

Notice of Decision on Proposed Project

Dear Campbell Resident,

November 21, 2022

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

Project Address: 1443 W. Hacienda Avenue

Zoning | Area Plan: P-D | N/AR-1-9 | San Tomas Area Neighborhood Plan

Neighborhood Association(s): San Tomas Area Community Coalition

File No.: PLN-2022-135

APN: 403-15-079

Applicant: GDM CONSTRUCTION + DESIGN INC.

Property Owner: David Kwang Kim

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow a 312 square-foot addition (patio enclosure) to an existing two-story single-family residence.

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 **November 21, 2022**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **December 1, 2022**. 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.

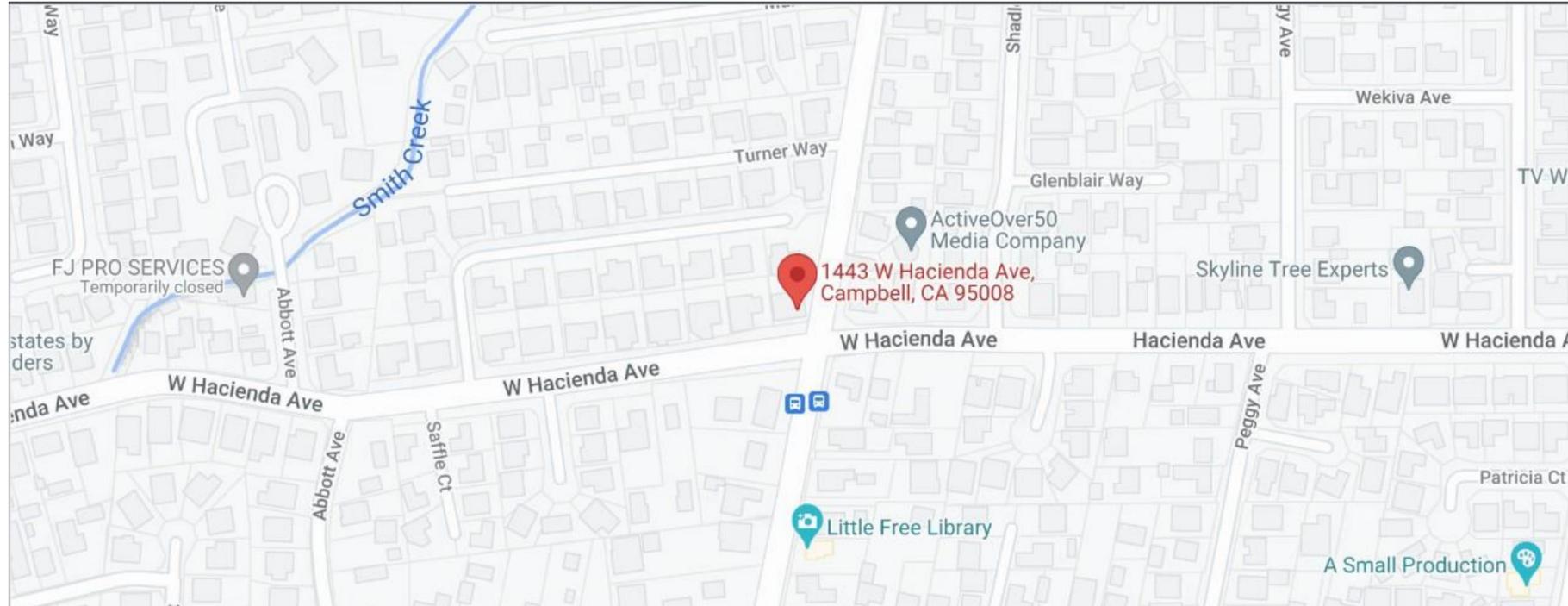


- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

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





VICINITY MAP

PLAN INDEX:

1. SITE PHOTOGRAPHY SHEET
2. SITE PLAN
3. EXTERIOR ELEVATIONS
4. FLOOR PLANS/DIAGRAM
5. ROOF PLAN

GDM CONSTRUCTION + DESIGN INC.
 5893 WINFIELD BLVD
 SAN JOSE, CA. 95123
 408.656.0551
 CA.LIC # 1027191
 EXP: 04/30/23

SARAH KIM
 1443 W. HACIENDA AVE.
 CAMPBELL, CA, 95008

SCOPE OF WORK:

INSTALL (P) (SF)
 FOUR SEASONS PATIO
 ENCLOSURE ON
 (E) SLAB. INSTALL OUTLETS,
 SWITCHES AND LIGHTS. (P)
 PATIO ENCLOSURE TO BE
 UNCONDITIONED/NON-
 HABITABLE.

