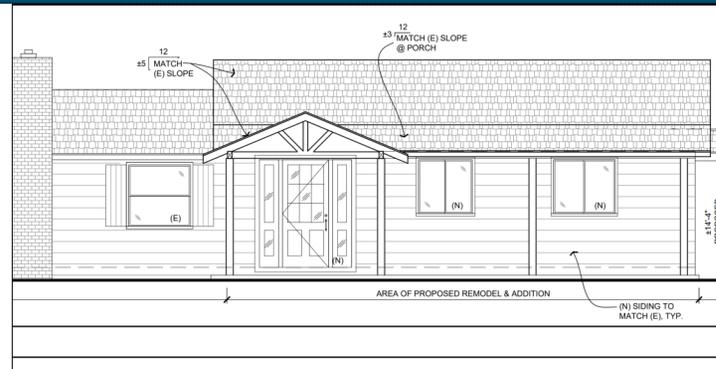


Location of Proposed Project



City of Campbell
 70 North First Street
 Campbell, CA 95008 -1423

Project Image



Notice of Decision on Proposed Project

Dear Campbell Resident,

May 12, 2023

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

Project Address: 860 Old Orchard Rd

Zoning | Area Plan: R-1-16 | STANP

Neighborhood Association(s): N/A

File No: PLN-2023-48

APN: 404-28-007

Applicant: Crystal Evey

Property Owner: Sharvila Patadia

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

To allow a 310 square foot addition existing single-family dwelling.

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 **May 12, 2023**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **May 21, 2023**. 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 traduccion en Español





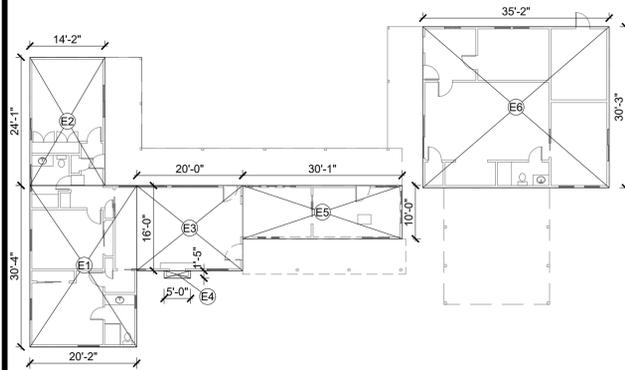
PROPOSED FRONT - WEST SIDE

8



EXISTING FRONT - WEST SIDE

9

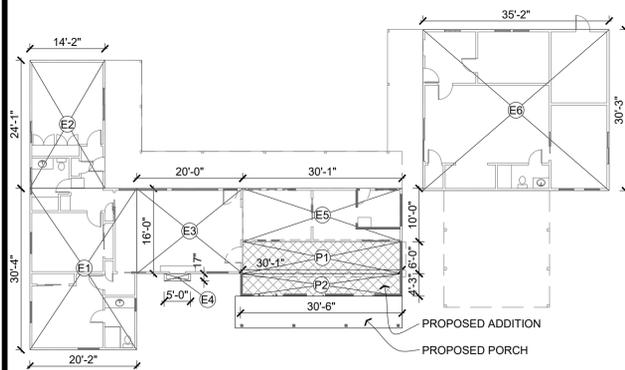


EXISTING AREA		
AREA	DIMS.	SF
E1	30'-4"x20'-2"	611.7
E2	24'-1"x14'-2"	341.2
E3	20'-0"x16'-0"	320.0
E4	5'-0"x1'-5"	7.1
E5	30'-1"x10'-0"	300.8
E6	35'-2"x30'-3"	1063.8
EXISTING AREA		2644.6



EXISTING AREA FLOOR DIAGRAM

0 2' 4' 8' 16' 32' 1/16"=1'-0" 10



EXISTING AREA			
AREA	DIMS.	SF	TOTAL
E1	30'-4"x20'-2"	611.7	
E2	24'-1"x14'-2"	341.2	
E3	20'-0"x16'-0"	320.0	
E4	5'-0"x1'-5"	7.1	
E5	30'-1"x10'-0"	300.8	
E6	35'-2"x30'-3"	1063.8	
EXISTING AREA		2644.6	2644.6
P1 (ADDITION)	30'-1"x6'-0"	180.5	
P2 (ADDITION)	30'-6"x4'-3"	129.6	
PROPOSED AREA		310.1	310.1
TOTAL AREA		2954.7	



PROPOSED AREA FLOOR DIAGRAM

0 2' 4' 8' 16' 32' 1/16"=1'-0" 11

APN: 404-28-007
 ZONING: R1-16; LDR/LOW DENSITY RESIDENTIAL
 SAN TOMAS AREA NEIGHBORHOOD PLAN
 CONSTRUCTION TYPE: V-B
 OCCUPANCY: R-3
 ADDRESS: 860 OLD ORCHARD ROAD
 CAMPBELL, CA 95008
 SITE AREA: 17,100 SF

AREA CALCULATIONS:

AREA	SF	GROSS SF	FAR
(E) HOUSE:	1,580.8		
(E) ADJ. STRUCTURE	1,063.8		
(E) FLOOR AREA	2,644.6	2,644.6	15.5%
ADDITION:	310.1	310.1	
TOTAL PROPOSED		2,954.7	17.3%
AREA TO BE REMODELED	307		ALLOWABLE: 45%

