



CITY OF CAMPBELL
Community Development Department

October 18, 2019

NOTICE OF ADMINISTRATIVE SITE & 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 & Architectural Review Permit for the following project proposal:

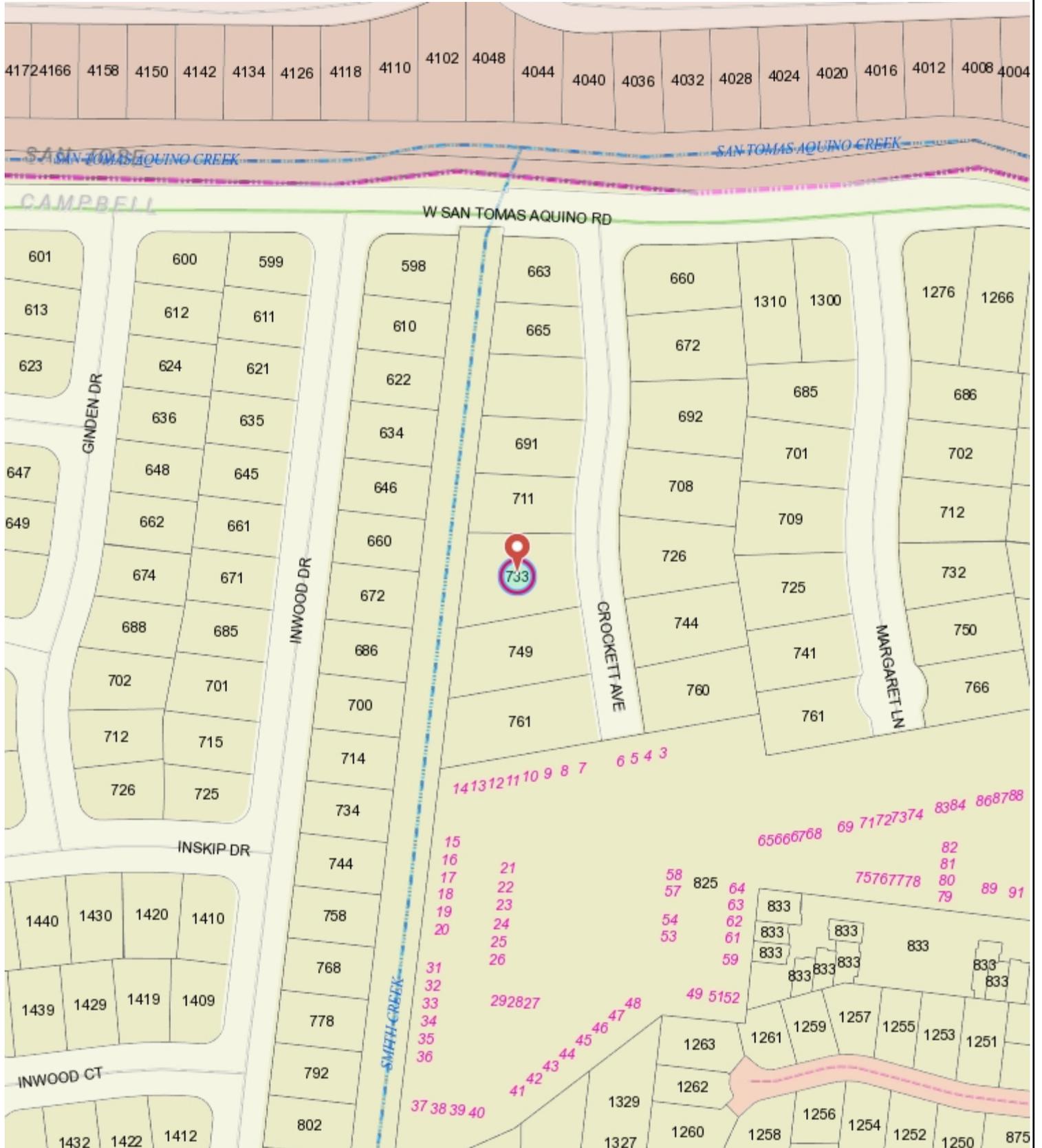
| | |
|-----------------------------|---|
| File No.: | PLN2019-201 |
| Applicant: | Lyudmila Kochuyeva |
| Project Address: | 733 Crocket Ave. |
| Property Owner: | Lyudmila Kochuyeva |
| Zoning District: | R-1-6 (Single-Family Residential) |
| General Plan: | Low Density Residential |
| Project Description: | Legalize an already built, approximately 575 square-foot rear addition |