DATA TABLE:

LOT SIZE: 9,427 SF
 (E) COVERAGE: 2,466 SF, 26.16%
 (E) FAR: 3,016 SF, 31.99%
 (N) ENCLOSURE: 312 SF, 3.31%
 (N) COVERAGE: 2,778 SF, 29.47%
 NEW FAR: 3,328 SF, 35.30 %

COVER SHEET





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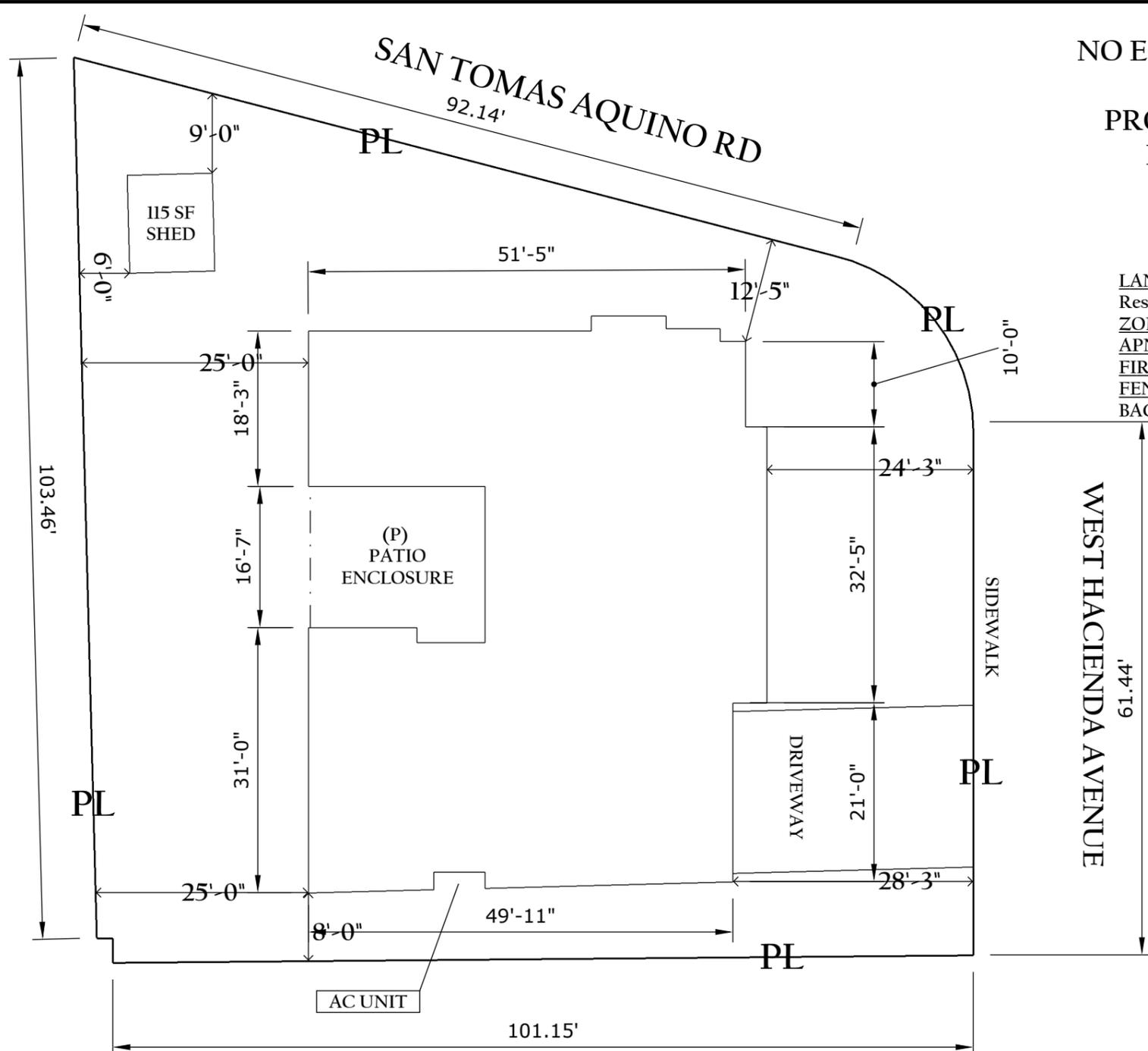
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SITE PHOTOGRAPHY
 SHEET

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NO EGRESS LOCATED
WITHIN
PROPOSED PATIO
ENCLOSURE
V.I.F.