(E) BUILDING HEIGHT: ±13'-6"
 PROPOSED BUILDING HEIGHT: ±14'-4"
 PROJECT DATA:

	SF
NET LOT SIZE	17,100
GROSS LOT SIZE (AREA TILL CENTER OF RD.)	21,369
LOT COVERAGE CALCS.:	
PROPOSED AREA OF THE HOUSE + (E) ADJACENT STRUCTURE	2,954.7
PROPOSED FRONT PORCH	189.0
(E) CARPORT	437.3
(E) REAR PORCH- NORTH, WEST & SOUTH SIDES	687.7
(E) GAZEBO	229.1
(E) SHED (NORTH SIDE)	101.2
(E) SHED (SOUTH SIDE)	109.4
TOTAL LOT COVERAGE	4,708.4
(E) PARKING	2 CARS IN (E) CARPORT

FRONT YARD IMPERVIOUS & PERVIOUS CALCULATIONS:

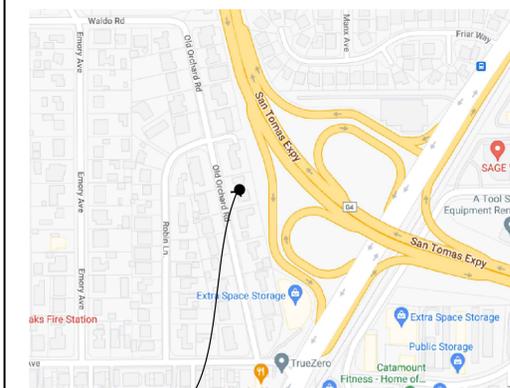
	SF
FRONT YARD IN THE 25'-0" SETBACK	3,562.5
DW IN THE 25'-0" SETBACK	425.5

SETBACKS:

	PROVIDED	REQUIRED
FRONT	±34'-9"	25'-0"
REAR	±25'-3"	25'-0"
LEFT - NORTH	±14'-0"	> OF 8'-0" OR 60% OF 8'-8"
RIGHT - SOUTH	±19'-3"	> OF 10'-0" OR 60% OF 10'-6.5"

PROJECT DATA

6



VICINITY MAP

7

REMODELING & ADDITION FOR EVEY-HEREDIA RESIDENCE 860 OLD ORCHARD ROAD CAMPBELL, CA 95008

OWNER:
 CRYSTAL EVEY & JOSE HEREDIA
 860 OLD ORCHARD ROAD
 CAMPBELL, CA 95008
 cmevey03@gmail.com; 408-821-2856
 jose.e.heredia@gmail.com; 408-533-3817

DESIGNER:
 SHARVILA PATADIA
 408-410-5946
 sharvila@gmail.com

- ARCHITECTURAL DRAWINGS:
- A0.1 COVER SHEET: PROJECT - DATA, DIRECTORY, INDEX, SCOPE, VICINITY MAP; AREA DIAGRAMS & CALCS.; CODES USED
 - T-1 TOPOGRAPHIC SURVEY
 - A1.1 SITE PLAN; SITE PHOTOGRAPHS
 - A2.1 EXISTING/DEMOLITION FLOOR PLAN; LEGEND
 - A2.2 EXISTING ELEVATIONS
 - A2.3 PROPOSED FLOOR PLAN; LEGEND
 - A2.4 PROPOSED ELEVATIONS; CROSS SECTION

PROJECT DIRECTORY

3

- SCOPE OF WORK:
- OWNERS PROPOSE TO REMODEL AND ADD TO THE KITCHEN & DINING AREA.
 - THE ADDITION IS TO HAPPEN ON THE FRONT (WEST) SIDE OF THE HOUSE.
 - THE ENTIRE HOUSE SHALL BE RE-ROOFED
 - NO TREES ARE AFFECTED.

SCOPE OF WORK

4

- GOVERNING CODES:
- 2019 CALIFORNIA BUILDING CODE
 - 2019 CALIFORNIA RESIDENTIAL CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA FIRE CODE
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2019 CALIFORNIA ENERGY CODE
 - CAMPBELL MUNICIPAL CODE