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 October 18, 2019 and ends on October 28, 2019. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **October 29, 2019**. 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 Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email danielf@campbellca.gov.



Location Map



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.

Kitchen & Bath & Bedroom Remodel

1. Provide original letter of approval from West Valley Sanitation District (408) 378-2407 *REC'D 5/17*
2. If the owners intend to occupy, Declaration of Intent to Occupy During Construction form
3. If the owner is to act as Owner-Builder, submit Owner-Builder Form *REC'D*
4. CalGreen- No product shall be used that exceeds state limits on Volatile Organic Compounds
5. Each bedroom is to have (2) paths of exit, normally, a door and a window. The window is to be egress compliant: a clear opening of 5.0sf, 24" min height, 20" min width, with a clear space opening not to exceed 44" above the finish floor.
6. Insulation shall be R-19 in floors, R-13 in walls, R-30 in ceilings, pack insulation between windows/doors and adjacent framing, seal all annular spaces between pipes and wires.
7. 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
8. Smoke detection required in each bedroom and each floor. Combination smoke/CO devices shall be placed outside each bedroom and each floor Hardwired 10 yr Battery
9. All new and replaced duplex receptacles shall be listed "tamper-resistant"
10. AFCI required in family rms, dining rms, parlors, libraries, dens, bedrooms, sun rooms, rec rms, closets, and hallways. GFCI required in bath rms, garages, accessory areas, exterior, crawlspaces, basements, dishwashers, and disposals. Combination AFCI/GFCI required in kitchens and laundry areas
11. All new lighting shall be high-efficacy compliant. Screw-based permanently installed light fixtures must contain screw-based JA8 compliant lamps. JA8 compliant light sources in ceiling recessed downlights and LED's are to be controlled by vacancy sensors or dimmers. One light in the bathroom shall be controlled by an occupancy sensor. Exterior lighting shall be controlled by photocell and motion.
12. A 120V receptacle shall be placed within 3' of a water heater and 25' of an A/C condenser.
13. Kitchen counters shall be served by two 20amp circuits, outlets shall be placed a maximum of 48" apart; so that at no point along the counter will be more than 24" away from an outlet. Islands and peninsula countertops to have at least one outlet.

13. Cooktop exhaust fans shall be ducted to the exterior in smooth wall sheetmetal.
14. Bathroom exhaust fans shall be humidity controlled and be ducted to the exterior.
15. If the furnace or A/C gets altered or if there is more than 40' of new ductwork installed, a new Title-24 will be required along with a HERS duct testing inspection.
16. An attic located furnace shall include a service platform, lighting, and 110V power.
17. Piping for an exterior water heater is to be insulated and wrapped with UV resistant tape.
18. On and after January 1, 2014, all building alterations or improvements to single family residential real property, as a condition of permit completion and certificate of occupancy by the local building department, the permit applicant shall replace all non-compliant plumbing fixtures with water conserving plumbing fixtures. Some historic buildings may have exempt fixtures.

