



CITY OF CAMPBELL
Community Development Department

July 11, 2017

NOTICE OF ADMINISTRATIVE SITE AND ARCHITECTURAL REVIEW PERMIT

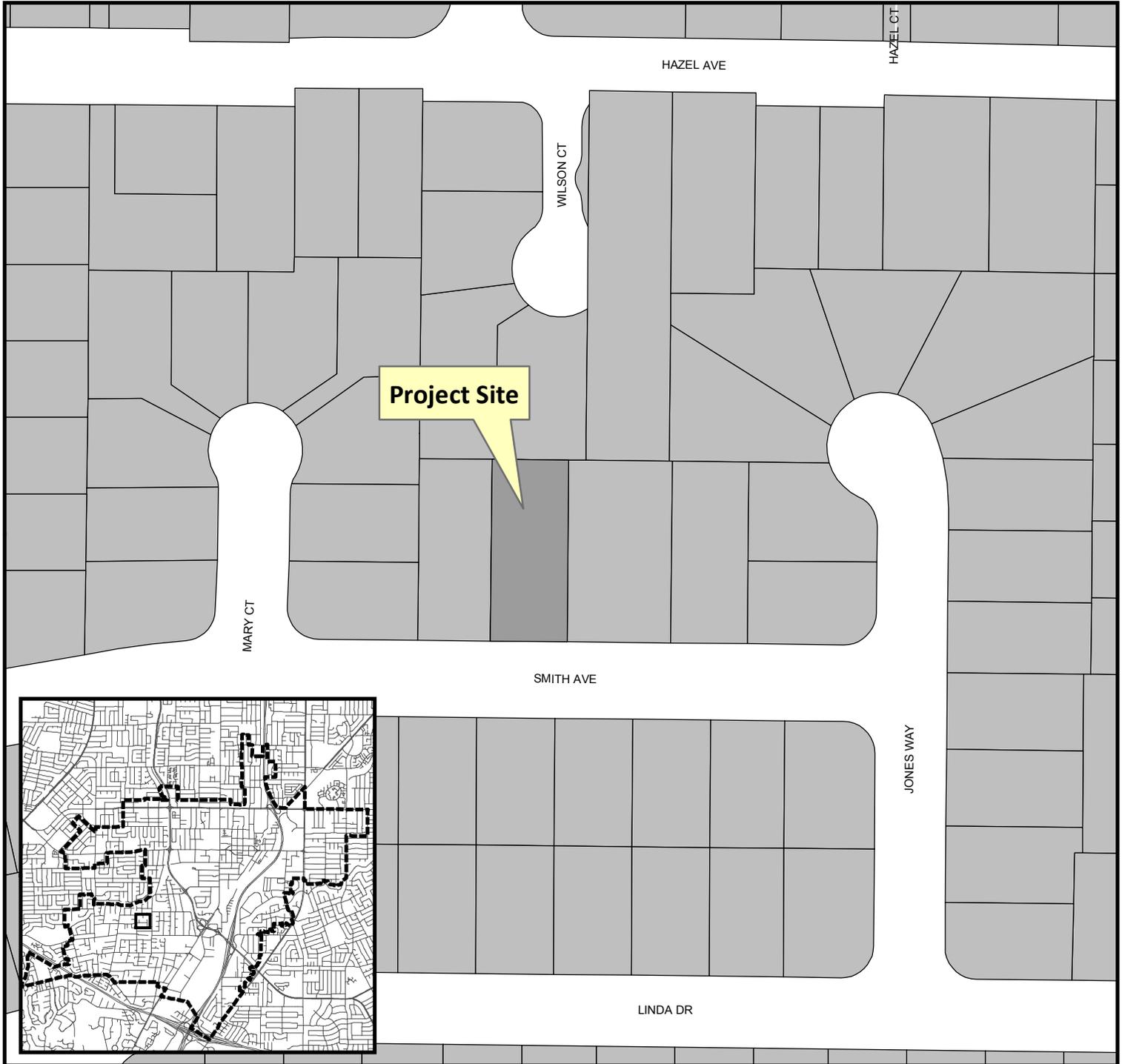
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

File No.: PLN2017-56
Applicant: Ronggui Chen
Project Address: 983 Smith Ave.
Property Owner: Ronggui Chen
Zoning District: R-1-6 (Single-Family Residential)
General Plan: Low Density Residential
Project Description: An approximately 1,032 square foot one-story rear addition to an existing one-story single-family residence, and new attached garage.

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 July 12, 2017 and ends on July 22, 2017. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **July 22, 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 \$750 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.

Project Location Map

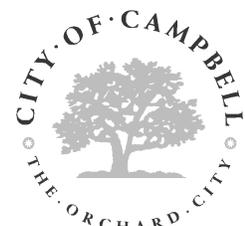
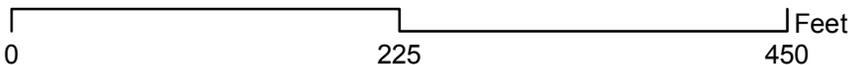


Project Location: 983 Smith Avenue

Application Type: Administrative Site and Architectural Review Permit

Planning File No.: PLN2017-56

Description: An approximately 1,032 square foot one-story rear addition to an existing one-story single-family residence, and new attached garage.



