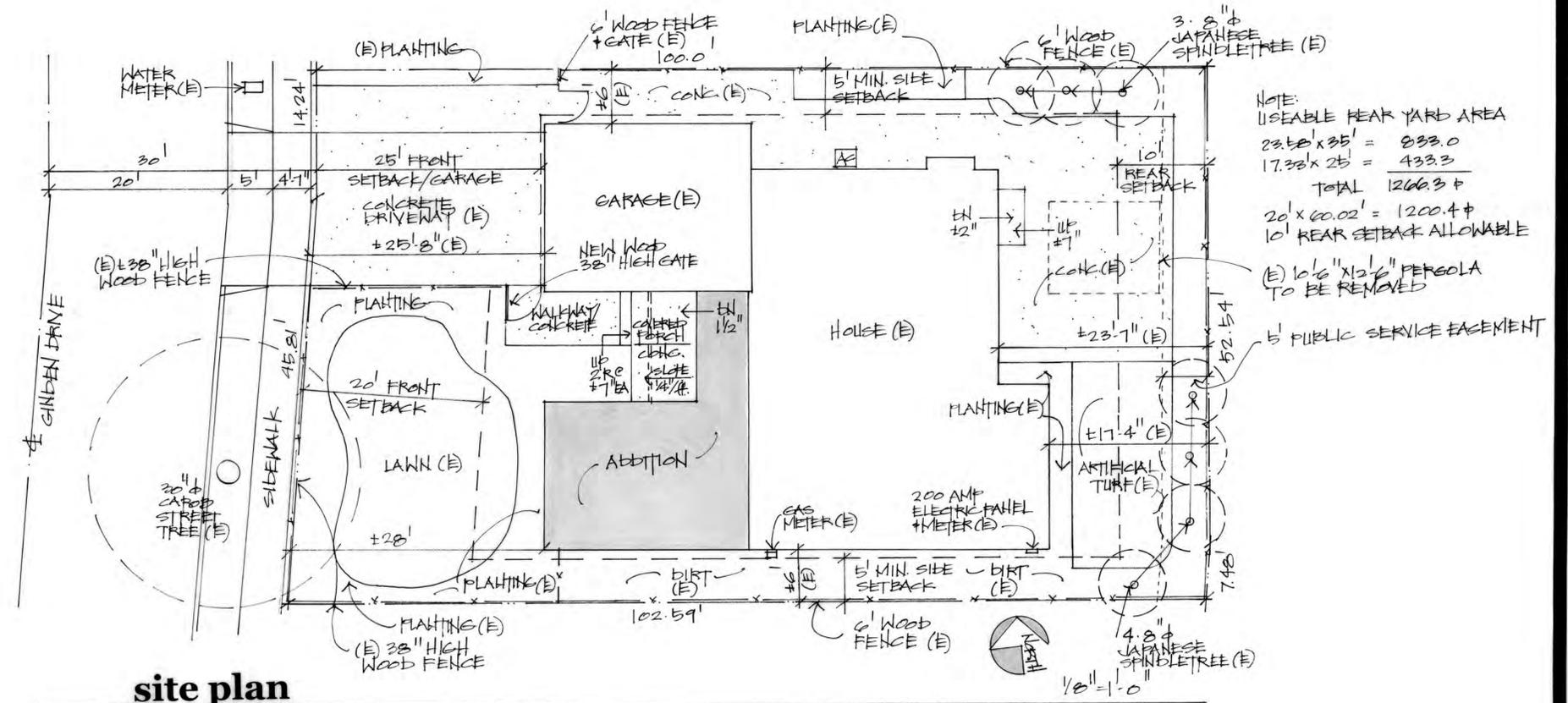
project address	674 Ginden Drive Campbell, CA 95030	proposed building lot coverage	2253.2 sq. ft. (36.9%) < 2441.2 sq. ft.
apn	403 08 081	proposed paving coverage/ driveway, walkways and patios	1627.8 sq. ft. (26.7%)
owner	Todd and Kyle Ray 674 Ginden Drive Campbell, CA 95030	proposed impervious coverage	3881.0 sq. ft. (63.6%)
zoning	R 1-6 / san tomas area neighborhood	proposed landscape coverage	
lot area	6103 sq. ft.	landscape area artificial turf	1906.0 sq. ft. 316.0 sq. ft.
parking	2 covered spaces	total	2222.0 sq. ft. (36.4%)
fire sprinklers	not required		
allowable FAR	45% 45 x 6103 = 2746.4 sq. ft.		
allowable building lot coverage	40% .40 x 6103 = 2441.2 sq. ft.		
floor area			
existing house	1312.3 sq. ft.		
garage	437.0 sq. ft.		
total	1749.3 sq. ft.		
addition	437.3 sq. ft.		
total	2186.6 sq. ft.		
new covered front porch	66.6 sq. ft.		
total	2253.2 sq. ft. (36.9%) < 2746.4 sq. ft.		
pergola to be removed	131.4 sq. ft.		
total living area	1749.6 sq. ft.		
area of remodel	309.7 sq. ft.		