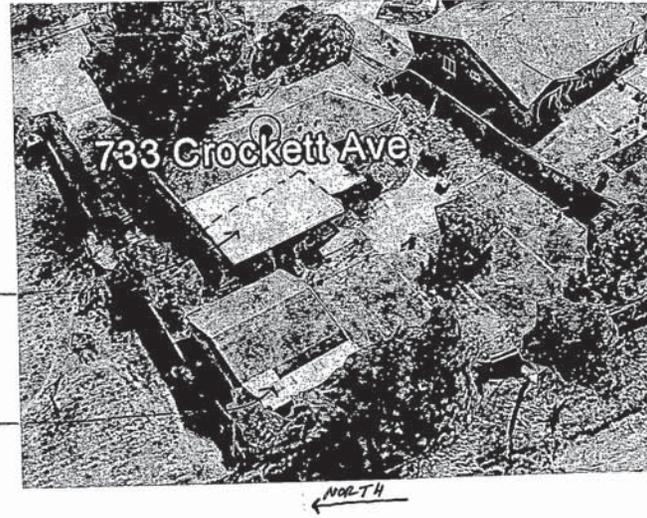
| Fixture | If the water usage exceeds | It must be replaced with |
|-----------------|----------------------------|--------------------------|
| Water Closet | 1.6 gal/flush | 1.28 gal/flush |
| Shower Head | 2.5 gal/minute | 2.0 gal/minute |
| Lavatory Faucet | 2.2 gal/minute | 1.2 gal/minute |
| Kitchen Faucet | 2.2 gal/minute | 1.8 gal/minute |

Waste Management Plan

Trash piles shall not be located in the front yard or visible from the street. Trash piles shall not contain: paints, solvents, glues, taping compound, food products, or easily recycle-able discards such as bottles, cans, plastics, or paper. Remaining trash shall be limited to concrete, wood, drywall, roofing, and assorted metals and shall be covered with a waterproof tarp. Trash shall be separated at an approved bay area disposal site such as Guadalupe Recycling. All trash is to be quickly hauled off site. Retain the receipt and keep with the permit documents, proof of recycle and disposal of the job site trash will be checked periodically and prior to final inspection.

Or call

West Valley Collection and Recycling (408) 283-9250 will deliver a roll-off debris box and sort the trash off site.



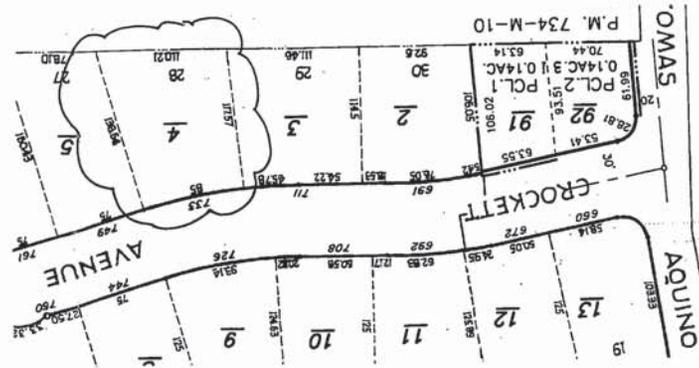
UNPERMITTED STRUCTURE TO BE LEGALIZED

LEANS TO BE REMOVED UNDER PERMIT BLD 2018-01350

| BUILDING AREA | Existing | Proposed | Total SF | % |
|--------------------|----------|----------|----------|-----|
| First Floor | 1257 | 702 | 1959 | 56% |
| Second Floor | | | | |
| Garage | 440 | | | |
| Accessory Dwelling | | | | |
| Covered Patio(s) | 120 | | | |
| Other (e.g., Shed) | | | | |
| TOTAL | 1817 | | | |

50
1392 # 24
567 # 21
27

SCOPE: LEGALIZE A 702# ADDITION CONSTRUCTED BY A PREVIOUS OWNER THAT CREATES A BEDROOM & BATHROOM & SM. LIVING RM.