Community Development Department
Planning Division

**CHEN RESIDENCE
983 SMITH AVE
CAMPBELL, CA 95008**

RECEIVED

JUN 13 2017

CITY OF CAMPBELL
PLANNING DEPT.

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PROJECT DATA

OWNER:
RONGGUI CHEN
(650)229-4034
317usa@gmail.com

PROJECT SCOPE:

983 SMITH AVE
CAMPBELL, CA 95008
PROPOSED HOME ADDITION WITH 2 CAR GARAGE AND INTERIOR RENOVATION
DEMOLISH THE EXISTING SHED/CARPORT
PROPOSED SQUARE FOOTAGE
LIVING SPACE: 2256 S.F. GARAGE: 488 S.F.
EXISTING SQUARE FOOTAGE
LIVING SPACE: 1224 S.F.
STORAGE SHED: 119 S.F.
ACCESSORY STRUCTURE: 980 S.F.(EXTERIOR WALL,) 899 S.F.(INTERIOR WALL)
CARPORT: 262 S.F.

ZONING: R-1-6
LOT AREA: 8520 S.F.
APN: 406-04-046

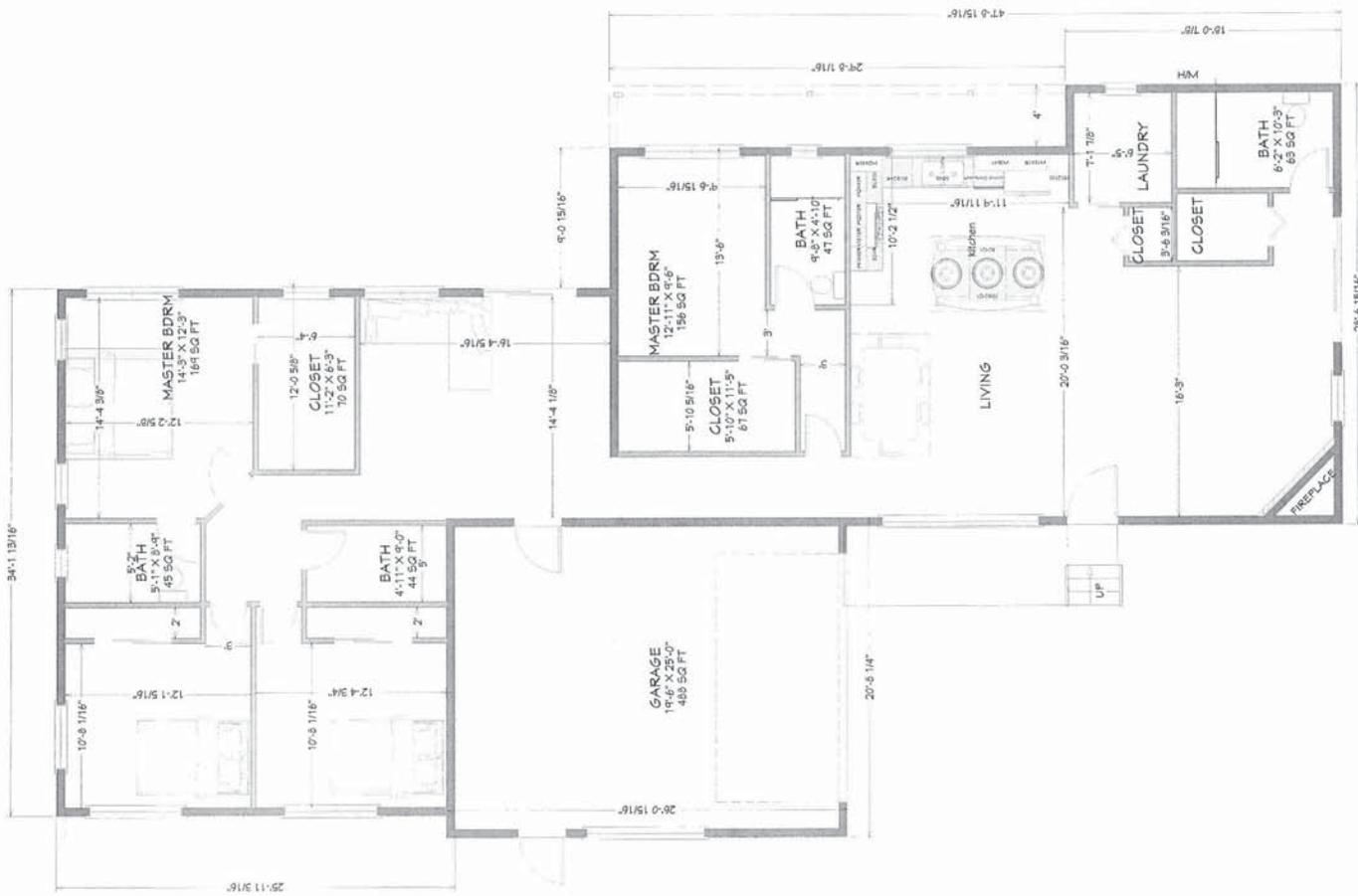
ALLOWED LOT COVERAGE 40% = 3407 S.F.
PROPOSED LOT COVERAGE 34% 2920 S.F.
ALLOWED FAR 45% = 3834 S.F.
PROPOSED FAR 32.8% = 2801 S.F.