CODES USED

5

PROJECT INDEX

1

FOR OFFICIAL CITY USE

2

DATE	REVISION

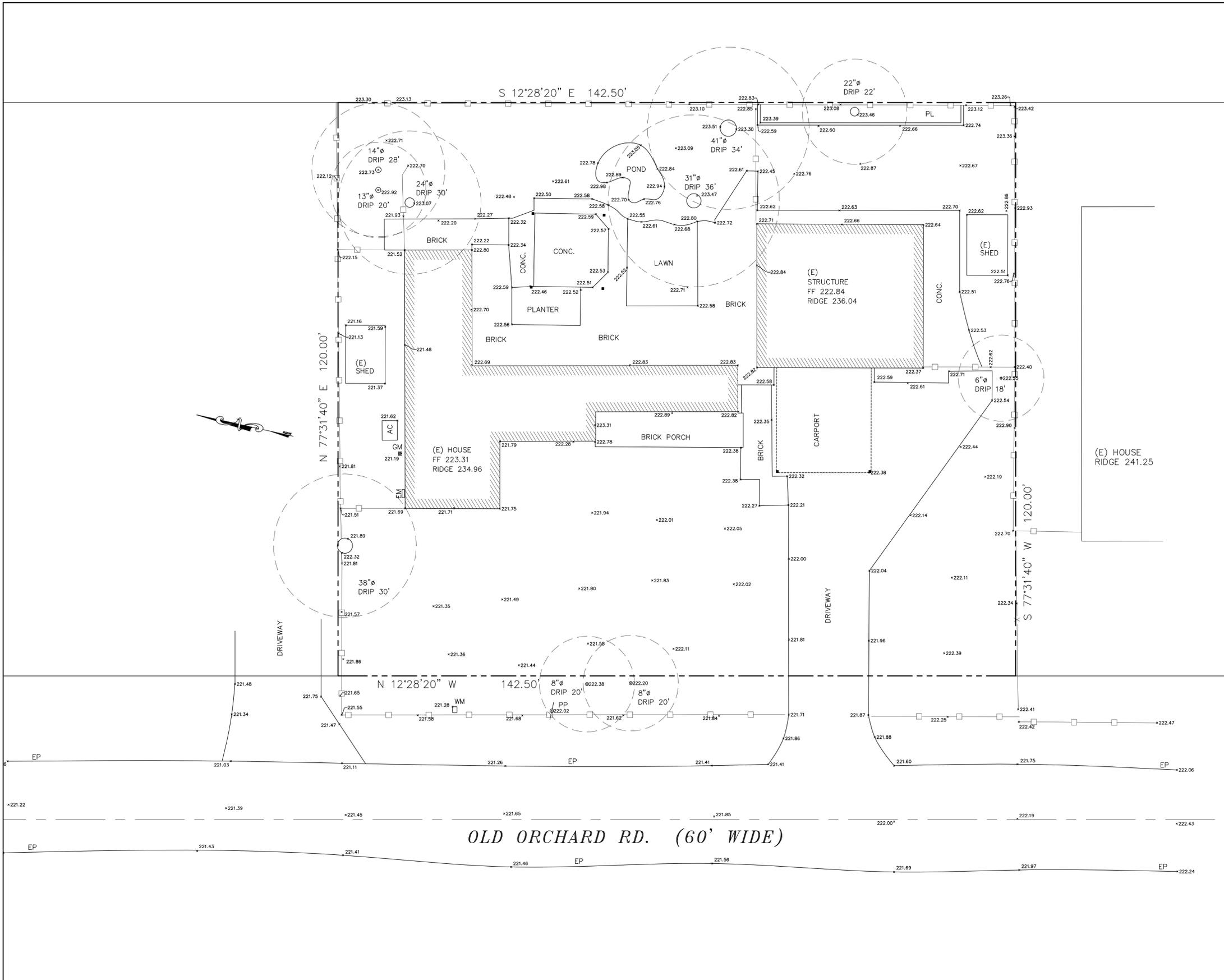
sharvila patadia
 saratoga, ca
 sharvila@gmail.com
 408-410-5946

REMODELING & ADDITION FOR
 EVEY-HEREDIA RESIDENCE
 860 OLD ORCHARD ROAD
 CAMPBELL, CA 95008

03.08.2023 PLANNING PERMIT

COVER SHEET:
 PROJECT - DATA, DIRECTORY,
 INDEX, SCOPE, VICINITY MAP;
 AREA DIAGRAMS & CALCS.;
 CODES USED

A0.1



LEGEND

- STREET CENTERLINE
- - - PROPERTY LINE
- WOOD FENCE
- WM WATER METER
- GM GAS METER
- EM ELECTRIC METER
- PL PLANTER
- PP POWER POLE
- SSMH SANITARY SEWER MANHOLE
- FH FIRE HYDRANT
- EP EDGE OF PAVEMENT

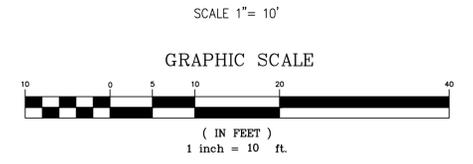
DISCLAIMER:
 SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
 THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
 THE BEARING N 12°28'30" W OF THE CENTERLINE OF OLD ORCHARD RD., AS SHOWN UPON CERTAIN TRACT NO. 361, FILED FOR RECORD IN BOOK 12 OF MAPS, AT PAGES 12 & 13, WAS TAKEN AS BASIS OF BEARINGS FOR ALL BEARINGS SHOWN HEREON.

PROJECT BENCHMARK:
 REFERENCED WALLEY WATER B.M.:
 BM NO. 1181 EL: 228.19' (NAVD 88)

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 17,100 SQ. FT. ±.
 - THE MAP WAS BASED ON A GRANT DEED DOC.# 22943200, RECORDING REQUESTED BY STEWART TITLE OF CALIFORNIA CO. DATED 05/07/2015, RECORDED IN SANTA CLARA COUNTY.
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 - THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



860 OLD ORCHARD RD.
 CAMPBELL, CA 95008
 APN: 404-28-007



SMP ENGINEERS
 CIVIL ENGINEERS—LAND SURVEYORS
 1534 Carob Lane Los Altos, CA 94024
 Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
 Prepared by: S.P.
 Checked by: S.P.
 Date: 02/28/2023
 Project No: 223023



BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF CAMPBELL



FRONT - WEST

17



FRONT - WEST

13



FRONT - WEST

18



FRONT - WEST

14



REAR - EAST

19



REAR - EAST

15



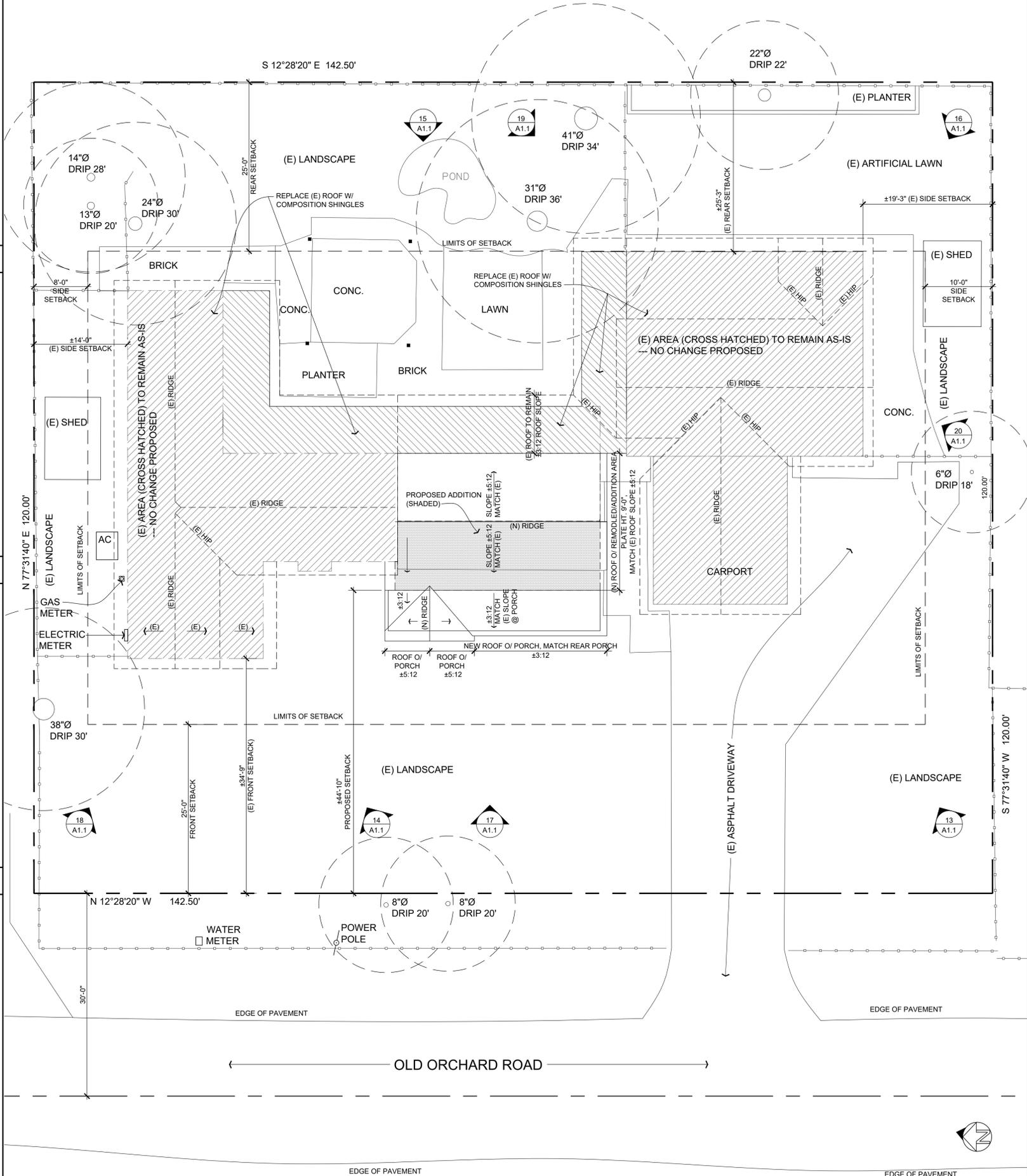
RIGHT - SOUTH

20



REAR - EAST

16



PROPOSED SITE PLAN / ROOF PLAN

0 1 2 4 8 16 1/8"=1'-0" 4

DATE	REVISION

sharvila patadia
sarotoga, ca
sharvila@gmail.com
408-410-5946

REMODELING & ADDITION FOR
EVEY-HEREDIA RESIDENCE
860 OLD ORCHARD ROAD
CAMPBELL, CA 95008

03.08.2023 PLANNING PERMIT

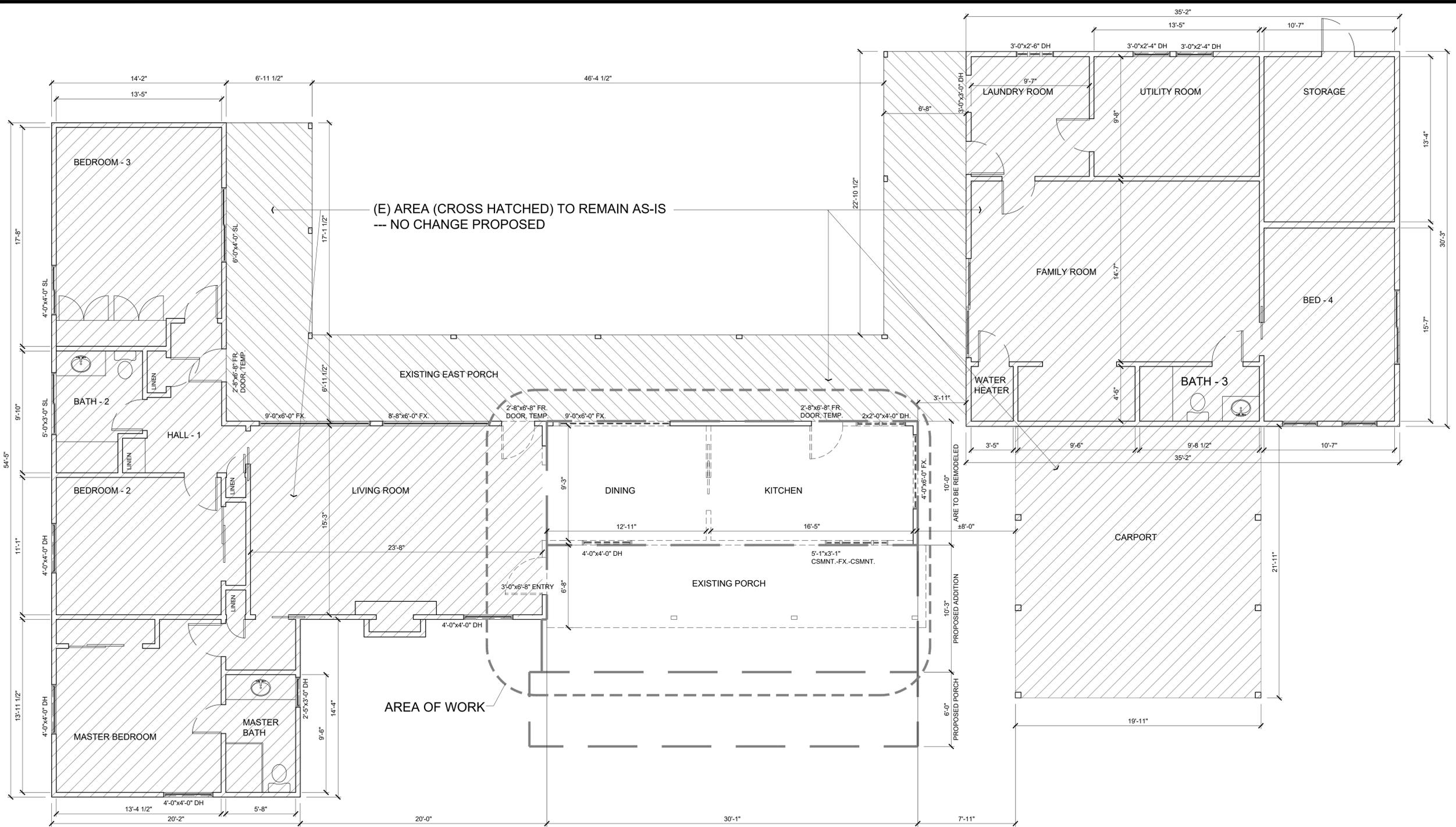
PROPOSED SITE/ROOF PLAN;
SITE PHOTOGRAPHS

A1.1

DATE	REVISION

sharvila patadia
saratoga, ca
sharvila@gmail.com
408-410-5946

REMODELING & ADDITION FOR
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(E)/DEMOLITION FLOOR PLAN - PARTIAL



3

03.08.2023 PLANNING PERMIT

- EXISTING WALLS
- WALLS, DOORS, WINDOWS & FIXTURES TO BE REMOVED
- PROPOSED WALLS TO MATCH EXISTING
- EXISTING HOUSE TO REMAIN AS-IS, NO CHANGE PROPOSED
- EXISTING PORCH TO REMAIN AS-IS, NO CHANGE PROPOSED
- PROPOSED AREA TO BE ADDED
- ALIGN SURFACE & FINISH TO MATCH (E)