CONTRACTOR:
OWNER-BUILDER

PHONE:
CLASS:
LIC#:
EMAIL:

OWNER:
LYDMILA & ALEX KOCHUYEVA

ALEXSHORCSMAIL.COM
PHONE:
EMAIL:
AKOCHUYEVE@GMAIL.COM

JOB ADDRESS:
733 CROCKETT CAMPBELL

SCOPE OF PROJECT
LEGALIZE ADDITION

HOA YES NO
TYPE: VB OCC: R-3

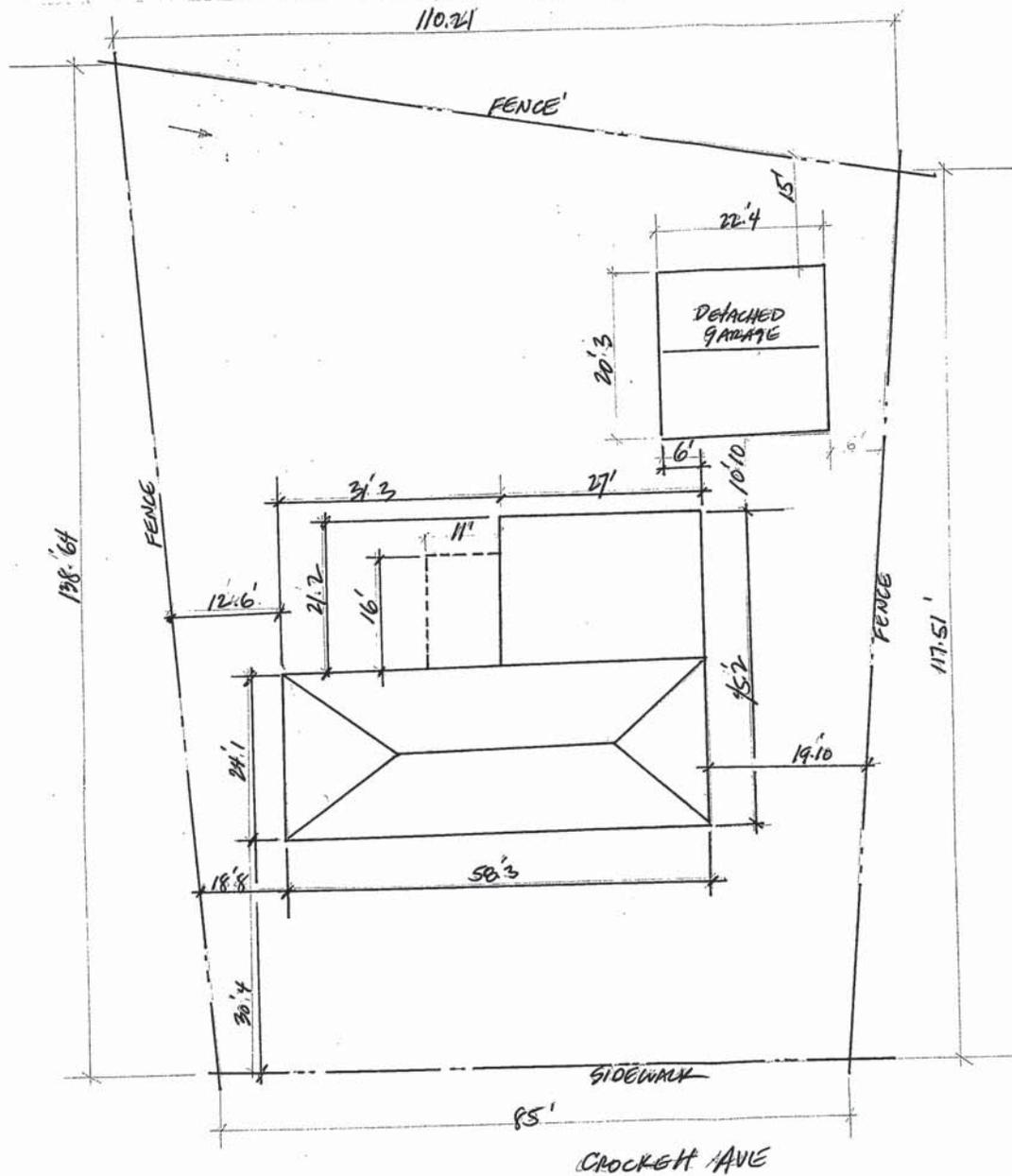
SHEET TITLE:
COVER SHEET FLOOR AREA DIAG.

