



CITY OF CAMPBELL
Community Development Department

November 30, 2021

NOTICE OF ADMINISTRATIVE ACTION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project proposal:

Project Address: 999 South San Tomas Aquino Rd.

Zoning District: R-1 / STANP

Neighborhood Association(s): STACC

File No.: PLN-2021-171

APN: 403-10-137

Applicant: AMS Design LLP

Property Owner: Ali Aslanpour

Application Type: Administrative Site and Architectural Review Permit

Project Description: Approximately 350 square-foot rear ground-floor addition to an existing single-family home.

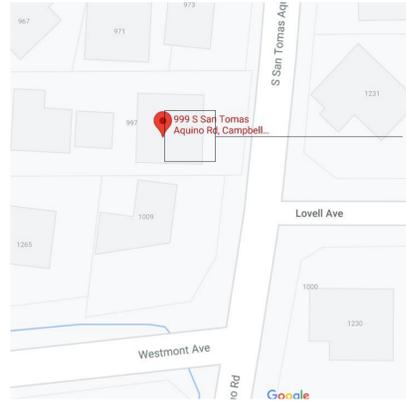
This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on November 30, 2021 and ends on December 10, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **December 10, 2021**. 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' or by contacting the project planner. 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 at danielf@campbellca.gov.

999 S. SAN TOMAS AQUINO Rd.

CAMPBELL, CA 95008

VICINITY MAP:



PROPERTY LOCATION / NTS

PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 294-14-059
 PROJECT TYPE: ADDITION-REMODELING
 PROJECT LOCATION: 999 S. SAN TOMAS AQUINO RD. CAMPBELL, CA 95008
 ZONING: R-1-6
 OCCUPANCY GROUP: R - 3 / U
 CONSTRUCTION TYPE: V - B
 NUMBER OF FLOORS: TWO STORIES
 FIRE PROTECTION: SPRINKLERED

AREA CALCULATION:

"E" 1ST FLOOR LIVING AREA:	1405	SQF
"E" 2ND FLOOR LIVING AREA:	971	SQF
"N" 1ST FLOOR LIVING AREA:	1356	SQF
"N" TOTAL LIVING:	2327	SQF
"E" GARAGE:	435	SQF
"N" TOTAL BUILDING:	2762	SQF
"N" ATTACHED JADU:	389	SQF
LOT AREA:	6252	SQF

LOT COVERAGE:	NEW 1ST FLOOR LIVING AREA+GARAGE(1356+435)SQF	
(WITH JADU)	NEW ATTACHED JADU: 389	SQF
	"E" COVERED PORCH: 70	SQF
	TOTAL %	(2250/6252) 35.9 %

SETBACK INFORMATION:

SETBACKS	EXIST. 1ST	PROPOSED 1ST	REQUIRED 1ST	EXIST./PROPOSED 2ND	REQUIRED 2ND
Front	20'-2"	20'-2"	20'	33'-10"	
Rear	30'-4"	20'-4"	20'	32'-4"	
Right	5'-9"	6'-2"	5'	14'-6"	1/2 HEIGHT OF BUILDING
Left	7'-1"	7'-1"	5'	11'-10"	1/2 HEIGHT OF BUILDING

CODE EDITIONS:

A. CALIFORNIA RESIDENTIAL:	2019 EDITION
B. CALIFORNIA BUILDING:	2019 EDITION
C. CALIFORNIA MECHANICAL:	2019 EDITION
D. CALIFORNIA PLUMBING:	2019 EDITION
E. CALIFORNIA ELECTRICAL:	2019 EDITION
F. CALIFORNIA ENERGY:	2019 EDITION
G. CALIFORNIA FIRE:	2019 EDITION
H. CALIFORNIA GREEN BUILDING:	2019 EDITION
I. ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.	

SCOPE OF WORK:

-ADDITION AT REAR SIDE OF THE HOUSE TO ADD AN ATTACHED JADU
 -ADDITION PORCH TO THE HOUSE

PROJECT CONTACT:

OWNER: GOLNOOSH & ALI ASLANPOUR
 ALI.ASLANI353@GMAIL.COM
 999 S. SAN TOMAS AQUINO RD., CAMPBELL, CA 95008

DESIGNER: AMS DESIGN
 (415) 254-1606
 4010 MOORPARK AVE#101, SAN JOSE, CA 95117
 AZADEH@AMSDESIGNLLP.COM

DRAWING INDEX:

A-00.01:	COVER SHEET / PROPOSED SITE PLAN
RA-00.01:	EXISTING SITE PLAN
RA-01.01:	EXISTING FLOOR PLANS
RA-02.01:	EXISTING ELEVATIONS
RA-02.02:	EXISTING ELEVATIONS
A-01.01:	PROPOSED FLOOR PLANS
A-02.01:	PROPOSED ELEVATIONS
A-02.02:	PROPOSED ELEVATIONS
A-03.01:	PROPOSED SECTIONS

GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE AMS DESIGN'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

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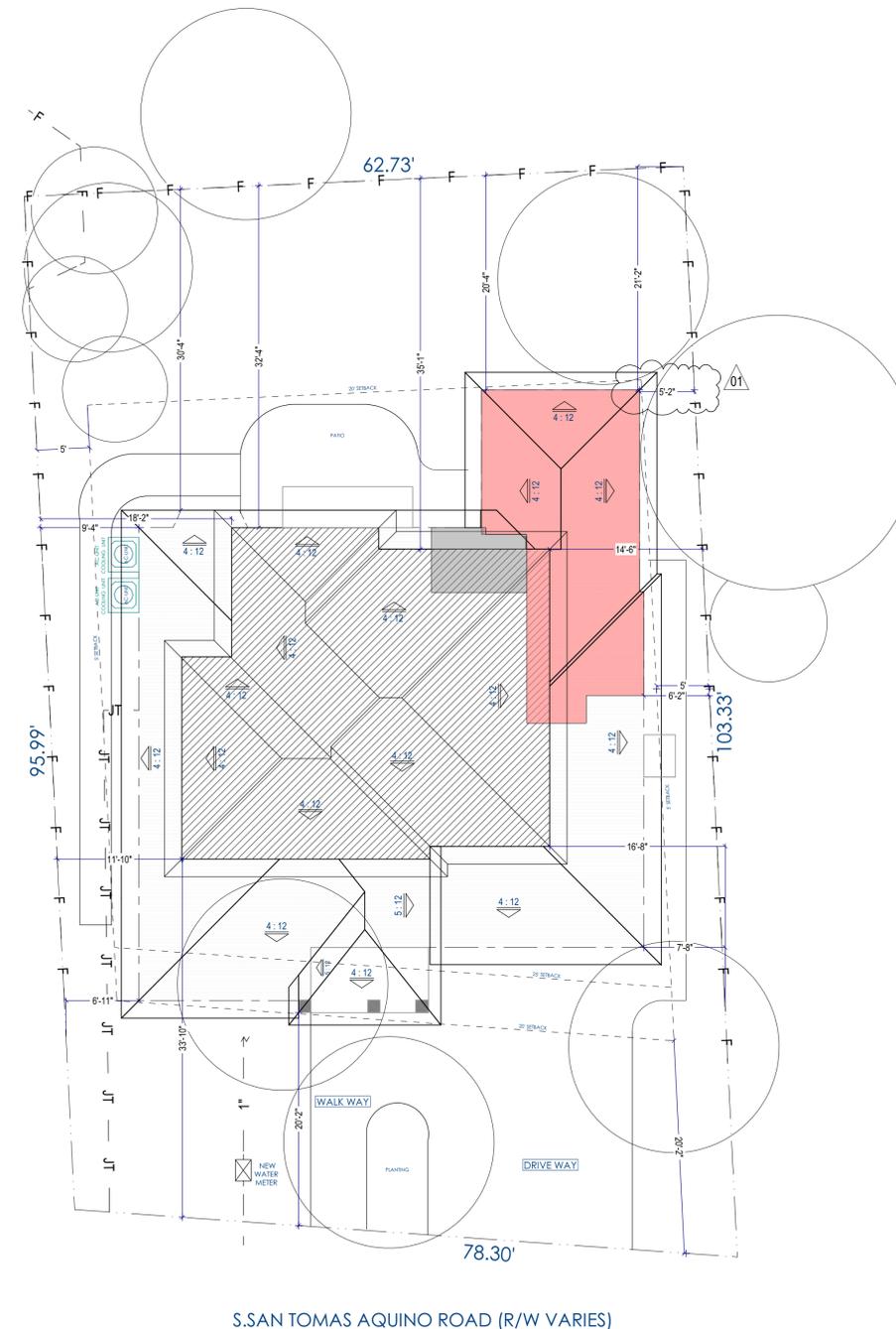
FIRE NOTES:

A- AN AUTOMATIC RESIDENTIAL FIRE SPRINKLERS SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SQUARE FEET PER SEC R313.2.1. EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. NOTE: COVERED PORCHES, PATIOS, BALCONIES, AND ATTIC SPACES MAY REQUIRE FIRE SPRINKLER COVERAGE. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. SECTION R313.2 AS ADOPTED BY CUPM.C.