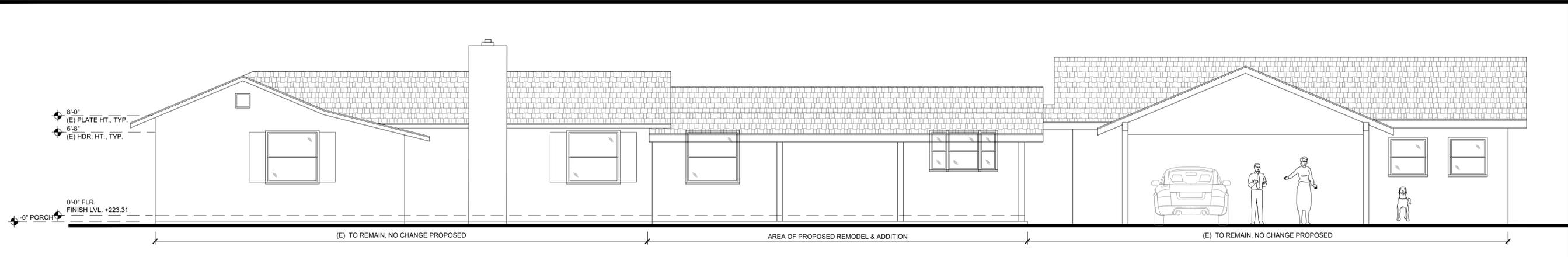
LEGEND

1/4"=1'-0" 4

A2.1

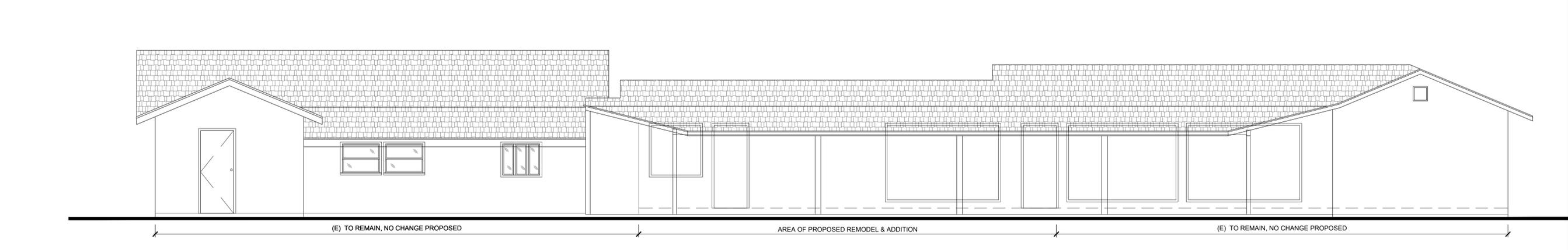
DATE	REVISION

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saratoga, ca
sharvita@gmail.com
408-410-5946



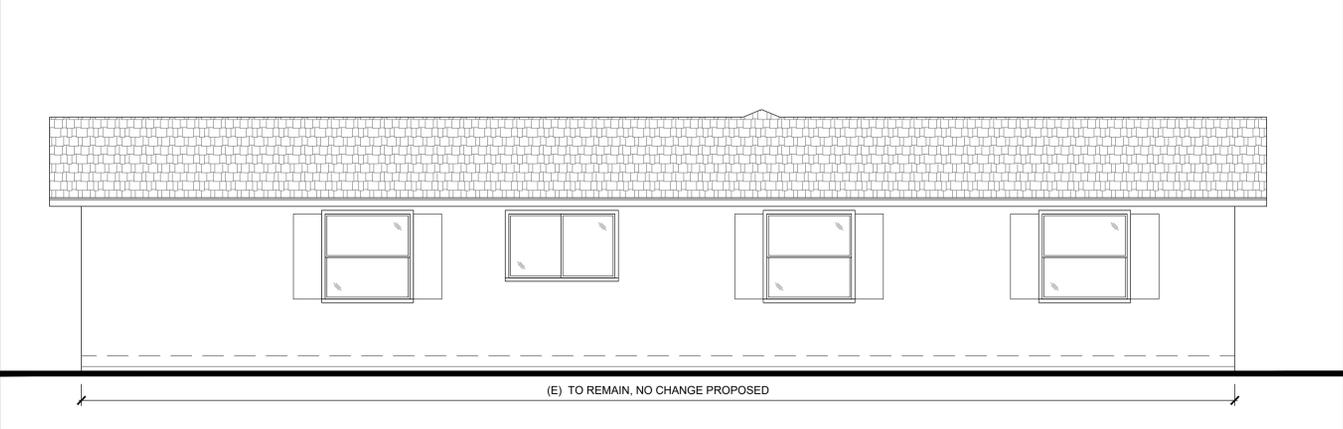
(E) FRONT ELEVATION (WEST)

0 1' 2' 4' 8' 1/4"=1'-0" 1



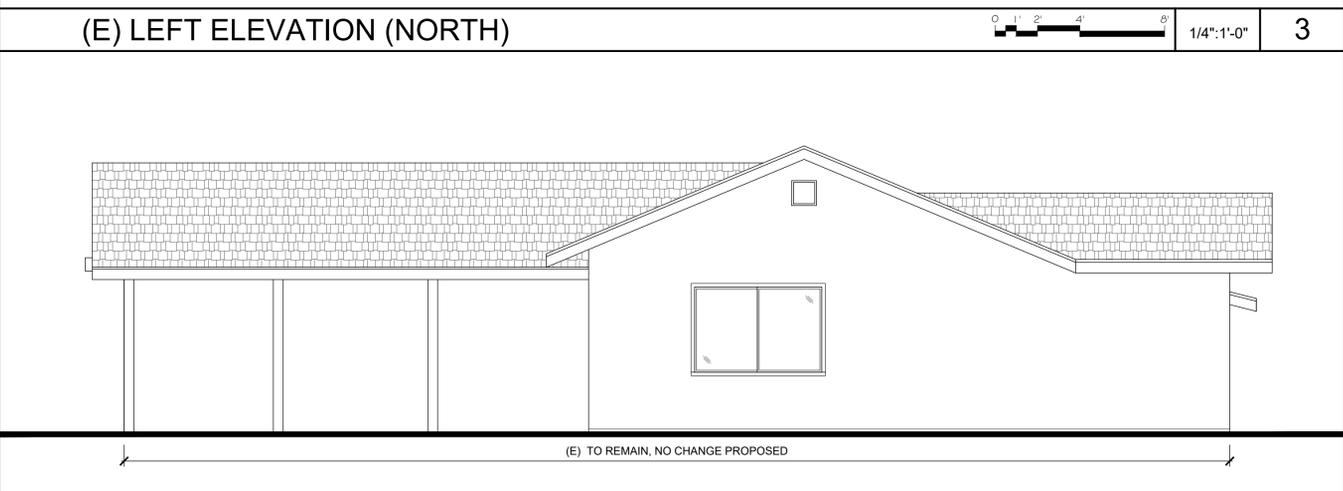
(E) REAR ELEVATION (EAST)

0 1' 2' 4' 8' 1/4"=1'-0" 2



(E) LEFT ELEVATION (NORTH)

0 1' 2' 4' 8' 1/4"=1'-0" 3



(E) RIGHT ELEVATION (SOUTH)