FRONT YARD WIDTH: 60 FEET.
FRONT YARD AREA: 1200 S.F.
FRONT YARD PAVING: 46% = 554 S.F.
MAX ALLOWED 50% = 600 S.F.

VICINITY MAP



A1



NEW WALLS

LIVING SPACE: 2,256 S.F.
 GARAGE: 488 S.F.
 PROPOSED LOT COVERAGE: 2920 S.F. (ALLOWED 3,408 S.F.)

PROPOSED FLOOR PLAN

Scale: 1/8 in = 1 ft

PROPOSED FLOOR PLAN



FRONT ELEVATION

EXTERIOR FINISHES:

ROOFING: "SHINGLE ROOF"
 COLOR: ESTATE GRAY

PAIN T COLOR WILL MATCH
 THE EXISTING COLOR OF THE HOUSE

EXISTING FRONT ELEVATION

CHEN RESIDENCE
 983 SMITH AVE
 CAMPBELL, CA 95008
 APN: 406-04-046

Scale: 1/4 in = 1 ft

EXISTING FRONT ELEVATION



EXTERIOR FINISHES:

ROOFING: "SHINGLE ROOF"
 COLOR: ESTATE GRAY

PAINT COLOR WILL MATCH
 THE EXISTING COLOR OF THE HOUSE

REAR ELEVATION

16'-5 1/4"

2'-8 1/4"

CHEN RESIDENCE
 983 SMITH AVE
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 APN: 406-04-046

EXISTING REAR ELEVATION

Scale: 1/4inch = 1 foot

EXISTING REAR ELEVATION

A 5



EXTERIOR FINISHES:
ROOFING: "SHINGLE ROOF"
COLOR: ESTATE GRAY

LEFT ELEVATION

NOTE: THERE WILL BE NO CHANGE TO THE EXISTING EXTERIOR, BOTH COLOR AND MATERIAL.

CHEN RESIDENCE
983 SMITH AVE
CAMPBELL, CA 95008
APN: 406-04-046

EXISTING LEFT ELEVATION

Scale: 1/8inch = 1 feet

EXISTING LEFT ELEVATION



EXTERIOR FINISHES:
ROOFING: "SHINGLE ROOF"
COLOR: ESTATE GRAY

RIGHT ELEVATION

NOTE: THERE WILL BE NO CHANGE TO THE EXISTING EXTERIOR, BOTH COLOR AND MATERIAL.