B- 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 OF 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 REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

C- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION 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.

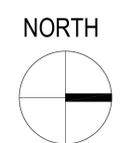
D- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF CFC CHAPTER 14 AND SANTA CLARA COUNTY'S FIRE DEPARTMENT'S STANDARD DETAIL AND SPECIFICATION SI-7.



2 PROPOSED SITE PLAN
 SC: 1/8" = 1'-0"

LEGEND:

- 2nd FLOOR
- PROPERTY LINE
- BLDG 1st FLOOR FOOTPRINT LINE
- BLDG 2nd FLOOR FOOTPRINT LINE
- NEW JADU
- ADDITIONAL AREA



AMS DESIGN
 4010 MOORPARK AVE#101,
 SAN JOSE, CA 95117
 TELL: (415)254-1606
 E-MAIL: OFFICE@AMSDSIGNLLP.COM

Azadeh Masrouei

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PROJECT NAME:
ALI & GOLNOOSH RESIDENCE
 999 S. SAN TOMAS AQUINO RD.
 CAMPBELL, CA 95008

REVISION TABLE:

REVISION	REVISION DATE	BY	DEP
01	10/31/2021	A.G.	PLN

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SHEET TITLE:
COVER SHEET / PROPOSED SITE PLAN

PROJECT ID:
 DATE: AUGUST 2021
 SCALE: N.T.S
 DRAWN BY: S.B

SHEET NUMBER:
A-00.01

PROJECT NAME:

ALI & GOLNOOSH RESIDENCE

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SHEET TITLE:

EXISTING SITE PLAN

PROJECT ID:

