



**CITY OF CAMPBELL**  
Community Development Department

May 1, 2017

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

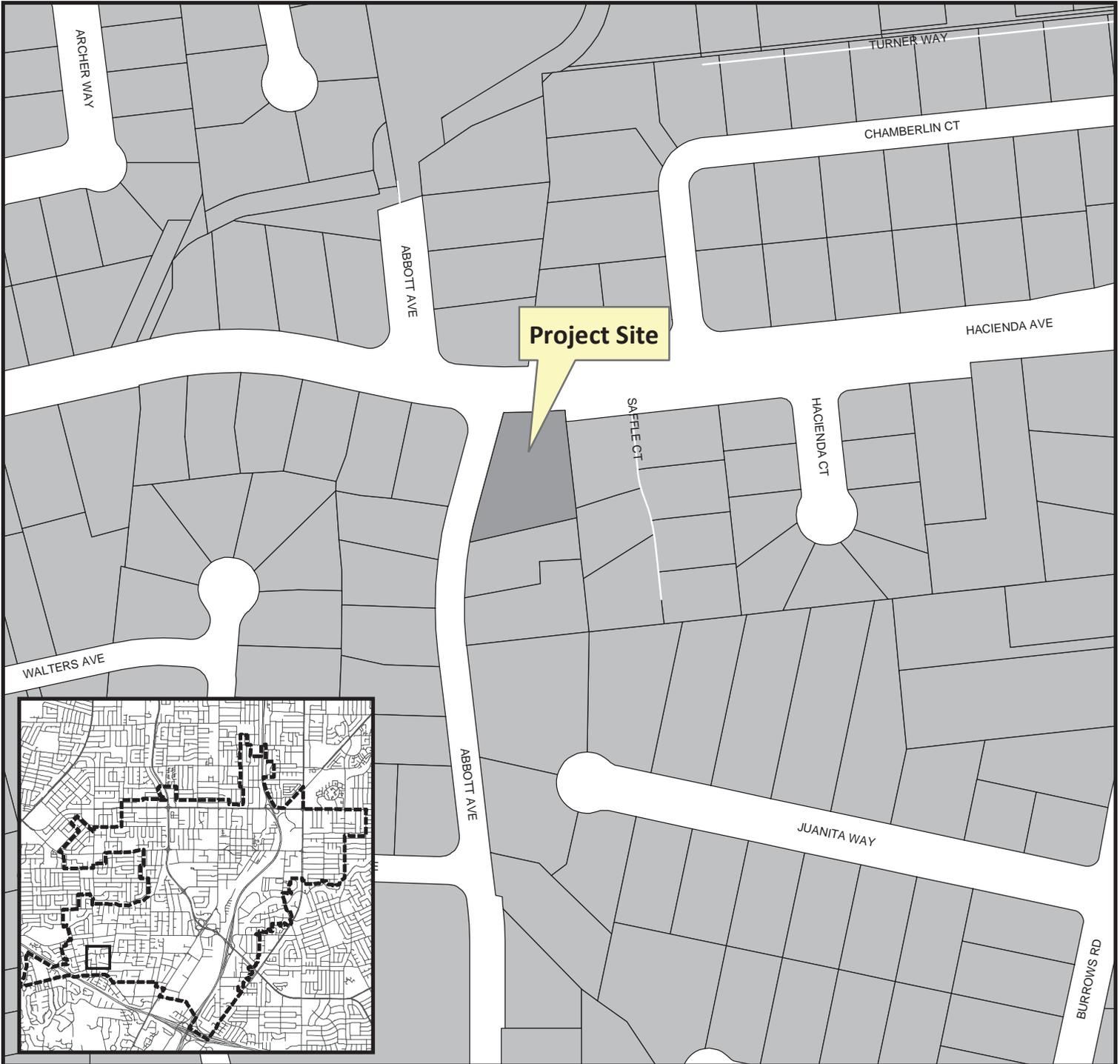
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

