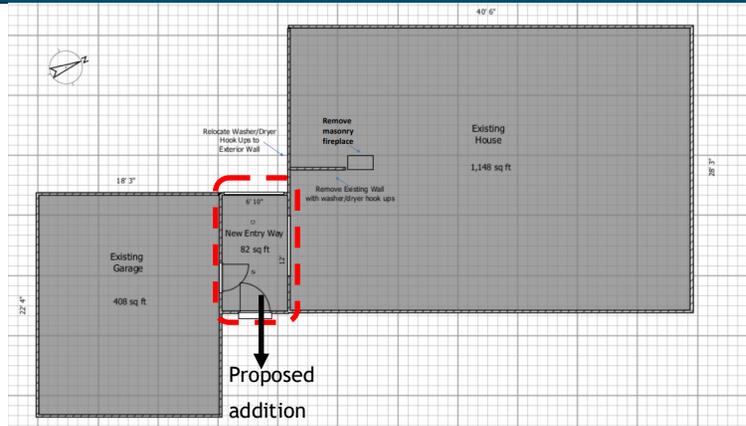






City of Campbell  
70 North First Street  
Campbell, CA 95008 -1423

### Project Image



# Notice of Decision on Proposed Project

Dear Campbell Resident,

October 8, 2024

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

**Project Address:** 729 Buddlawn Way

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

**Neighborhood Association(s):** N/A

**File No:** PLN-2024-115

**APN:** 404-24-023

**Applicant:** Cecelia Town

**Property Owner:** Cecelia Town

**Application Type:** Administrative Site and Architectural Review

**Project Planner:** Ishwarya, Planning Technician

**Email Contact:** [ishwarya@campbellca.gov](mailto:ishwarya@campbellca.gov)

**Phone Contact:** (408) 866-2163

## Project Description:

To allow the addition of approximately 82 square feet by enclosing an existing breezeway in a single-family home.

## 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 **October 8, 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 **October 17, 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](mailto: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



**Enclose Existing 82 Square Foot Breezeway**

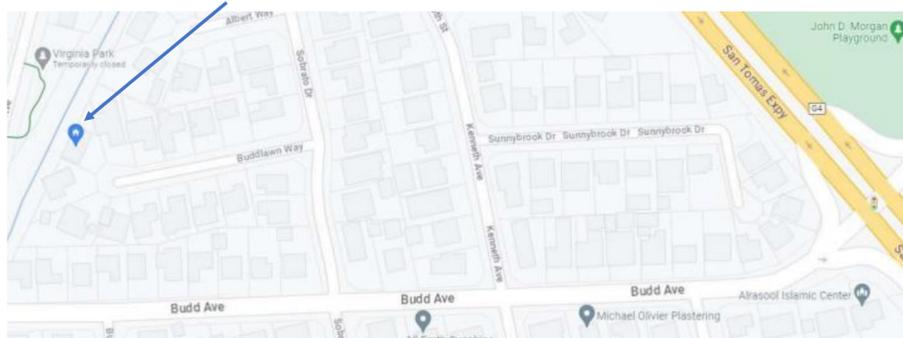
**Remove Existing Masonry Fireplace in Center of Living Room**

- Letter of approval from West Valley Sanitation District is attached.
- Declaration of Intent to Occupy during construction is attached.
- Owner-Builder form is attached.
- CalGreen – No product shall be used that exceeds state limits on Volatile Organic Compounds.
- Insulation shall be R-13 in walls, R-30 in ceilings, pack insulation between windows/doors and adjacent framing, seal all annular spaces between pipes and wires. (Floor is concrete foundation.)
- All penetrations into fire rated floors, walls, and ceilings shall not compromise the fire rating, J-boxes to be metal, can lights to be sealed in 5/8 gypsum boxes or factory rated boxes.
- All new and replaced duplex receptacles shall be listed TR “tamper-resistant”.
- GFCI required in garages, accessory areas; combination AFCI/GFCI required in laundry areas.
- All new lighting shall be high-efficacy compliant. Screw-based permanently installed light fixtures must contain screw-based JA8 lamps. Light switches shall be on interior walls next to door handles.
- Outlets shall be placed a maximum of 48” apart above baseboards.
- Entry door is full frame installation.
- Interior door to the garage shall be fire-rated and pre-hung.