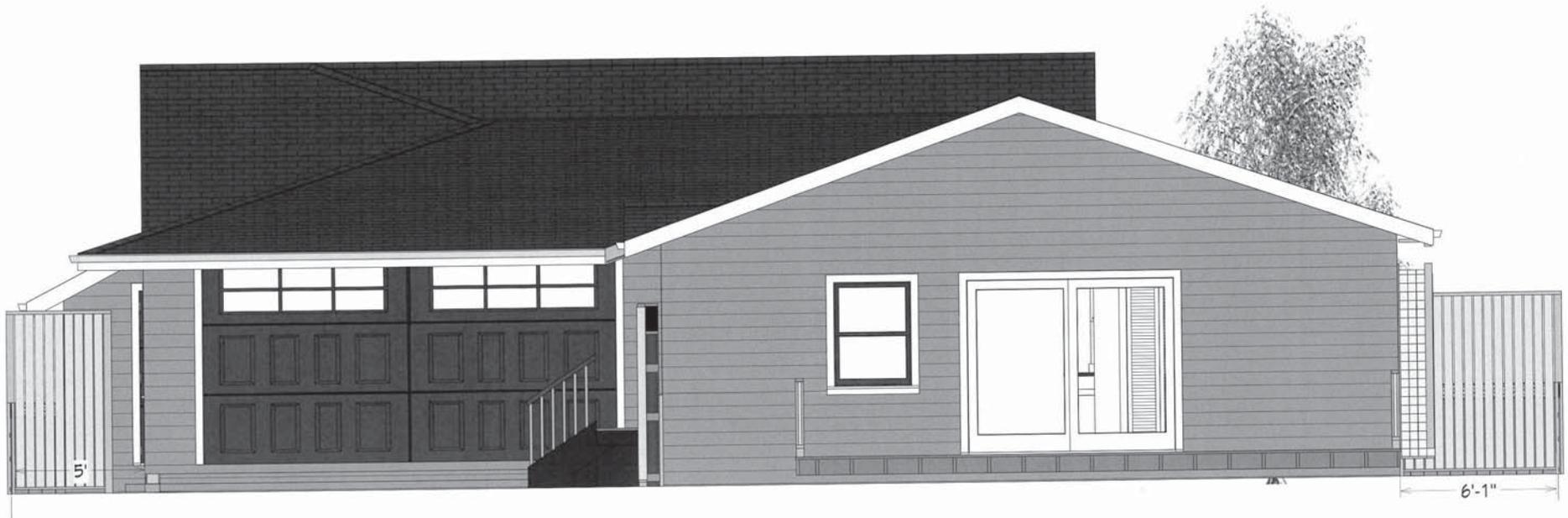
EXISTING RIGHT ELEVATION

CHEN RESIDENCE
983 SMITH AVE
CAMPBELL, CA 95008
APN: 406-04-046

Scale: 1/8inch = 1 feet

EXISTING RIGHT ELEVATION

A7



EXTERIOR FINISHES:
ROOFING: "SHINGLE ROOF"
COLOR: ESTATE GRAY (MATCH EXISTING COLOR)

PAINT COLOR WILL MATCH
THE EXISTING COLOR OF THE HOUSE

FRONT ELEVATION

CHEN RESIDENCE
983 SMITH AVE
CAMPBELL, CA 95008
APN: 406-04-046

Scale: 1/4inch = 1 feet

PROPOSED FRONT ELEVATION

PROPOSED FRONT ELEVATION



EXTERIOR FINISHES:
 ROOFING: "SHINGLE ROOF"
 COLOR: ESTATE GRAY (MATCH EXISTING COLOR)

PAINT COLOR WILL MATCH
 THE EXISTING COLOR OF THE HOUSE

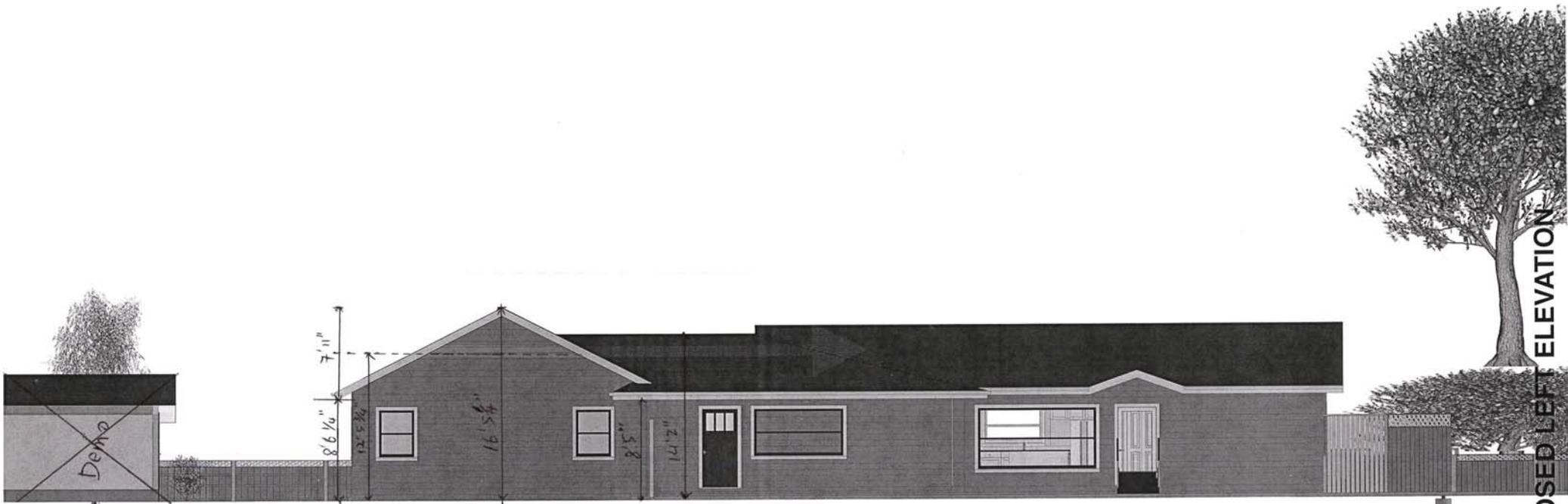
REAR ELEVATION

CHEN RESIDENCE
 983 SMITH AVE
 CAMPBELL, CA 95008
 APN: 406-04-046

Scale: 1/4inch = 1 feet

PROPOSED REAR ELEVATION

PROPOSED REAR ELEVATION



PROPOSED LEFT ELEVATION

EXTERIOR FINISHES:
 ROOFING: "SHINGLE ROOF"
 COLOR: ESTATE GRAY (MATCH EXISTING COLOR)