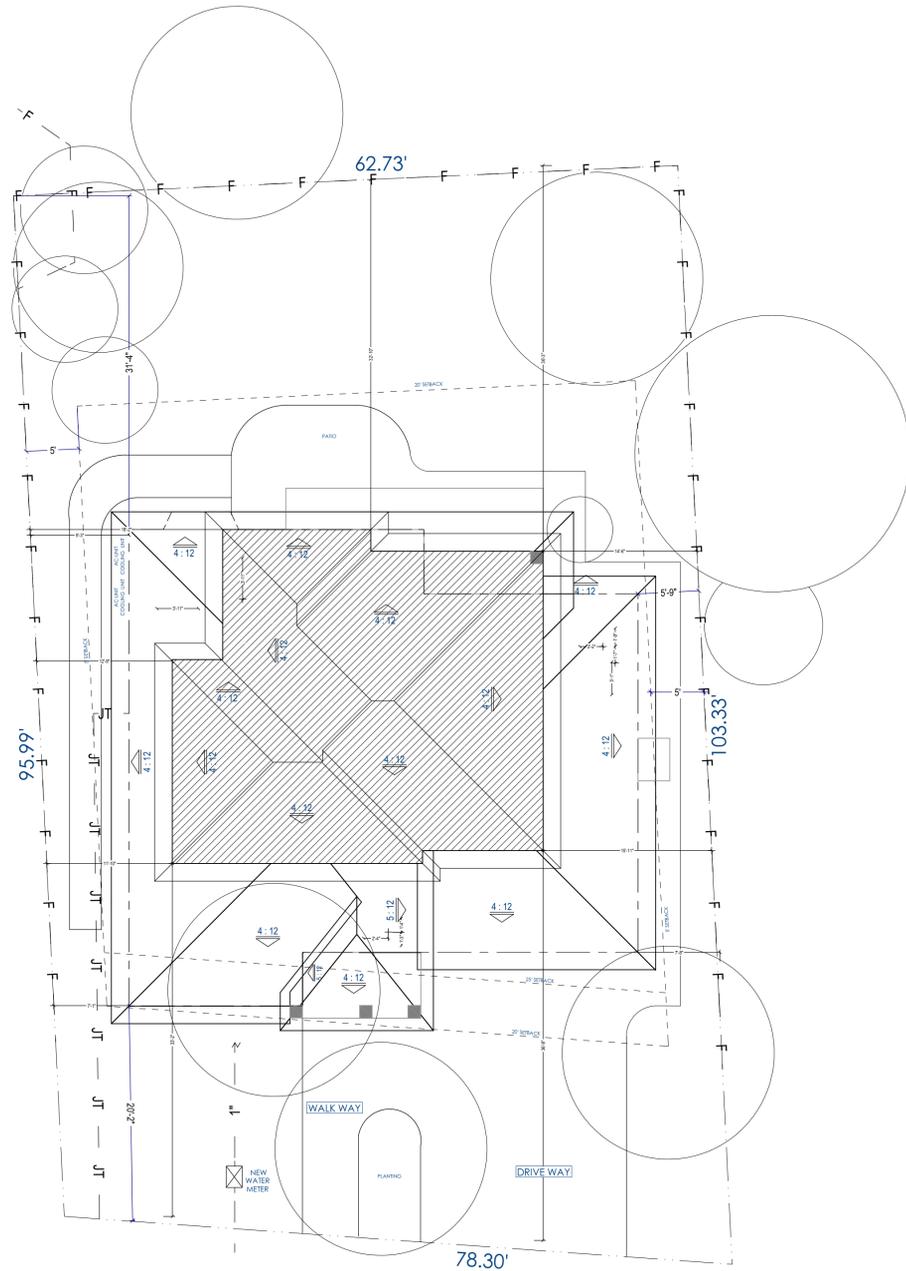
DATE: AUGUST 2021

SCALE: 1/8" = 1'

DRAWN BY: S.B

SHEET NUMBER:

RA-00.01



S. SAN TOMAS AQUINO ROAD (R/W VARIES)

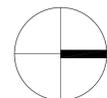
1 EXISTING SITE PLAN
SC: 1/8" = 1'-0"

LEGEND:

-  2nd FLOOR
-  PROPERTY LINE
-  BLDG 1st FLOOR FOOTPRINT LINE
-  BLDG 2nd FLOOR FOOTPRINT LINE



NORTH





1 EXISTING FRONT (EAST) ELEVATION
SC : 1/4" = 1'-0"



2 EXISTING REAR (WEST) ELEVATION
SC : 1/4" = 1'-0"

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ALI & GOLNOOSH RESIDENCE

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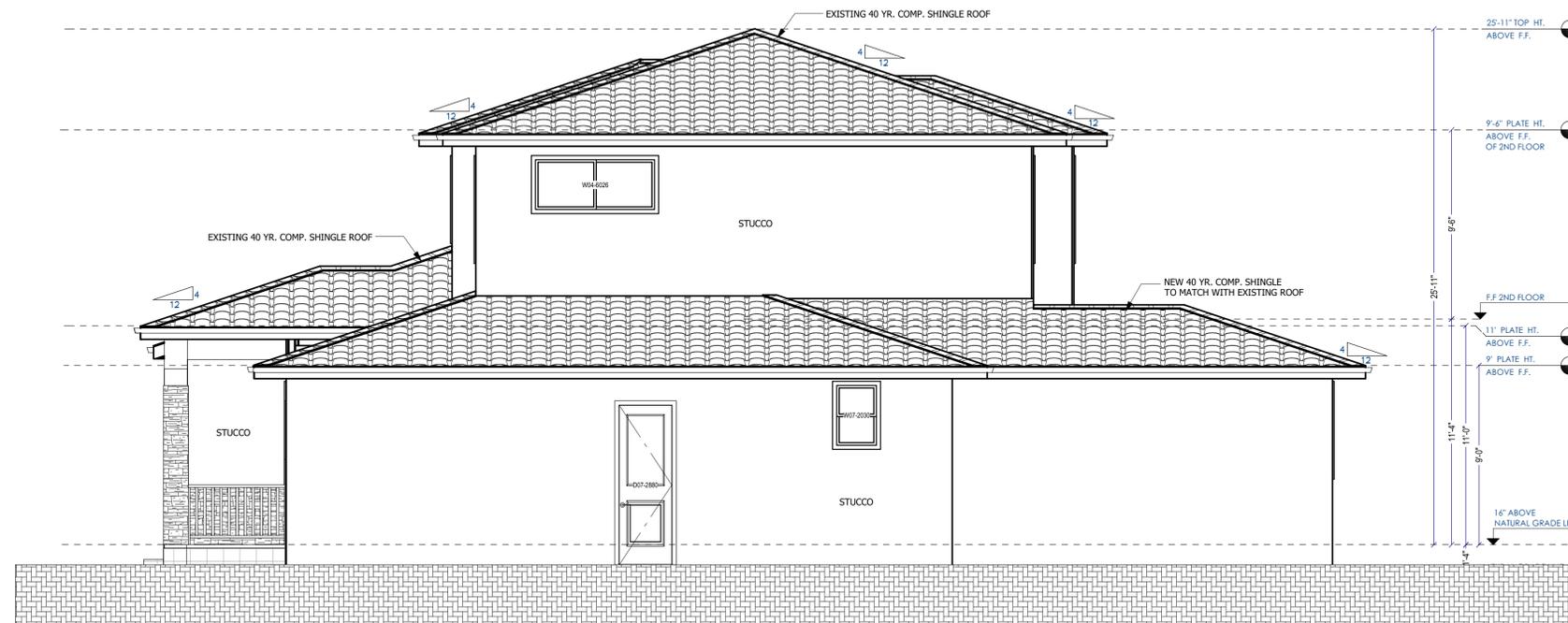
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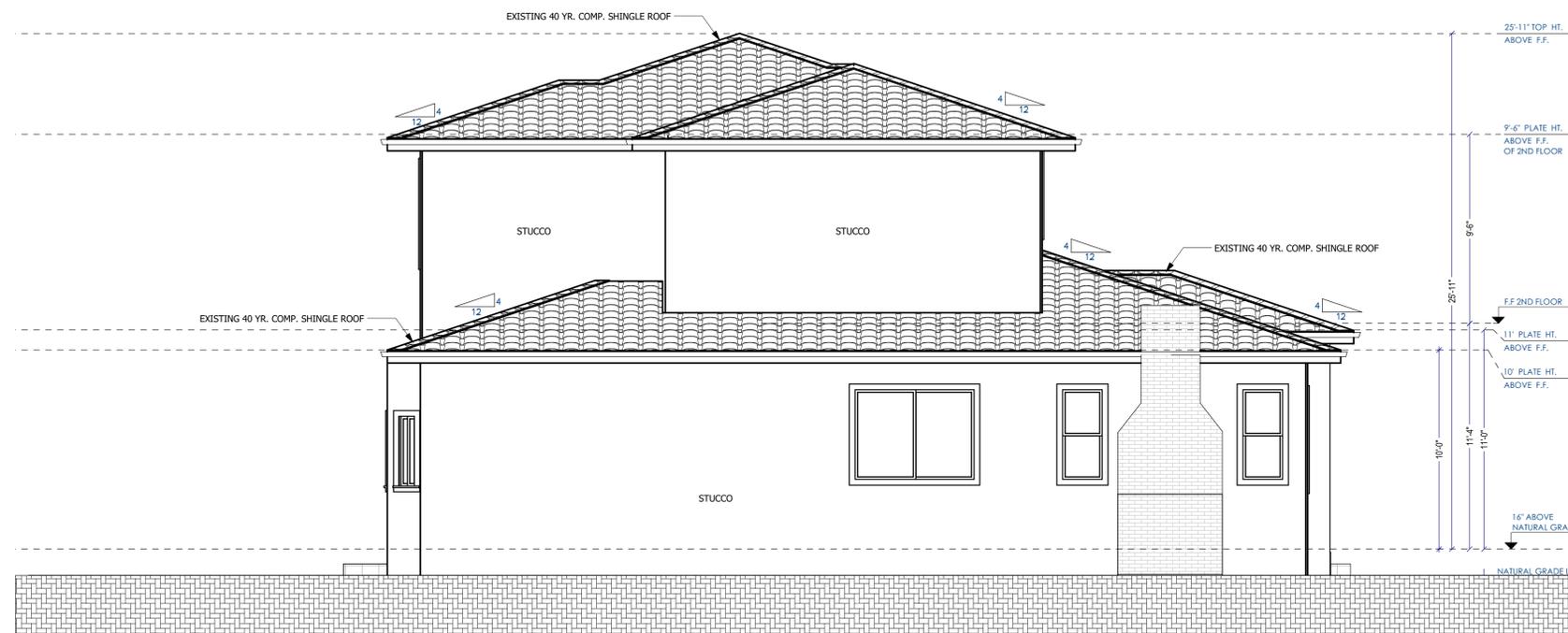
SCALE:

DRAWN BY: S.B

SHEET NUMBER:



1 EXISTING RIGHT (NORTH) ELEVATION
 SC : 1/4" = 1'-0"



2 EXISTING LEFT (SOUTH) ELEVATION
 SC : 1/4" = 1'-0"

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SHEET TITLE:

**PROPOSED 1ST/
2ND FLOOR PLAN**

PROJECT ID:

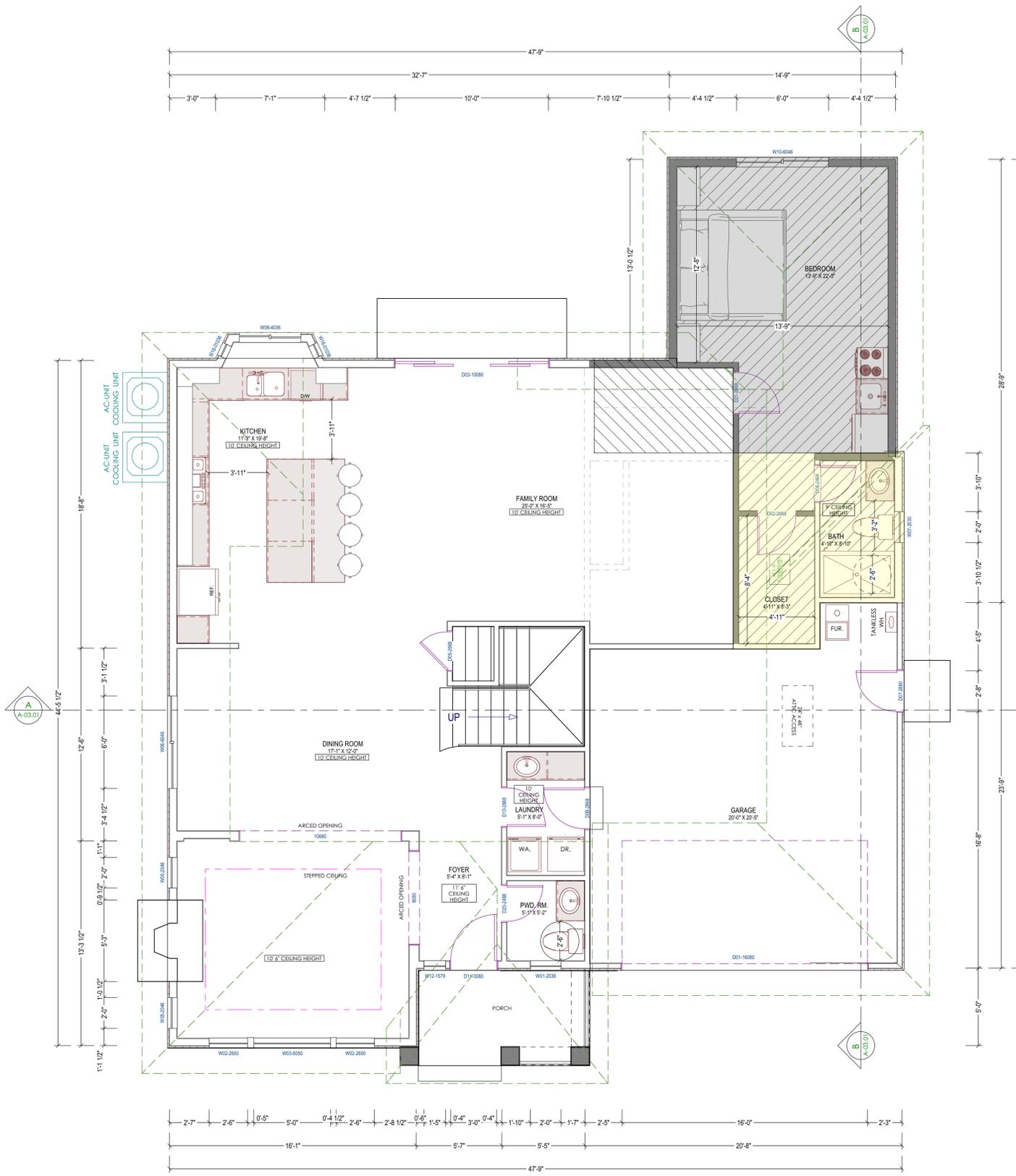
DATE: AUGUST 2021

SCALE: 1/4" = 1'