0 1' 2' 4' 8' 1/4"=1'-0" 4

REMODELING & ADDITION FOR
EVEY-HEREDIA RESIDENCE
860 OLD ORCHARD ROAD
CAMPBELL, CA 95008

03.08.2023 PLANNING PERMIT

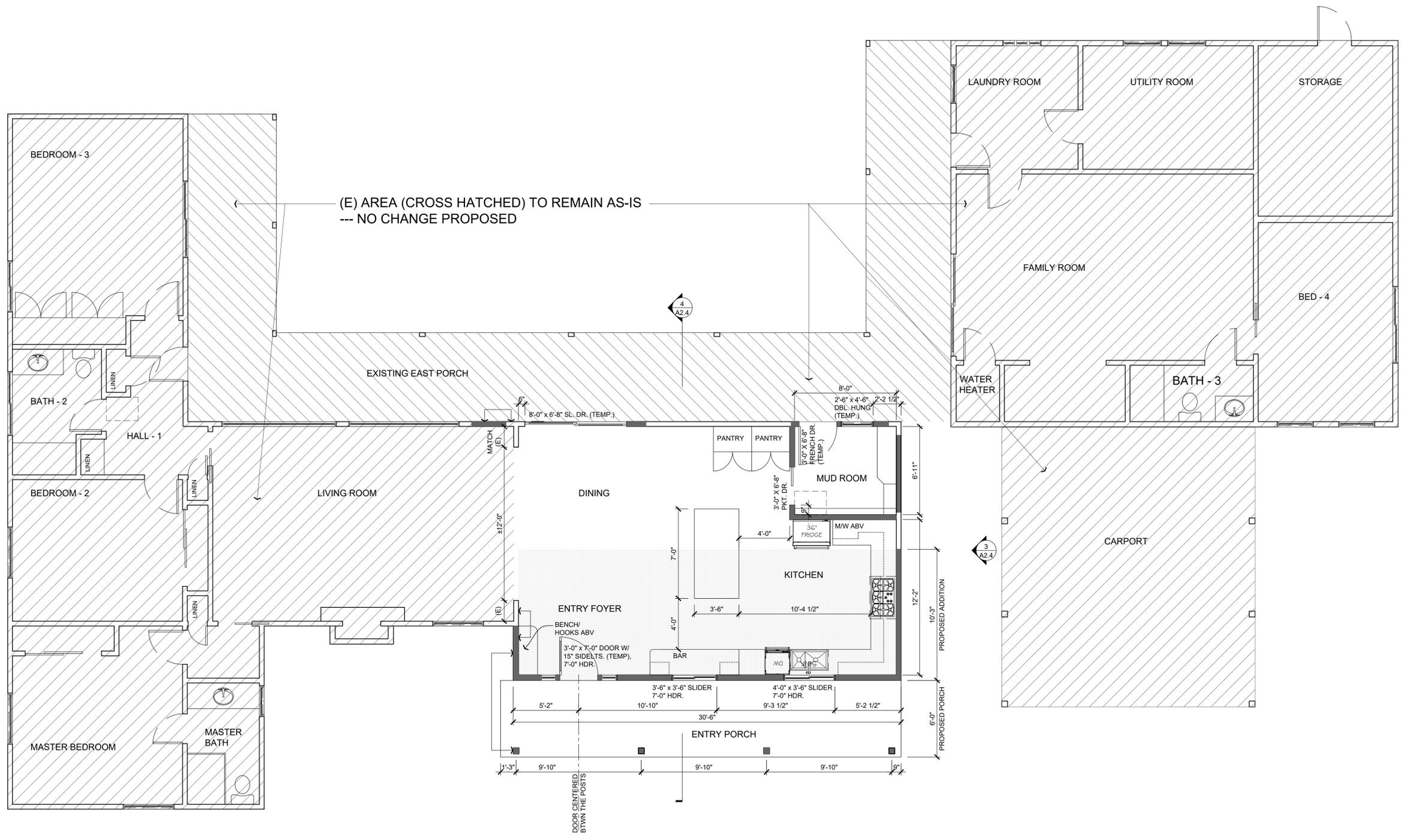
(E) ELEVATIONS

A2.2

DATE	REVISION

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408-410-5946

REMODELING & ADDITION FOR
EVEY-HEREDIA RESIDENCE
860 OLD ORCHARD ROAD
CAMPBELL, CA 95008



PROPOSED PLAN

0 1' 2' 4' 8'
1/4"=1'-0" 3

03.08.2023 PLANNING PERMIT

- EXISTING WALLS
- WALLS, DOORS, WINDOWS & FIXTURES TO BE REMOVED
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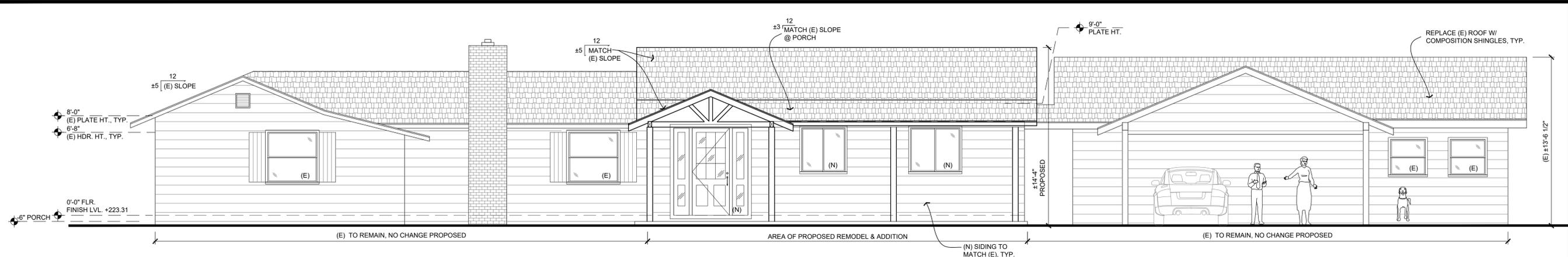
LEGEND