**File No.:** PLN2017-42  
**Applicant:** Arsenio Ferreira  
**Project Address:** 1462 W. Hacienda Ave.  
**Property Owner:** Arsenio Ferreira  
**Zoning District:** R-1-10 (Single-Family Residential)  
**General Plan:** Low Density Residential  
**Project Description:** An approximately 423 square foot one-story rear addition to an existing one-story 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 May 1, 2017 and ends on May 10, 2017. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **May 10, 2017**. 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. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Victoria Hernandez, Assistant Planner, in the Community Development Department, at (408) 866-2732 or by email [victoriah@cityofcampbell.com](mailto:victoriah@cityofcampbell.com).

# Project Location Map

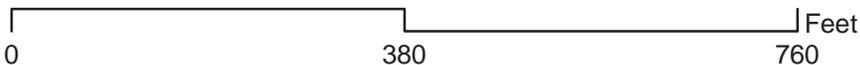


**Project Location:** 1462 W. Hacienda Avenue

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

**Planning File No.:** PLN2017-42

**Description:** 423 square-foot one-story rear addition to an existing one-story single-family residence



Community Development Department  
Planning Division

# FERREIRA RESIDENCE

## 423 Sq.Ft. ONE STORY ADDITION, ALTERATION

1462 W Hacienda Ave. Campbell, CA 95008  
APN : 410 - 16 - 100



Attachment A - Items to be Provided on Plans Page 3

**PROJECT SUMMARY**

**ASSESSORS PARCEL NUMBER:** 410 - 16 - 100

**LOT SIZE:**  
Gross sq. ft. (Property to center line of street)  
17,500  
Net sq. ft.

DEVELOPMENT DATA:	Square Feet		Percent of Site	
	Existing	Proposed	Existing	Proposed
Building coverage	1,993	1,731	11%	10%
Landscape coverage	13,157	13,419	76%	77%
Paving coverage	2,350	2,350	13%	13%
FLOOR AREA RATIO: Total Bldg s.f. divided by net lot size	11	10		

**ADJACENT LAND USES:**

Direction	Use
North	Residential
South	Residential
East	Residential
West	Residential

**PARKING:**

# Standard Spaces	# Compact Spaces	# Disabled Spaces	# TOTAL PARKING
2			2

**RESTAURANT AND ASSEMBLY USES:**  
Restaurant Count \_\_\_\_\_

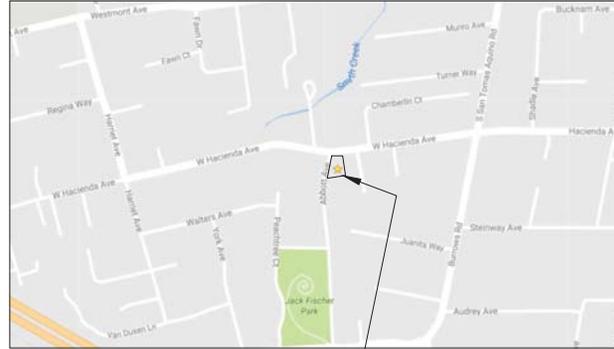
**RESIDENTIAL PROJECTS:**

	UNIT TYPE A	UNIT TYPE B	UNIT TYPE C	UNIT TYPE D
Living Area (square footage)	1,270			
Garage Area (square footage)	400			
Total Area (square footage)	1,670			
Number of Bedrooms	3			
Total Number of Units per Type	1			

Rev# 42134



AERIAL VIEW



VICINITY MAP

**PROJECT DESCRIPTION**

- 423 SF, REAR ADDITION AT EXISTING ONE STORY HOUSE, WITH NEW MASTER BEDROOM, MASTER BATHROOM AND WALKING-IN-CLOSET.
- NEW KITCHEN, NEW CABINETS, FIXTURES AND APPLIANCES.
- UPGRADE ELECTRIC METER TO 200-AMPS.