LEFT ELEVATION

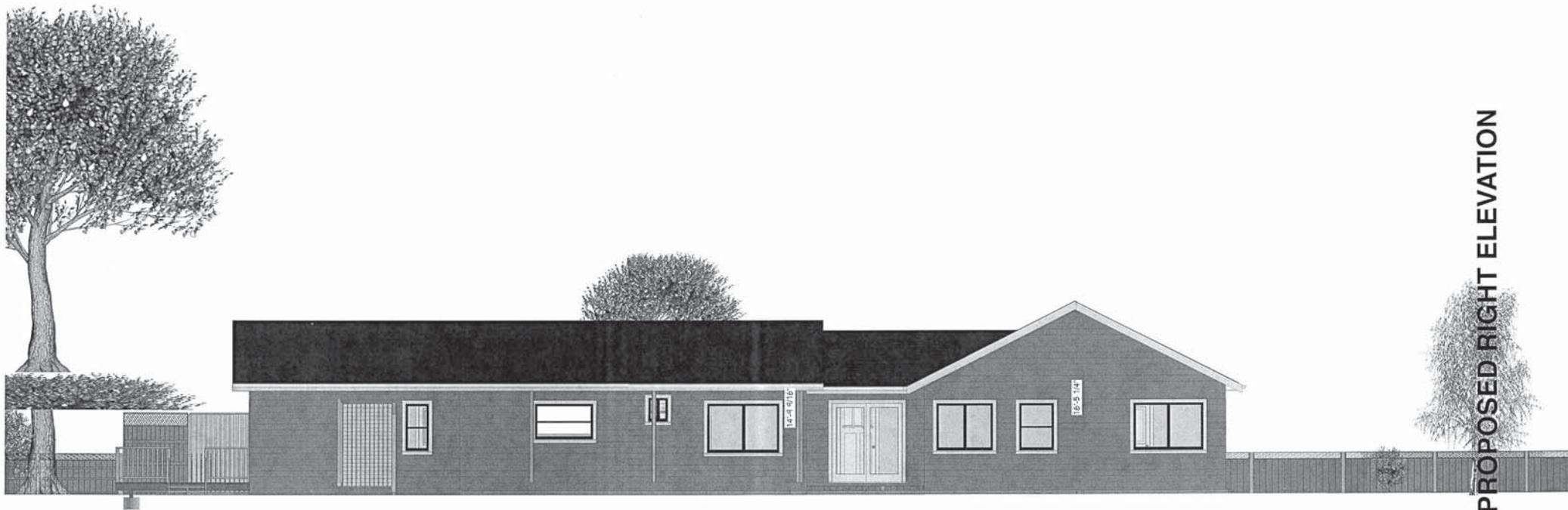
PAINT COLOR AND MATERIAL WILL MATCH
 THE EXISTING COLOR OF THE HOUSE

CHEN RESIDENCE
 983 SMITH AVE
 CAMPBELL, CA 95008
 APN: 406-04-046

Scale: 1/8inch = 1 feet

PROPOSED LEFT ELEVATION

A 10



EXTERIOR FINISHES:
ROOFING: "SHINGLE ROOF"
COLOR: ESTATE GRAY (MATCH EXISTING COLOR)