scope of work

Remodel (309.7 sq. ft.) of existing residence to relocate laundry area and add new hall and bathroom. Addition (436.4 sq. ft.) to enlarge two bedrooms and add one bedroom/office, expand front entry and construct new covered front porch (66.6 sq. ft.). Remove existing roof structure above garage. Construct new roof above garage with plate height to match existing at house.

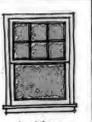


vicinity map



site plan

The design, plans, and specifications shown on this drawing are the property of Kathleen Williams Architects and are developed solely for this project. They shall not be used without the written consent of Kathleen Williams Architects. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. Each contractor shall verify all dimensions and conditions of the site and report any differences to the Architect prior to commencing work.



kathleen
williams
architect
p.o. box 66
los gatos, ca
95031

408 354 5097

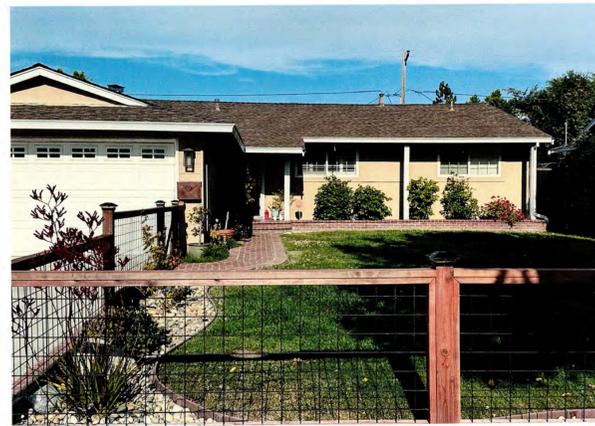
remodel and addition to residence
674 ginden drive
campbell, ca



11.28.23



A



B



C



D



E



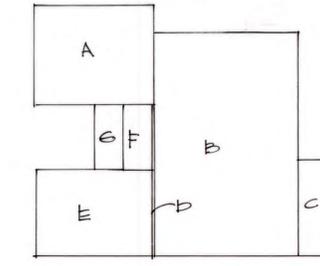
F

EXISTING GARAGE		
A	23' x 19'	437
EXISTING HOUSE		
B	27'-8" x 43'	1189.8
C	6' x 19'	114.0
D	0'-2 1/2" x 29'	8.5
		<u>1312.3</u>

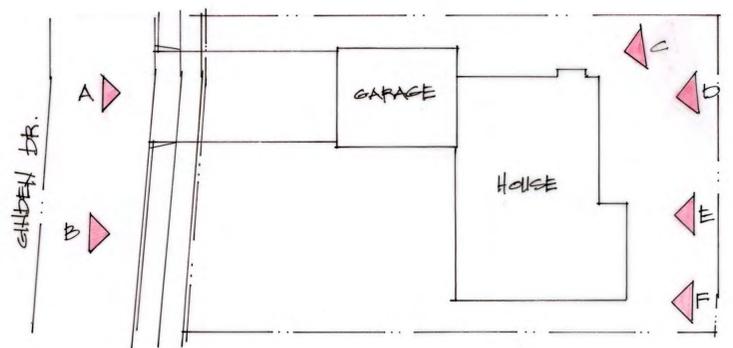
ADDITION		
E	22'-4" x 16'-6"	368.5
F	5'-6" x 12'-6"	68.8
		<u>437.3</u>

NEW COVERED PORCH		
G	5'-4" x 12'-6"	66.6

TOTAL 2253.2 SQ. FT.

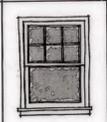


floor area calculations 1/6"=1'-0"



site photography

The design, plans, and specifications shown on this drawing are the property of Kathleen Williams, Architect and are intended solely for the use of the client. They are not to be used for any other project without the written consent of the architect. They are intended, but not warranted, to accurately portray actual job conditions and requirements. Each contractor agrees to independently verify all data represented herein which affects its work and report any differences to the Architect prior to commencing work.