**PROJECT DATA**

**PROJECT DATA:**  
OWNER'S NAME: FERREIRA  
PROJECT ADDRESS: 1462 W HACIENDA AVE. CAMPBELL, CA 95008  
A P N: 410-16-100  
ZONING: R-1-10 SAN TOMAS AREA  
TYPE CONSTRUCTION: V-B  
OCCUPANCY : R-3/U  
(E) BUILDING HEIGHT: 15'-1"

**DEVELOPMENT STANDARDS**

**DEVELOPMENT STANDARDS :**  
LOT AREA = 17,500 Sq.Ft.  
(E) LIVABLE AREA = 847 Sq.Ft.  
(N) ADD. = 423 Sq.Ft.  
(N) Total livable = 1,270 Sq.Ft.  
(E) GARAGE = 400 Sq.Ft.  
(E) FRONT PORCH = 61 Sq.Ft.  
TOTAL COVERAGE = 1,731 Sq.Ft.  
BUILDING COVERAGE: 35% max.  
1,731 / 17,500 = 9.8% < 35%  
FLOOR AREA RATIO: 45%  
1,731 / 17,500 = 9.8% < 45%  
FRONT YARD SETBACK AREA: 2,276 Sq.Ft. = 100%  
Paved area (driveway) : 413 Sq.Ft. = 18%

**DRAWINGS INDEX**

- DRAWINGS INDEX :**
- A.1 TITLE SHEET - GENERAL INFORMATION.
  - A.2 EXISTING AND PROPOSED PLOT PLAN.
  - A.3 EXISTING AND PROPOSED FLOOR PLANS.
  - A.4 EXTERIOR ELEVATIONS.
  - A.5 EXTERIOR ELEVATIONS.

**CODES AND EDITIONS**

- ADOPTED CODES :**
- 2013 CALIFORNIA BUILDING CODE
  - 2013 CALIFORNIA RESIDENTIAL CODE
  - 2013 CALIFORNIA PLUMBING CODE
  - 2013 CALIFORNIA MECHANICAL CODE
  - 2013 CALIFORNIA ELECTRICAL CODE
  - CALIFORNIA GREEN BUILDING STANDARDS CODE
  - 2013 CALIFORNIA FIRE CODE
  - 2013 CALIFORNIA ENERGY CODE

**Ferreira Residence**  
 1462 W Hacienda Ave  
 Campbell, CA 95008  
 Phone : (650) 793-0361

TITLE SHEET  
-GENERAL INFORMATION  
-VICINITY MAP

REVISION: 03.30.2017

DATE: 01.26.2017

SCALE: AS NOTED

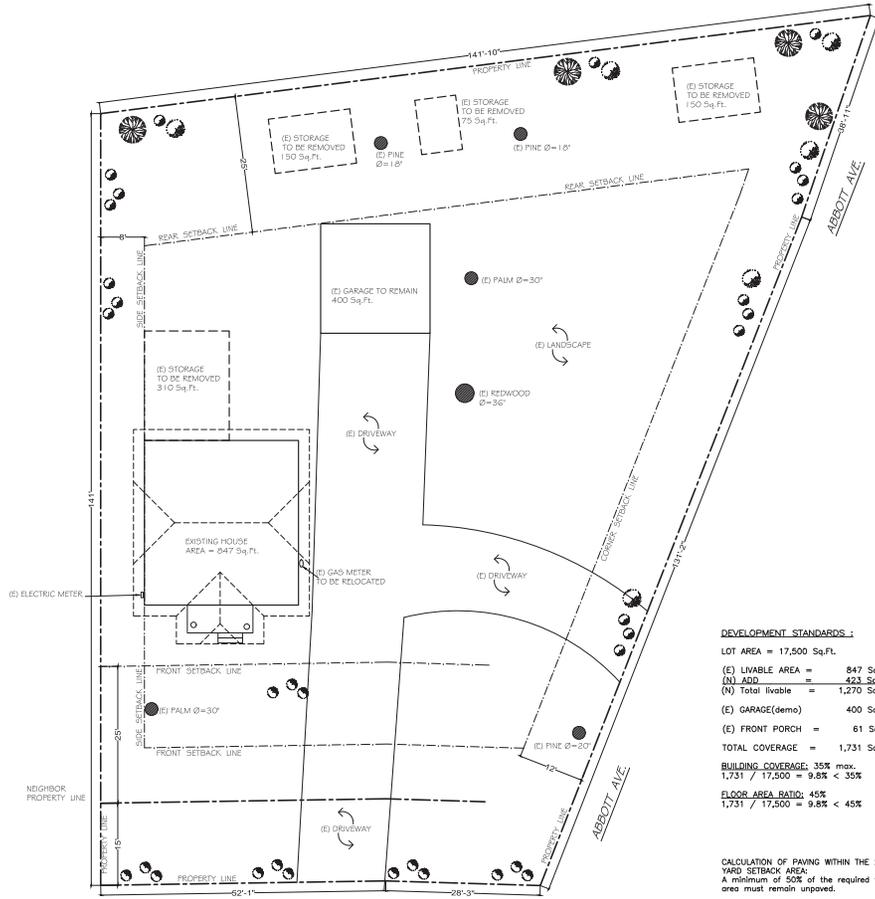
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A.1