RIGHT ELEVATION

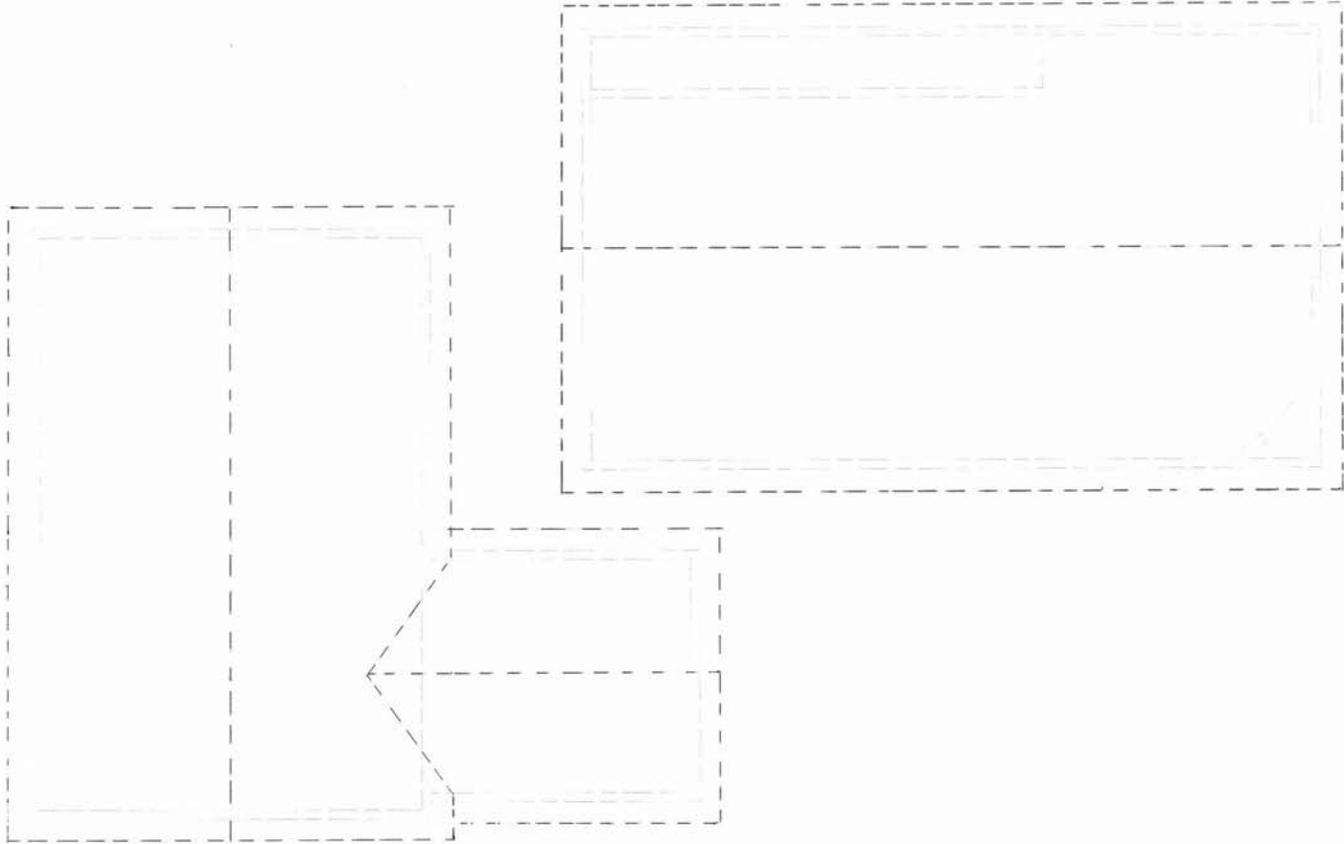
PAINT COLOR AND MATERIAL WILL MATCH
THE EXISTING COLOR OF THE HOUSE

Scale: 1/8inch = 1 feet

CHEN RESIDENCE
983 SMITH AVE
CAMPBELL, CA 95008
APN: 406-04-046

PROPOSED RIGHT ELEVATION

A 11



LIVING AREA
1224.53 FT

EXISTING ROOF PLAN

EXISTING ROOF

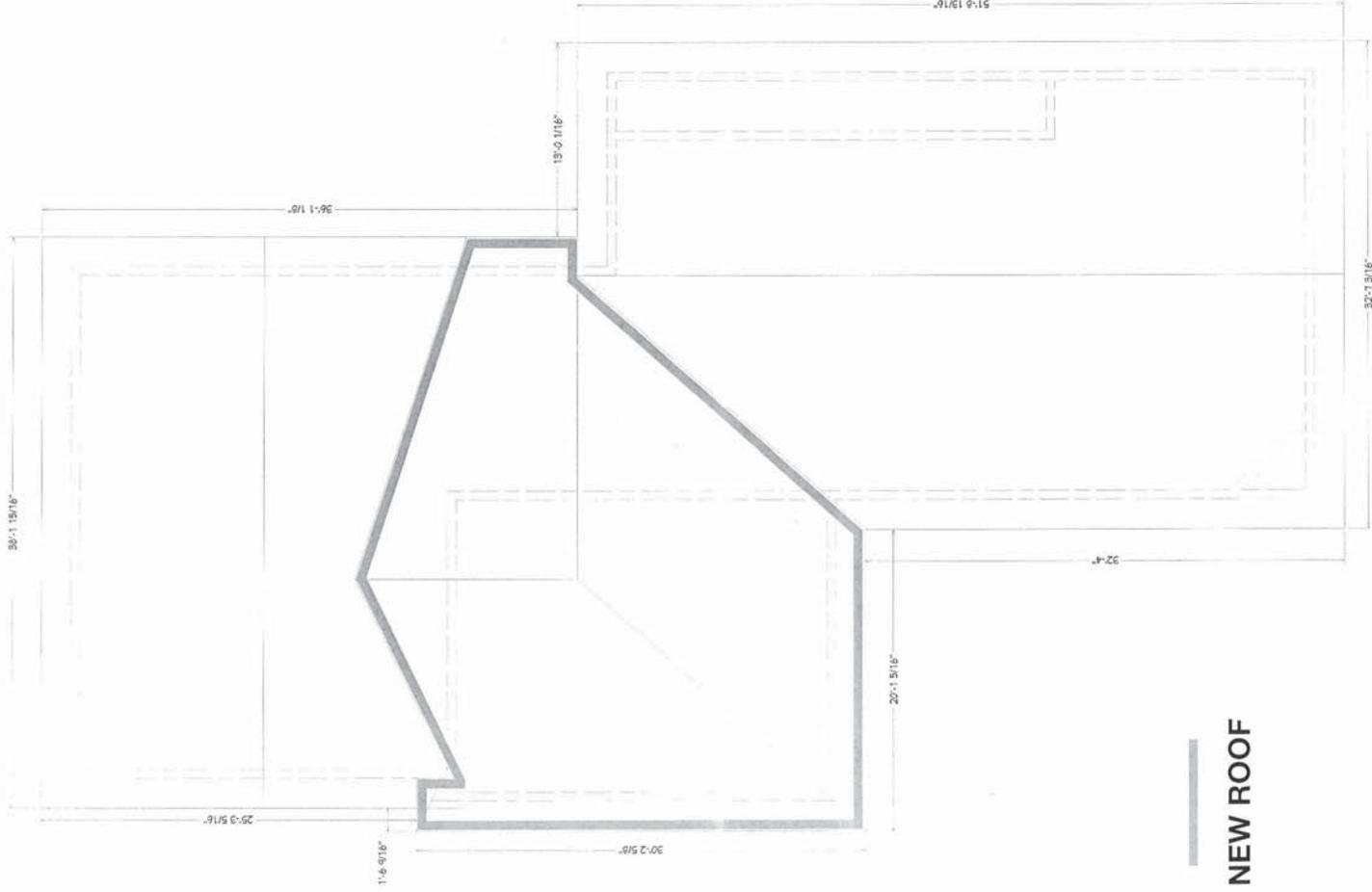