**Waste Management Plan**

Trash piles shall not be located in the front yard or visible from the street. All trash shall be quickly hauled off site within 5 days.

Vicinity map: 729 Buddlawn Way, Campbell, CA



Zoning R-1-6  
 General wood construction V-B  
 San Jose Water district  
 West Valley Sanitation District  
 PG&E supplied electricity

LOT COVERAGE = 1,638 sq. ft.  
 NET LOT AREA = 6,375 sq. ft. (see Title Report)  
 BUILDING COVERAGE RATIO = 26%

**SHEET INDEX**

- 1 Notes
- 2 Site Map / PHOTOS
- 3 Floor Plan
- 4 Elevations

**OWNER/BUILDER:**  
 CECILIA TOWN  
**PHONE:**  
 408.832.3088  
**EMAIL:**  
 cectown@gmail.com

**JOB ADDRESS:**  
 729 BUDDLAWN WAY  
 CAMPBELL, CA 95008

**SCOPE OF PROJECT:**  
 Enclose existing 82 square foot breezeway. Remove existing masonry fireplace in center of living room.

**SHEET TITLE:**  
 COVER SHEET

**APN:**  
 404-24-023-00

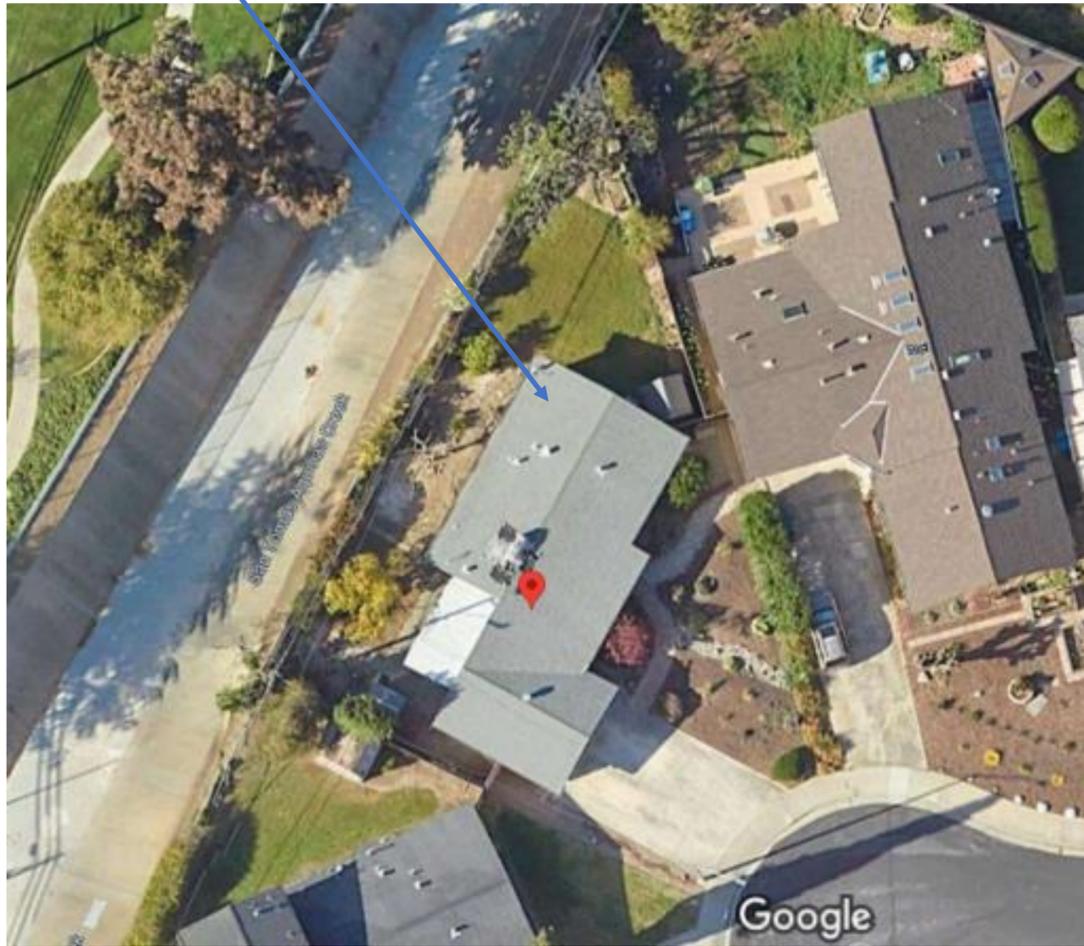
**DATE:**  
 JULY 8, 2024

**SCALE:**

**SHEET 1 OF 4**

City date and approval stamps

729 Buddlawn Way, Campbell, CA  
Aerial View



Pictures of front breezeway

East view



Wall will be built to connect the existing garage to the existing house.

**OWNER/BUILDER:**  
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**EMAIL:**  
cectown@gmail.com

**JOB ADDRESS:**  
729 BUDDLAWN WAY  
CAMPBELL, CA 95008

**SCOPE OF PROJECT:**  
Enclose existing 82  
square foot breezeway.  
Remove existing  
masonry fireplace in  
center of living room.