LOT DRAINAGE:

EACH RESIDENTIAL LOT SHALL BE DESIGNED TO DRAIN TOWARD THE STREETS, ALLEYS, COMMON DRIVEWAYS OR COMMON AREAS. THE DRAINAGE SYSTEM FOR THE PRIVATELY OWNED LOTS SHALL BE DESIGNED SUCH THAT THE DRAINAGE SYSTEM DOES NOT CROSS THE COMMON PROPERTY LINES.

LOT SIZE OF 17,500 SQ. FT. MUST BE A MINIMUM OF 9 TREES ON THE LOT.



1462 W. HACIENDA AVE.  
APN : 410 - 16 - 100  
LOT = 17,500 Sq.Ft.

DEVELOPMENT STANDARDS :

LOT AREA = 17,500 Sq.Ft.  
(E) LIVABLE AREA = 847 Sq.Ft.  
(N) ADD = 423 Sq.Ft.  
(M) Total livable = 1,270 Sq.Ft.  
(E) GARAGE(demo) = 400 Sq.Ft.  
(E) FRONT PORCH = 61 Sq.Ft.  
TOTAL COVERAGE = 1,731 Sq.Ft.  
BUILDING COVERAGE: 35% max.  
1,731 / 17,500 = 9.8% < 35%  
FLOOR AREA RATIO: 45%  
1,731 / 17,500 = 9.8% < 45%