Scale: 1/8inch = 1 feet

EXISTING ROOF PLAN

A 12

CHEN RESIDENCE
983 SMITH AVE
CAMPBELL, CA 95008

A12
→



LIVING AREA
2256 SQ FT

PROPOSED ROOF PLAN

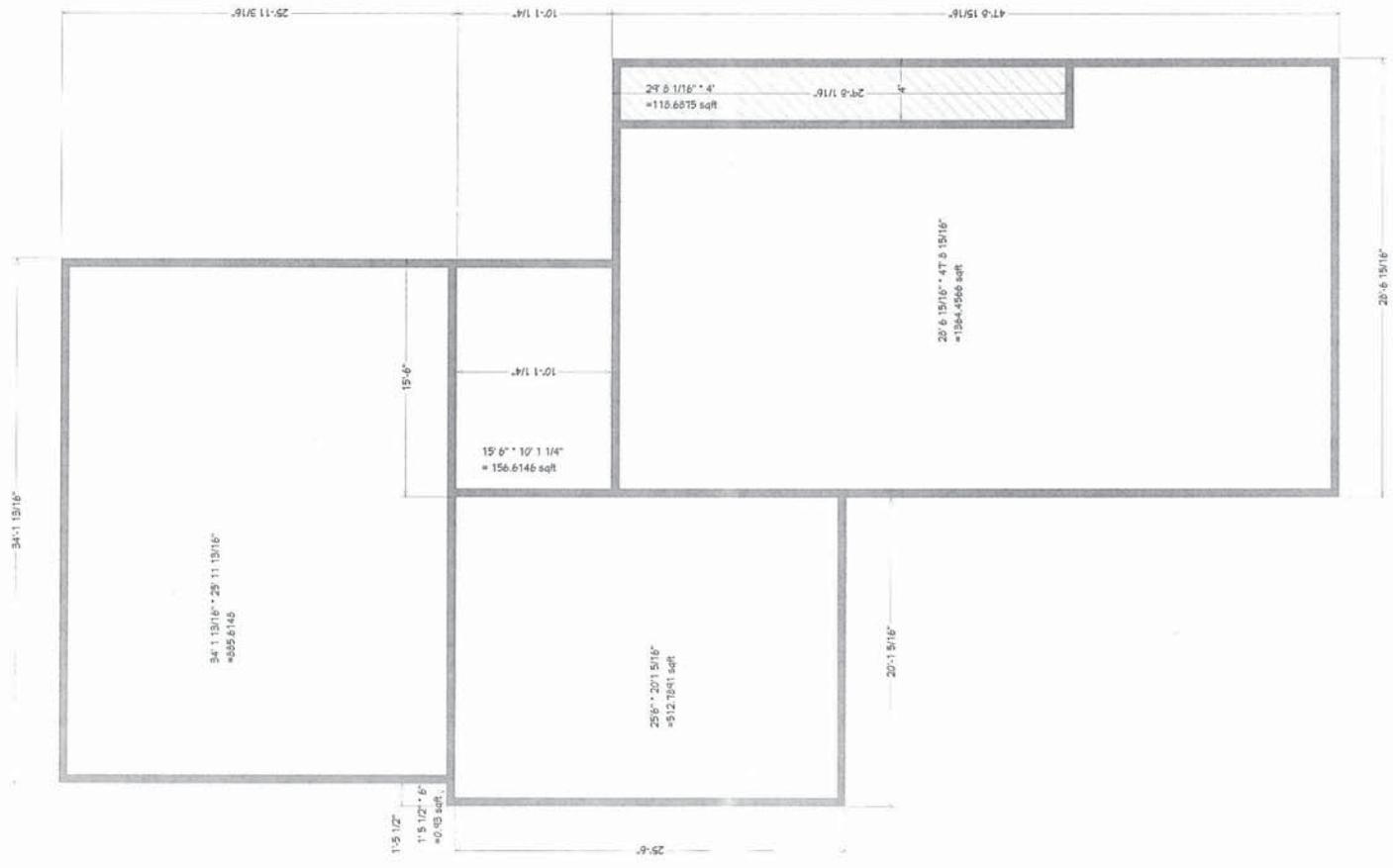
NOTE:
1: ONLY THE ADDITIONAL PORTION OF THE ROOF ARE NEW, MATERIAL WILL BE REUSED IF IT CAN BE.
2: THE NEW ROOF WILL MATCH THE EXISTING ROOF COLOR AND WILL USE SAME MATERIAL.