DRAWN BY: S.B

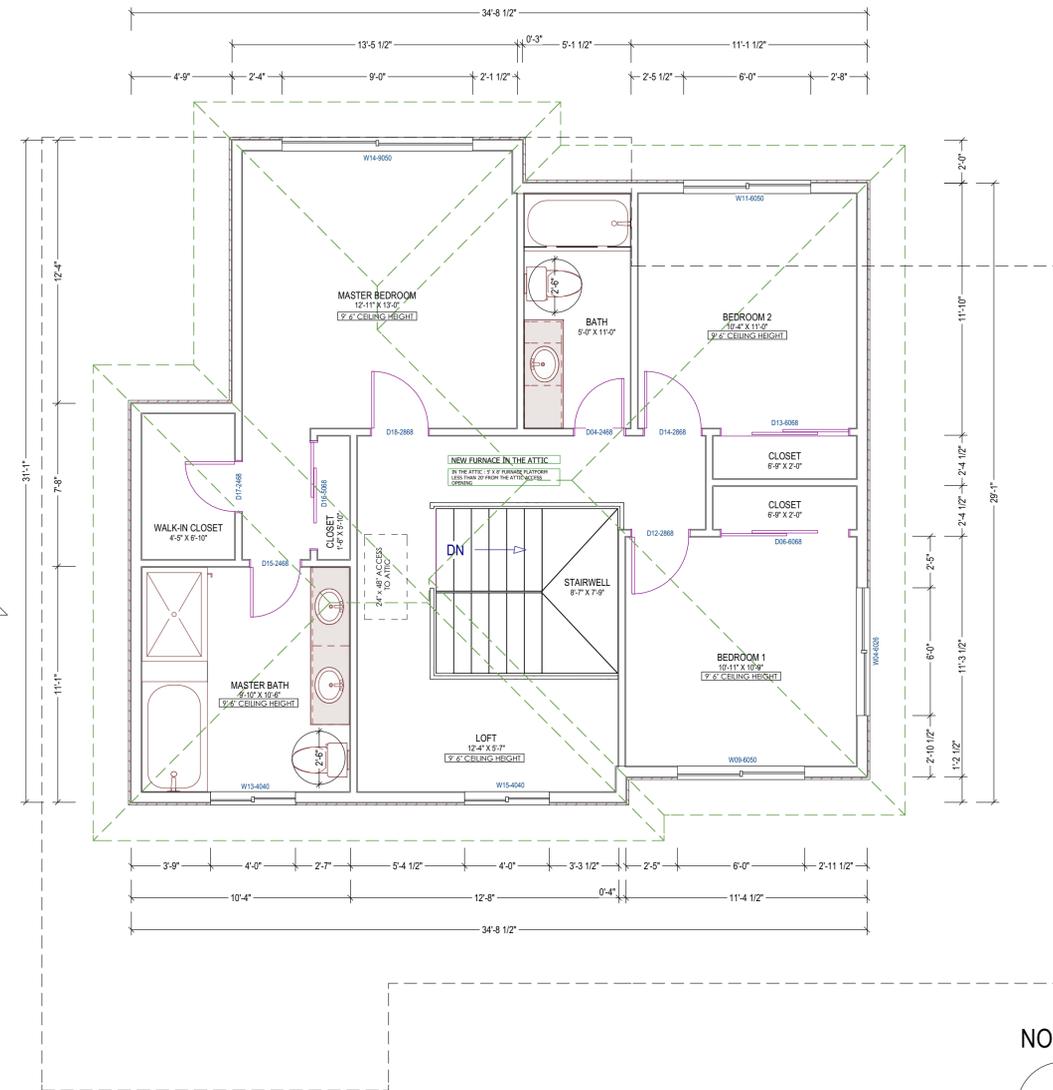
SHEET NUMBER:

A-01.01



1 PROPOSED FIRST FLOOR PLAN

SC: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN

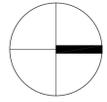
SC: 1/4" = 1'-0"

LEGEND:

- NEW CONSTRUCTION WALL
- EXISTING WALL TO STAY
- EXISTING WALL TO BE REMOVED
- "N" ADDITION TO THE MAIN HOUSE
- CONVERTED "EX" 1ST FLOOR LIVING AREA TO THE JADU
- "N" ADDITION TO THE JADU
- TOTAL ATTACHED JADU



NORTH





1 PROPOSED FRONT (EAST) ELEVATION
SC : 1/4" = 1'-0"



2 PROPOSED REAR (WEST) ELEVATION
SC : 1/4" = 1'-0"

Azadeh Masrour

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SITE CONDITIONS: ALL CONTRACTORS AND SUB-CRONTACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CRONTACTOR SHALL NOTIFY AMS DESIGN IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM AMS DESIGN PRIOR TO PROCEEDING WITH ANY RELATED WORK.