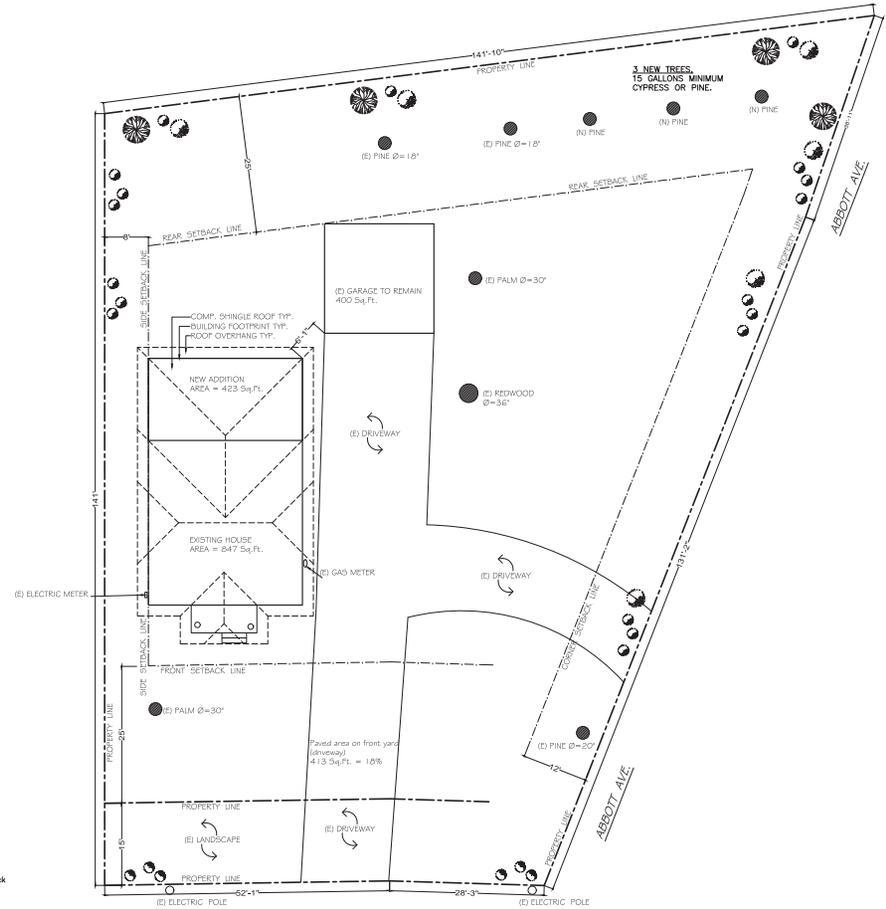
CALCULATION OF PAVING WITHIN THE 25 FOOT FRONT YARD SETBACK AREA:  
A minimum of 50% of the required front yard setback area must remain unpaved.

FRONT YARD SETBACK AREA: 2,276 Sq.Ft. = 100%  
Paved area (driveway) : 413 Sq.Ft. = 18%

OPEN SPACE: 14,300 Sq.Ft.

DEVELOPMENT DATA :	SQUARE FEET		PERCENT OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING COVERAGE	1,993	1,731	11%	10%
LANDSCAPE COVERAGE	13,157	13,419	76%	77%
PAVING COVERAGE	2,350	2,350	13%	13%
FLOOR AREA RATIO	11	10		

1 EXISTING PLOT PLAN  
3/32"= 1'-0"



1462 W. HACIENDA AVE.  
APN : 410 - 16 - 100  
LOT = 17,500 Sq.Ft.

2 PROPOSED PLOT PLAN  
3/32"= 1'-0"

NOTE:  
TITLED IS NOT A BOUNDARY SURVEY. PROPERTY LINES ARE SHOWN FOR ORIENTATION ONLY, AND ARE BASED ON PARCEL MAP FROM THE ASSESSOR OFFICE OF SANTA CLARA COUNTY.

SINCE SITE IS PRACTICALLY FLAT, NO GRADES ARE SHOWN.



0 4' 8' 16'  
SCALE: 3/32" = 1'-0"