**SHEET TITLE:**  
SITE MAP / PHOTOS

**APN:**  
404-24-023-00

**DATE:**  
JULY 8, 2024

**SCALE:**

**SHEET 2 OF 4**

729 Buddlawn Way, Campbell, CA – Street View

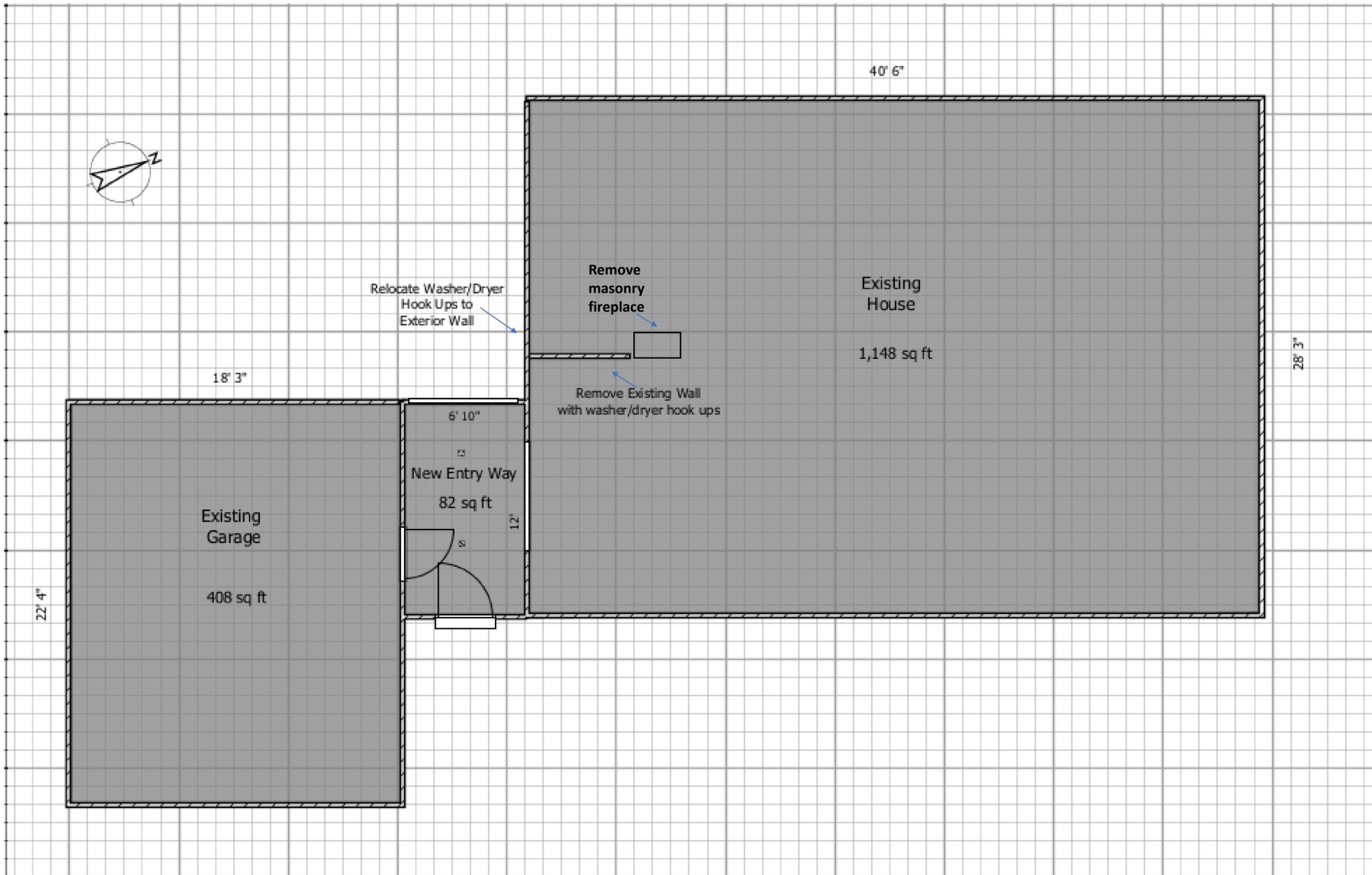


Pictures of back breezeway

West view



Wall will be built to connect the existing house to the existing garage.



**OWNER/BUILDER:**  
 CECILIA TOWN  
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**EMAIL:**  
 cectown@gmail.com

**JOB ADDRESS:**  
 729 BUDDLAWN WAY  
 CAMPBELL, CA 95008

**SCOPE OF PROJECT:**  
 Enclose existing 82 square foot breezeway. Remove existing masonry fireplace in center of living room.