LAND USE: LDR/Low Density
Residential
ZONING: R-1-9
APN: 403-15-079
FIRE SPRINKLERS: NO
FENCE: WOOD / 80" SIDE AND
BACK YARD / 40" FRONT WOOD

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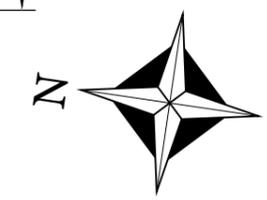
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SITE PLAN

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SCALE:
1/16" = 1'-0"





FINISHED FIRST FLOOR HEIGHT TO CURB:
1'-4"

FINISHED SECOND FLOOR HEIGHT TO CURB:
9'-5"

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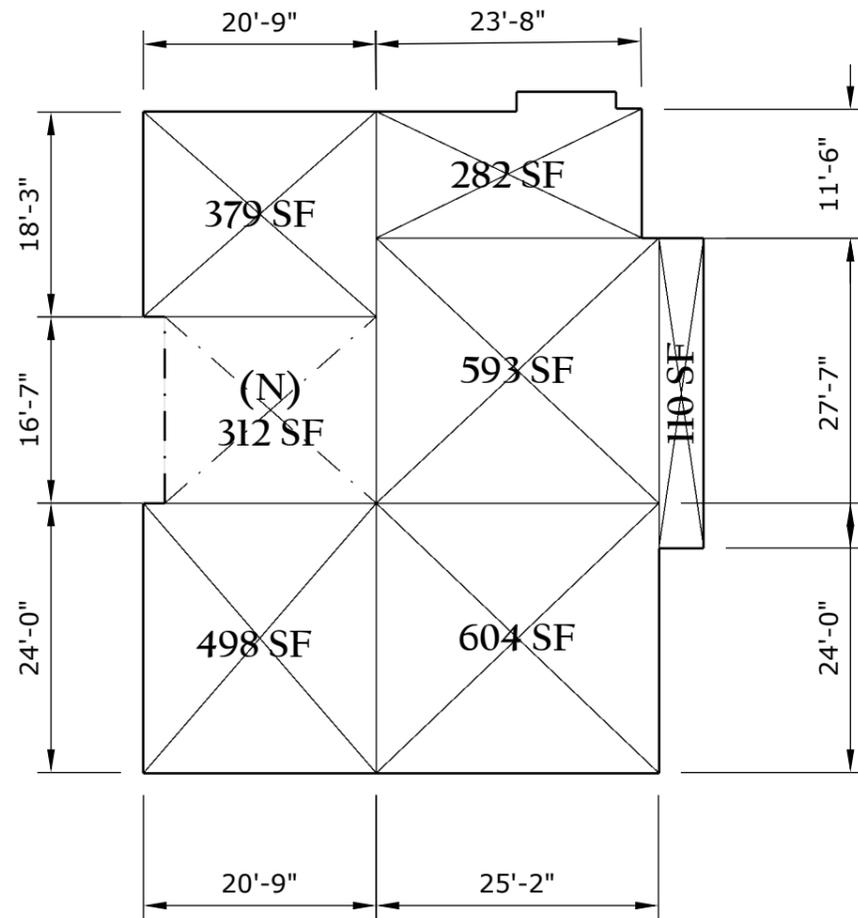
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BUILDING
ELEVATIONS

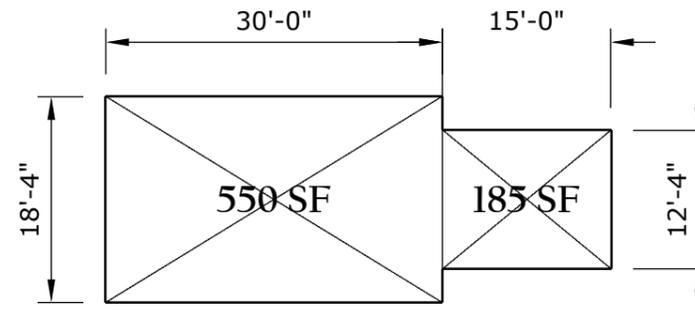
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4A FIRST FLOOR DIAGRAM

SCALE:
1/16" = 1'-0"



4B SECOND FLOOR DIAGRAM

FLOOR AREA DIAGRAM:

FIRST FLOOR:

$379 + 498 + 282 + 593 + 604 + 110 + (N)312 = 2,778 \text{ SF}$

SECOND FLOOR:

$550 \text{ SF} + 185 \text{ SF} = 735 \text{ SF}$

LOT COVERAGE: $2,778 \text{ SF} / 9,427 \text{ SF} = 29.47\%$

EXISTING FAR: $3,016 \text{ SF} / 9,427 \text{ SF} = 31.99\%$

NEW FAR: $3,328 \text{ SF} / 9,427 \text{ SF} = 35.30\%$

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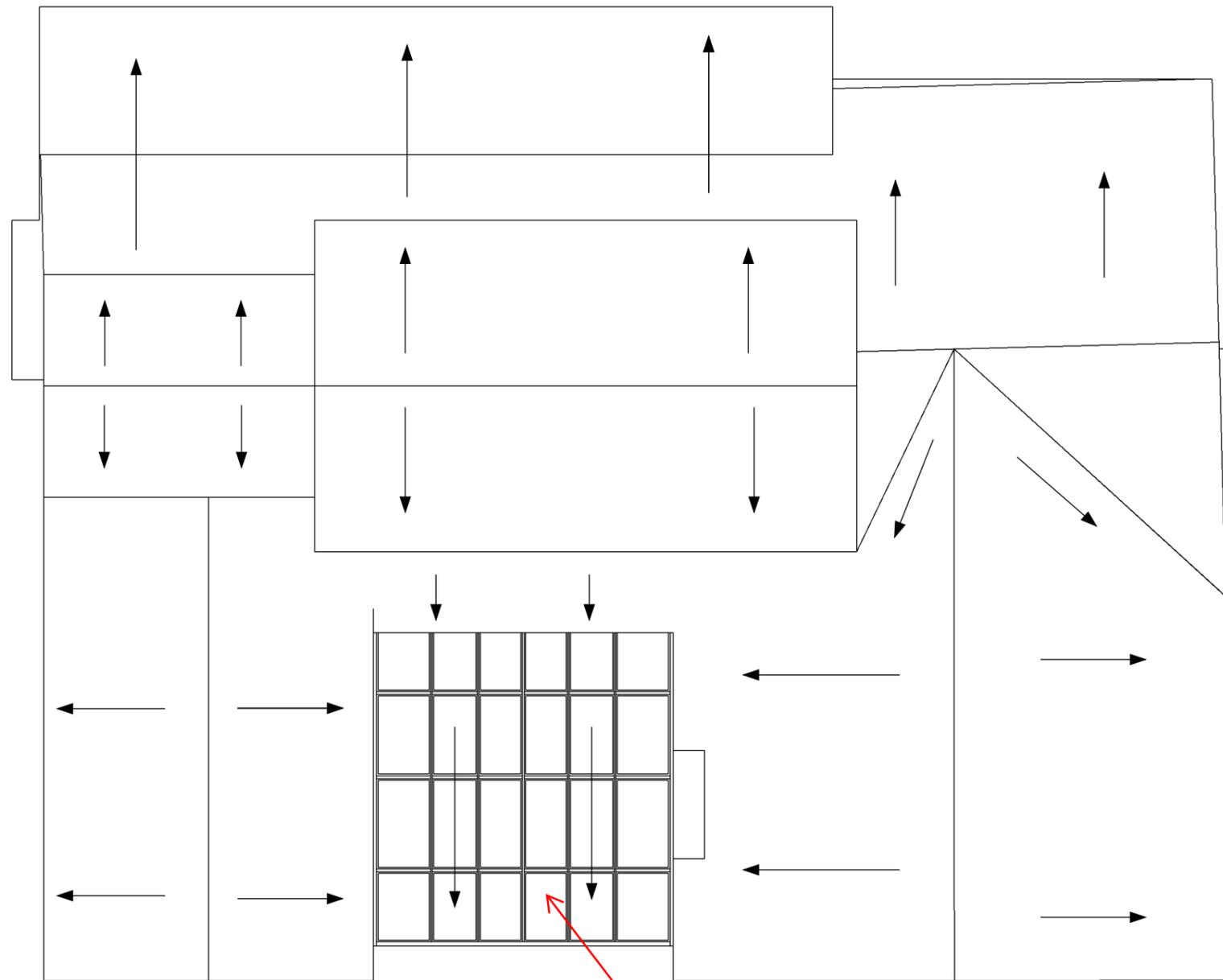
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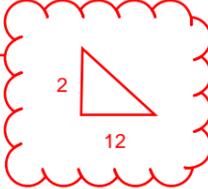
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5A ROOF PLAN

SCALE:
1/8" = 1'-0"



ROOF PLAN

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