kathleen
williams
architect
p.o. box 66
los gatos, ca
95031
408 354 5097

remodel and addition to residence
674 ginden drive
campbell, ca



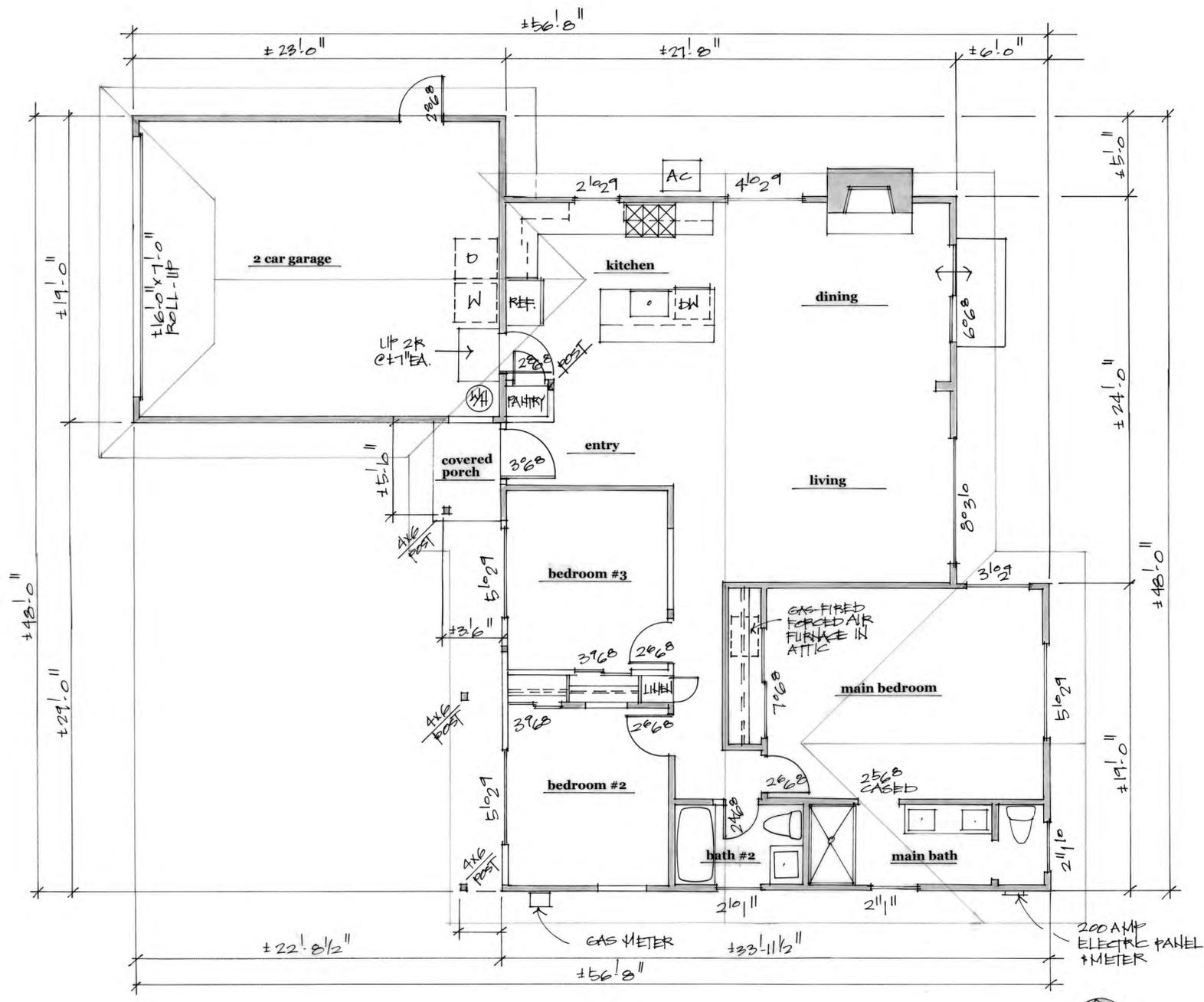
11.28.23
2
CF5

The design, plans, and specifications shown on this drawing are the property of Kathleen Williams, Architect and are devised solely for the use of the client. They shall not be used, whole or in part, for any purpose for which they were not intended without the written permission of the architect. They are intended, but not warranted, to accurately portray actual job conditions. The architect does not assume any responsibility for any errors or omissions in this document, and the client agrees to indemnify and hold the architect harmless from all claims, damages, and expenses, including attorney's fees, which may be incurred by the architect in connection with this project.



kathleen
williams
architect
p.o. box ge
los gatos, ca
95031
408 354 5097

remodel and addition to residence
674 ginden drive
campbell, ca



legend

— 2 x 4 @ 16" o.c. walls to remain

- - - 2 x 4 @ 16" o.c. walls to be removed

existing floor plan

1/4" = 1'-0"



11.28.23

3
OF 5