SHEET TITLE:
PROPOSED ELEVATIONS

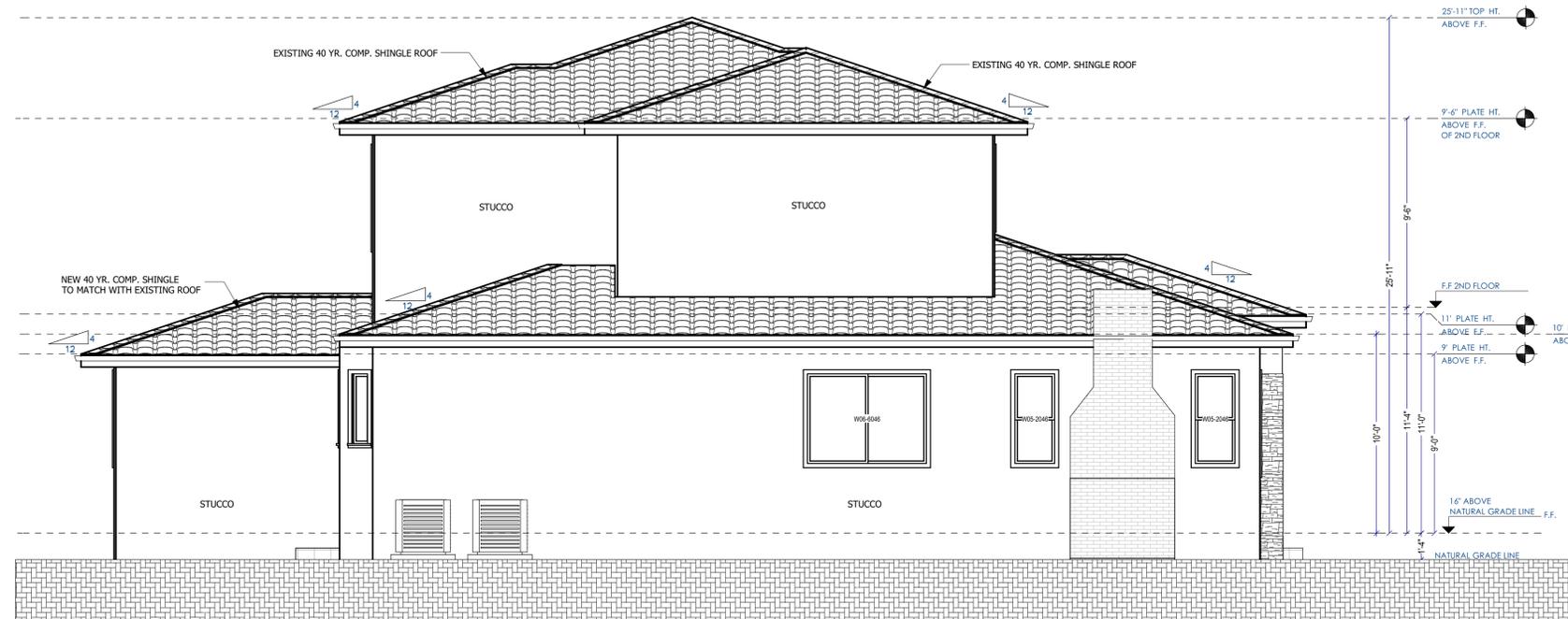
PROJECT ID:

DATE: AUGUST 2021
SCALE: 1/4" = 1'
DRAWN BY: S.B

SHEET NUMBER:
A-02.01



1 PROPOSED RIGHT (NORTH) ELEVATION
SC : 1/4" = 1'-0"



2 PROPOSED LEFT (SOUTH) ELEVATION
SC : 1/4" = 1'-0"

PROJECT NAME:

ALI & GOLNOOSH RESIDENCE

999 S. SAN TOMAS AQUINO RD.
CAMPBELL, CA 95008

REVISION TABLE:

REVISION DATE	BY	DEP
01 10/31/2021	A.G.	PLN

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SHEET TITLE:

PROPOSED SECTIONS

PROJECT ID:

DATE: AUGUST 2021

SCALE: 1/4" = 1'

DRAWN BY: S.B

SHEET NUMBER:

A-03.01



1 A-A CROSS SECTION
SC: 1/4" = 1'-0"



2 B-B CROSS SECTION
SC: 1/4" = 1'-0"