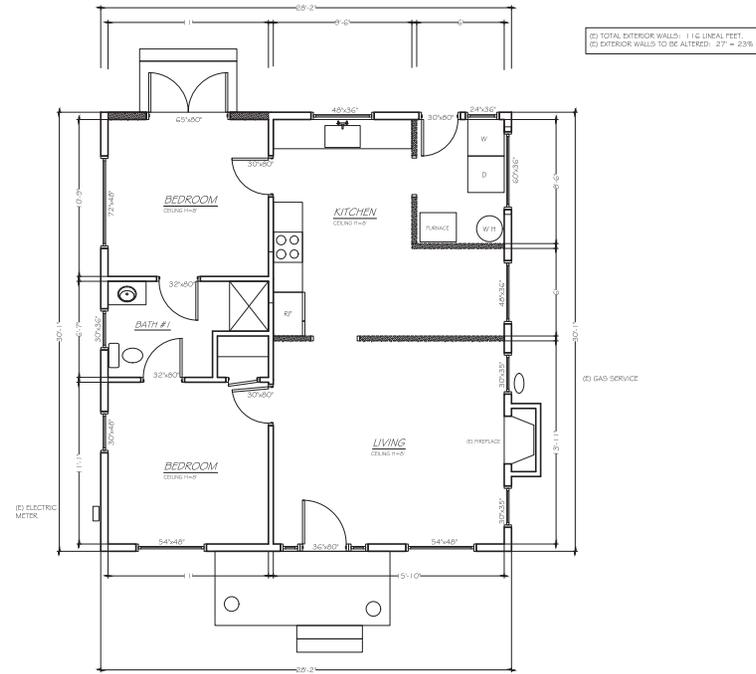
**NOTES:**

CONTRACTORS TO VERIFY ALL DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPANCIES TO OWNER, DESIGNER, AND ENGINEER.  
ALL WORK SHALL CONFORM TO APPLICABLE REQUIREMENTS OF LOCAL, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION.

DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION NOR PROPER EXECUTION FOR THE WORK SHOWN ON THESE DRAWINGS, NOR FOR ANY EXISTING CONSTRUCTION.

ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING, MECHANICAL AND PLUMBING CODES, AND CURRENT NATIONAL ELECTRICAL CODES.

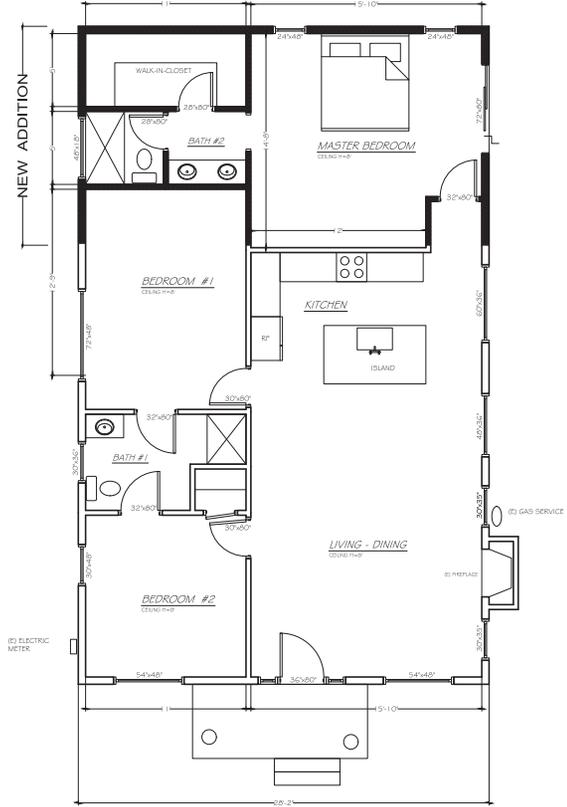
ANY REPRODUCTION IN ANY FORM OR PART THERE OF, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF DESIGNER.



**1 EXISTING HOUSE FLOOR PLAN**  
1/4" = 1'-0"  
ALL DIMENSIONS ARE TO FINISHED SURFACES UNLESS NOTED OTHERWISE

**WALLS LEGEND**

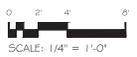
EXISTING WALLS	
WALLS TO BE REMOVED	



**2 PROPOSED FLOOR PLAN**  
1/4" = 1'-0"  
ALL DIMENSIONS ARE TO FINISHED SURFACES UNLESS NOTED OTHERWISE

**WALLS LEGEND**

EXISTING WALLS	
NEW WALLS	



**Ferreira Residence**  
1425 W. Hacienda Ave.  
Campbell, CA 95008  
Phone: (650) 793-0361

EXISTING AND PROPOSED FLOOR PLANS
REVISION: 03.30.2017
DATE: 03.15.2017
SCALE: AS NOTED
DRAWN: w.v.