4

A2.3

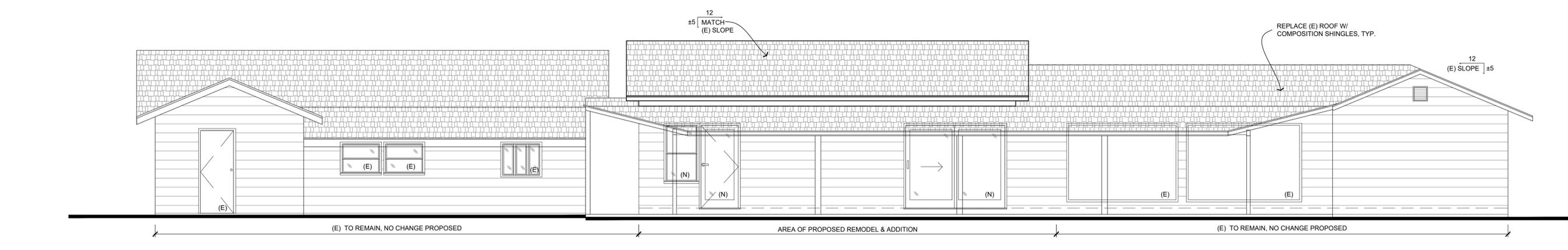
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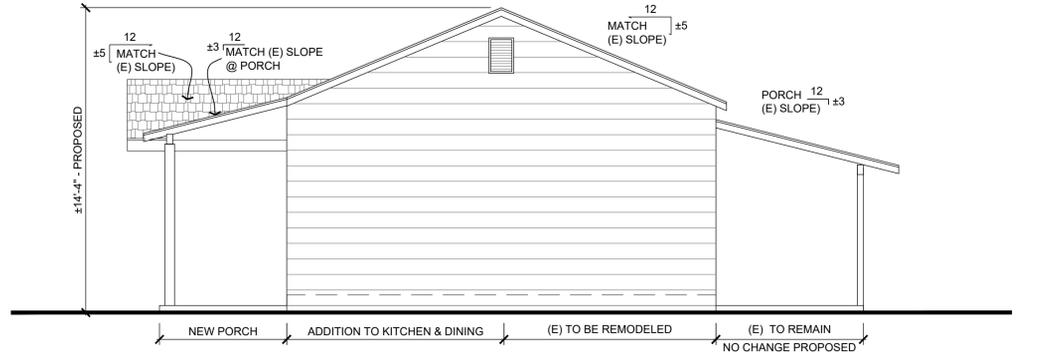
PROPOSED FRONT ELEVATION (WEST)

0 1 2 4 8
1/4"=1'-0" 1



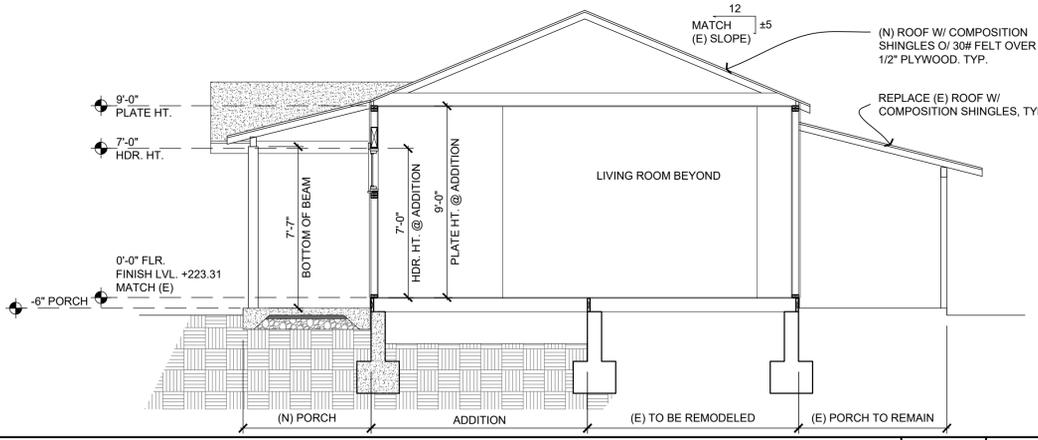
PROPOSED REAR ELEVATION (EAST)

0 1 2 4 8
1/4"=1'-0" 2



PROP. SOUTH ELEV. @ ADDITION

0 1 2 4 8
1/4"=1'-0" 3



CROSS SECTION

0 1 2 4 8
1/4"=1'-0" 4

REMODELING & ADDITION FOR
EVEY-HEREDIA RESIDENCE
860 OLD ORCHARD ROAD
CAMPBELL, CA 95008

03.08.2023 PLANNING PERMIT

PROPOSED ELEVATIONS
CROSS SECTION

A2.4