**SHEET TITLE:**  
 FLOOR PLAN

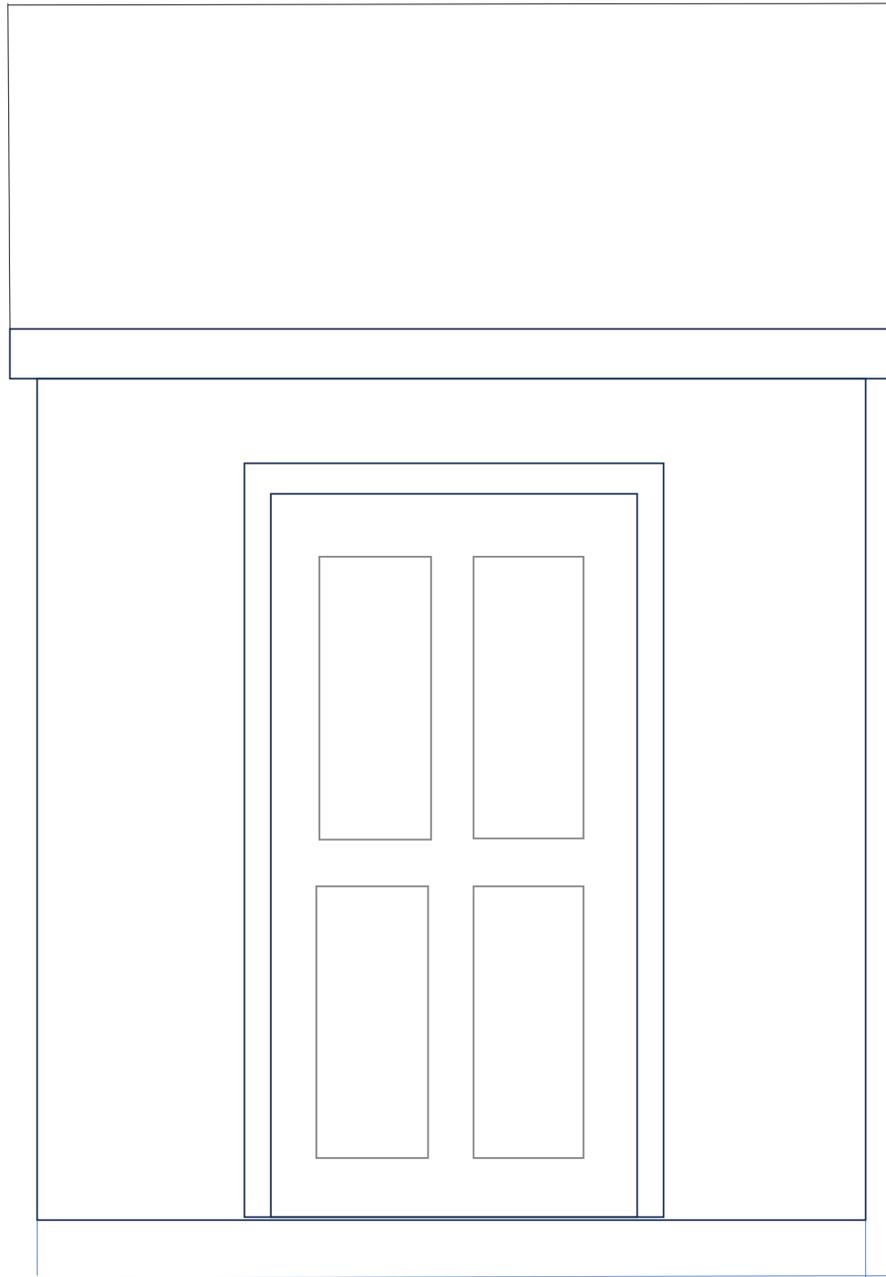
**APN:**  
 404-24-023-00

**DATE:**  
 JULY 8, 2024

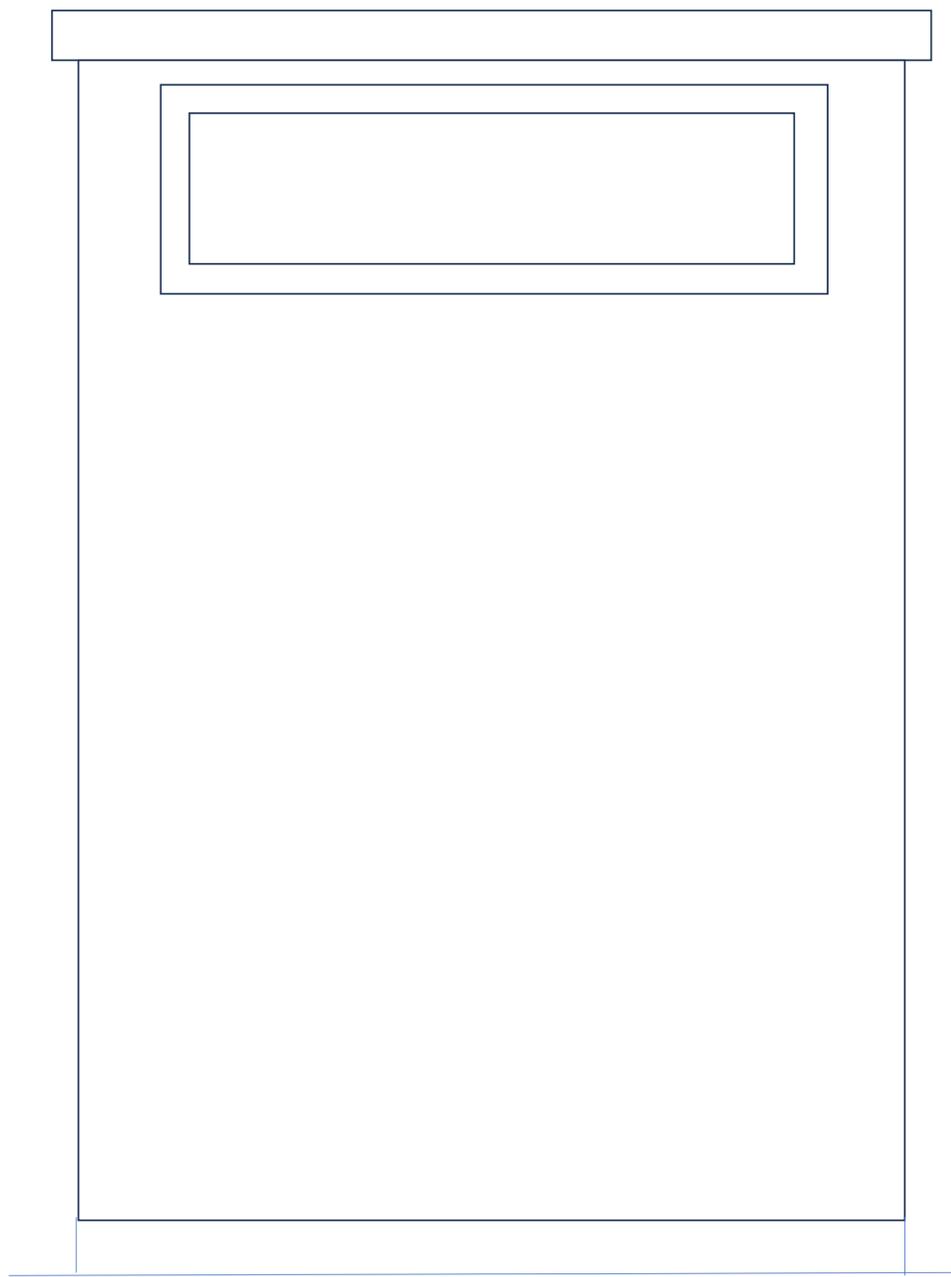
**SCALE:**  
 18" X 24" sheet  
 1 INCH = 4 FEET

**SHEET 3 OF 4**

- One wall will be built on the east side to connect the existing garage to the existing house.
- Another wall will be built on the west side to connect the existing house to the existing garage.
- This will create the new entry way.
- A front door will be installed on the east wall. A transom window will be installed on the west wall. A fire-rated interior garage door will replace the existing door to the garage.
- Light switches by each door will turn on the entry way high efficiency lighting.
- Outlets shall be placed on the existing north and south walls, plus the west wall, at a maximum of 48" apart (where applicable) above baseboards.
- The masonry fireplace will be removed from the center of the living room.
- One existing wall will be removed from the existing house (see FLOOR PLAN). The washer and dryer hook-ups on this (removed) wall will be relocated to the existing exterior wall.



East Elevation



West Elevation

**OWNER/BUILDER:**  
CECELIA TOWN  
**PHONE:**  
408.832.3088  
**EMAIL:**  
cectown@gmail.com

**JOB ADDRESS:**  
729 BUDDLAWN WAY  
CAMPBELL, CA 95008

**SCOPE OF PROJECT:**  
Enclose existing 82 square foot breezeway. Remove existing masonry fireplace in center of living room.

**SHEET TITLE:**  
ELEVATIONS

**APN:**  
404-24-023-00

**DATE:**  
JULY 8, 2024

**SCALE:**  
18" X 24" SHEET  
1 INCH = 1 FOOT

**SHEET 4 OF 4**