PROPOSED ROOF

Scale: 1/8inch = 1 feet

CHEN RESIDENCE
983 SMITH AVE
CAMPBELL, CA 95008

PROPOSED ROOF PLAN



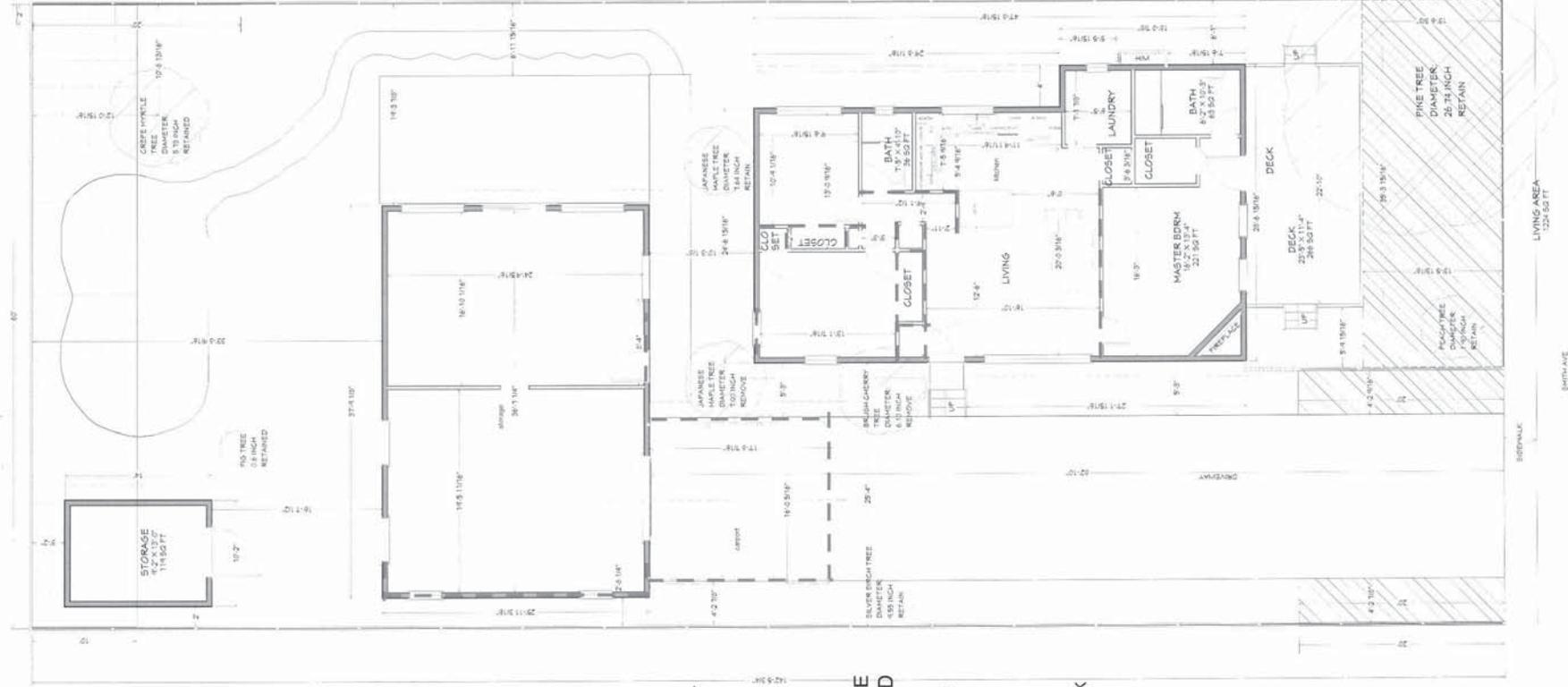
Let Coverage: 200 SQFT
Proposed FAR: 2301 SQFT

Scale: 1/8inch = 1 feet

FLOOR AREA BLCK DIAGRAM

CHEN RESIDENCE
983 SMITH AVE
CAMPBELL, CA 95008
APN: 406-04-046

FLOOR AREA BLCK DIAGRAM



WALLS TO BE DEMOLISHED

NOTE:
 1: CARPORT WILL BE DEMOLISHED FOR SETBACK REQUIREMENT
 2: THE ACCESSORY STRUCTURE WILL BE CUT OF PORTION TO MEET THE 5 FEET SETBACK REQUIREMENT.

NOTE: 20 FEET FRONT YARD LANDSCAPING IS EXITING AND WILL REMAIN

Scale: 3/32" = 1' ft



EXISTING SITE PLAN / CONCEPTUAL LANDSCAPE

CHEN RESIDENCE
 983 SMITH AVE
 CAMPBELL, CA 95008