**A.3**

*" THIS PROJECT INVOLVES AN ADDITION TO AN EXISTING STRUCTURE,  
AND THE MATERIALS AND COLOR PROPOSED WILL MATCH EXISTING "*

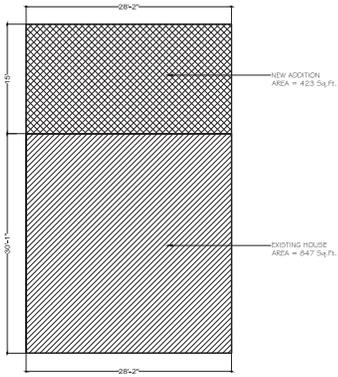


**1 EXISTING FRONT ELEVATION**  
1/4" = 1'-00"

\* FOR REFERENCE ONLY, FRONT ELEVATION TO REMAIN AS IS \*  
NO WORK HERE.

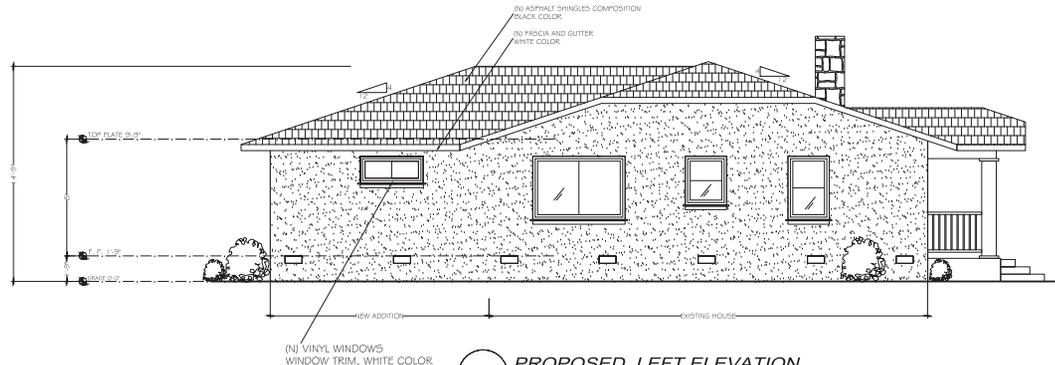


**2 EXISTING LEFT ELEVATION**  
1/4" = 1'-00"



**DEVELOPMENT STANDARDS :**  
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(N) ADD. = 423 Sq.Ft.  
(N) Total livable = 1,270 Sq.Ft.  
(E) GARAGE = 400 Sq.Ft.  
(E) FRONT PORCH = 61 Sq.Ft.  
TOTAL COVERAGE = 1,731 Sq.Ft.  
**BUILDING COVERAGE 30% max.**  
1,731 / 17,500 = 9.8% < 30%  
**FLOOR AREA RATIO: 45%**  
1,731 / 17,500 = 9.8% < 45%

**1 PROPOSED FLOOR AREAS DIAGRAM**  
1/32" = 1'-00"



**3 PROPOSED LEFT ELEVATION**  
1/4" = 1'-00"

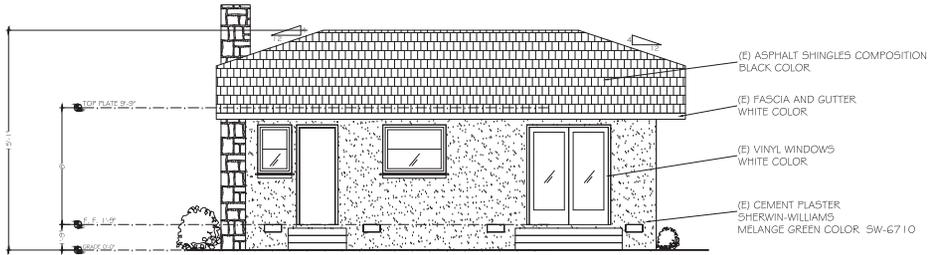
ALL ADDITIONS TO EXISTING SINGLE-FAMILY RESIDENCES SHALL BE ARCHITECTURALLY CONSISTENT WITH THE EXISTING RESIDENCE WITH RESPECT TO ROOF PITCH AND TYPICAL EXTERIOR MATERIALS AND COLORS. THE ADDITION SHALL BE DESIGNED SO THAT IT APPEARS TO BE PART OF THE ORIGINAL STRUCTURE.