APN:
703-09-004

DATE:
MARCH 2019

SCALE: *NONE*

SHEET 1 OF 5



Owner:
Lyudmila Kochuyeva
mkochuyev@gmail.com
Address:
733 Crockett AVE

CONTRACTOR:
OWNER/BUILDER

LIC#:
CLASS:

OWNER:
LYUDMILA & ALEX
KOCHUYEVA

ALEXSKOR@gmail.com
EMAIL:
MKOCHUYEV@gmail.com

JOB ADDRESS:
733 CROCKETT
CAMPBELL

SCOPE OF PROJECT
LEGALIZE ADDITION

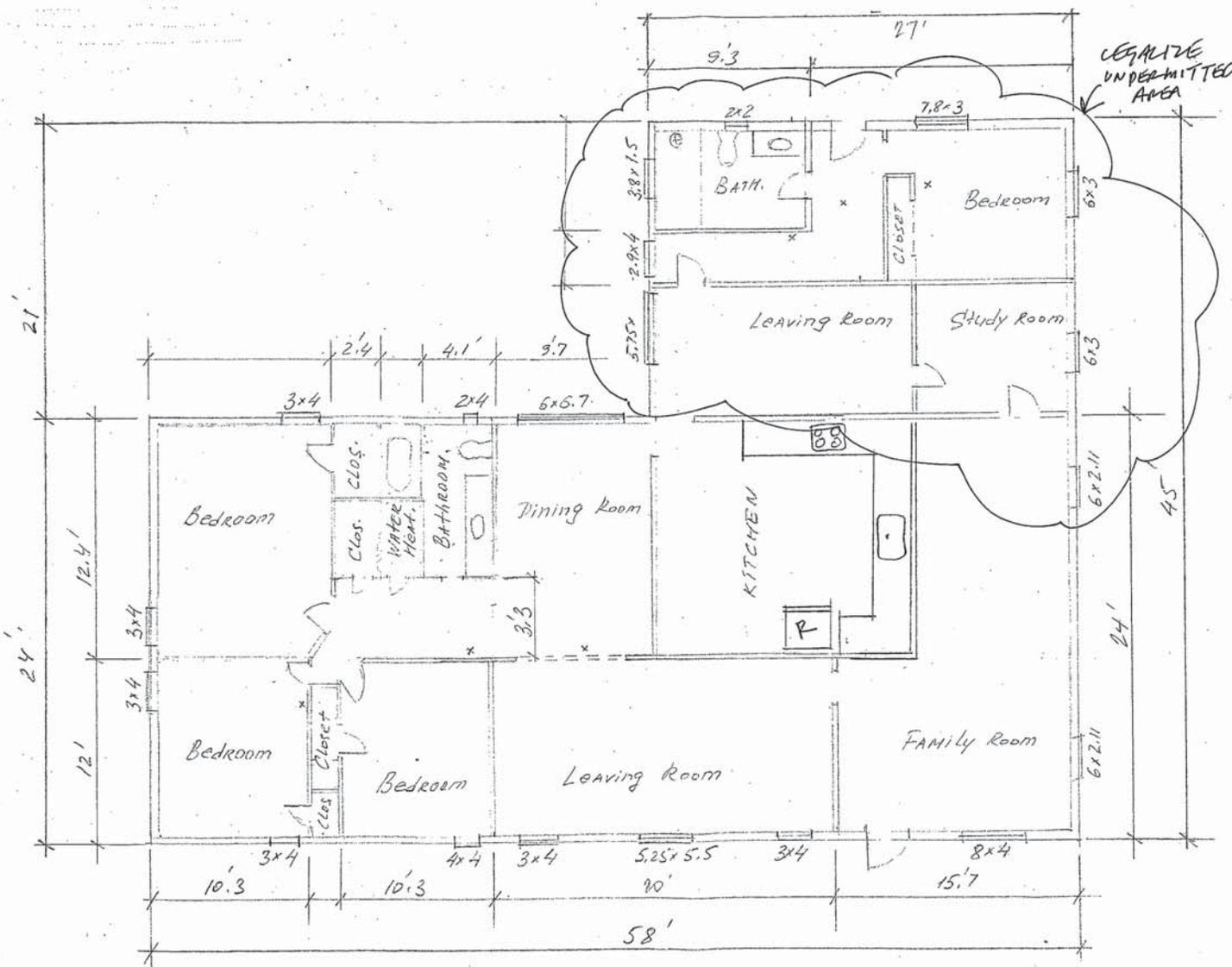
SHEET TITLE:
ROOF PLAN
SITE PLAN

APN: 703-09-004

DATE: MARCH 2019