ROOM ADDITIONS SHALL DUPLICATE AND/OR COMPLEMENT THE ARCHITECTURAL STYLE, PROPORTIONS, SCALE, FORM, COLORS AND MATERIALS OF THE EXISTING HOUSE.

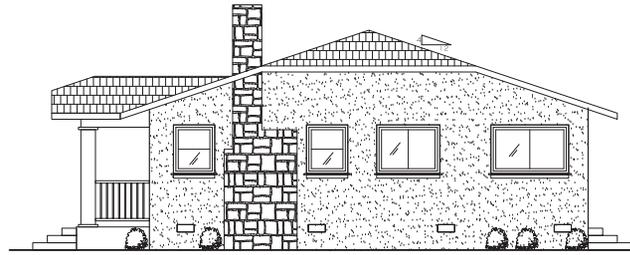
THE REROOFING MATERIAL AND COLOR FOR THE ENTIRE DEVELOPMENT MUST BE APPROVED BY THE PLANNING COMMISSION.

ALL VENTS, GUTTERS, DOWNPOUTS, FLASHINGS, ELECTRICAL CONDUITS, METAL SURFACES ETC., SHALL BE PAINTED TO MATCH THE COLOR OF ADJACENT SURFACES.

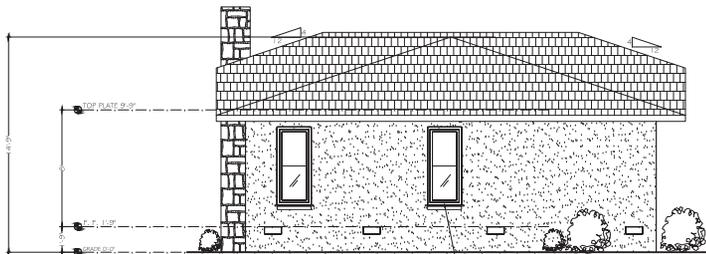
*\* THIS PROJECT INVOLVES AN ADDITION TO AN EXISTING STRUCTURE  
AND THE MATERIALS AND COLOR PROPOSED WILL MATCH EXISTING \**



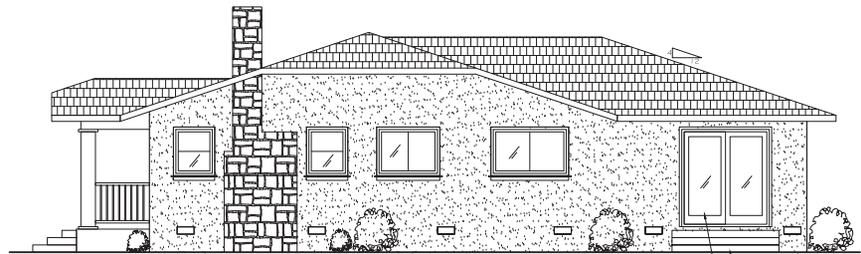
1 **EXISTING REAR ELEVATION**  
1/4" = 1'-0"



3 **EXISTING RIGHT ELEVATION**  
1/4" = 1'-0"



2 **PROPOSED REAR ELEVATION**  
1/4" = 1'-0"



4 **PROPOSED RIGHT ELEVATION**  
1/4" = 1'-0"

**Ferreira Residence**  
408 W. Hacienda Ave.  
Campbell, CA 95008  
Phone: (650) 793-4061

EXTERIOR BUILDING ELEVATIONS

REVISION: 03.30.2017

DATE: 01.26.2017

SCALE: AS NOTED

DRAWN: w.v.

**A.5**

" THIS PROJECT INVOLVES AN ADDITION TO AN EXISTING STRUCTURE  
AND THE MATERIALS AND COLOR PROPOSED WILL MATCH EXISTING "