SCALE:

SHEET 5 OF 5



CONTRACTOR:
OWNER/BUILDER

LIC#:
CLASS:

OWNER:
LYDOMILA & ALEX
KOCHUYEVA

AVEXSKOR@gmail.com
EMAIL:
MKOCHUYEV@gmail.com

JOB ADDRESS:
733 CROCKETT
CAMPBELL

SCOPE OF PROJECT
LEGALIZE ADDITION

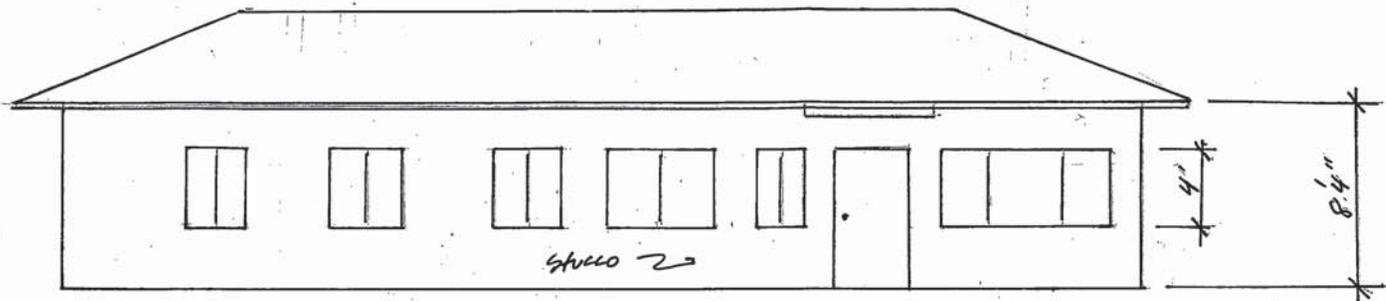
SHEET TITLE:
Floor plan
EXISTING & NEW

APN: 403-09-004

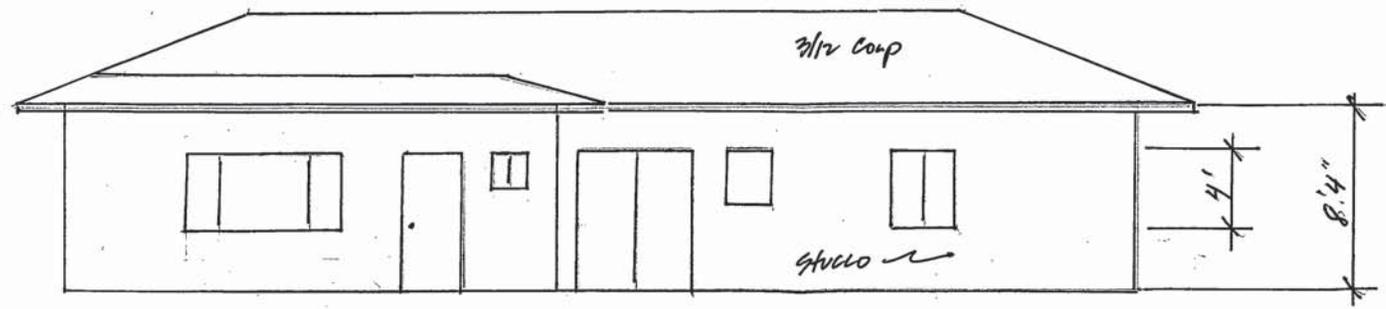
DATE: MARCH 2019

SCALE: 1:80

SHEET 2 OF 5



FRONT ELEVATION
SCALE:



REAR ELEVATION SCALE:

CONTRACTOR:
OWNER/BUILDER

LIC#:
CLASS:

OWNER:
LYDOMILA & ALEX
KACHUYEVA

ALEXSKOR-C9MAIL.COM
EMAIL:
MKKACHUYEV-C9MAIL.COM

JOB ADDRESS:

733 CROCKETT
CAMPELL

SCOPE OF PROJECT

LEGALIZE ADDITION

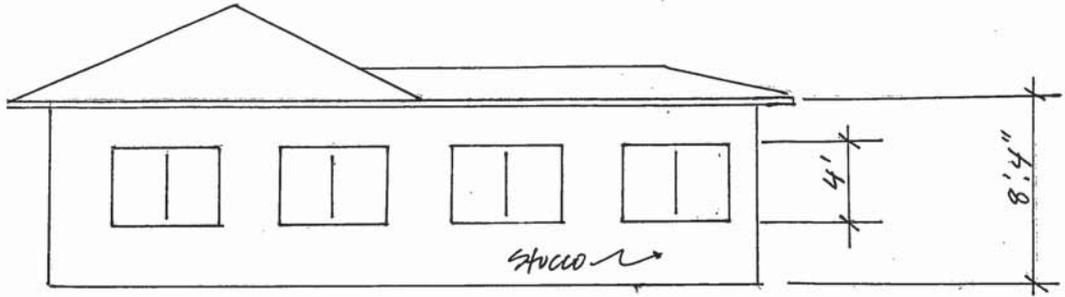
SHEET TITLE:
ELEVATION A

APN: 403-09-004

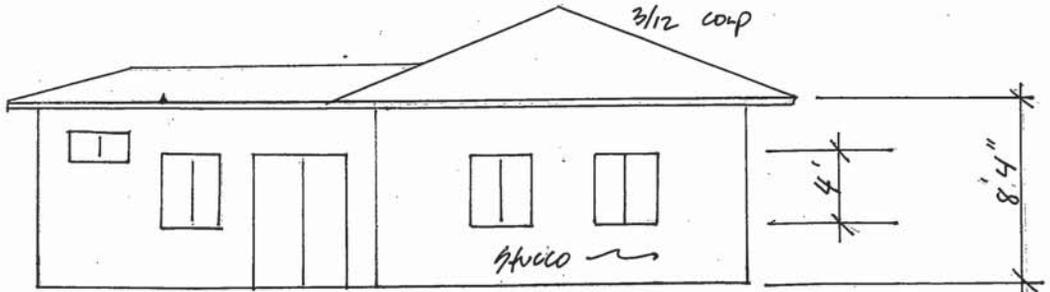
DATE: MARCH 2019

SCALE: 1/80

SHEET 3 OF 5



RIGHT SIDE ELEVATION
SCALE:



LEFT SIDE ELEVATION
SCALE:

CONTRACTOR:
OWNER/BUILDER

LIC#:
CLASS:

OWNER:
LYDMILA & ALEX
KOCHUYEVA

ALEXSHOR-C9MAIL.COM
EMAIL:
MKKOCHUYEV-C9MAIL.COM

JOB ADDRESS:
733 CROCKETT
CAMPBELL

SCOPE OF PROJECT
LEGALIZE ADDITION

SHEET TITLE:
ELEVATION B

APN: 403-09-004

DATE: MARCH 2019

SCALE: 1/8"

SHEET 4 OF 5