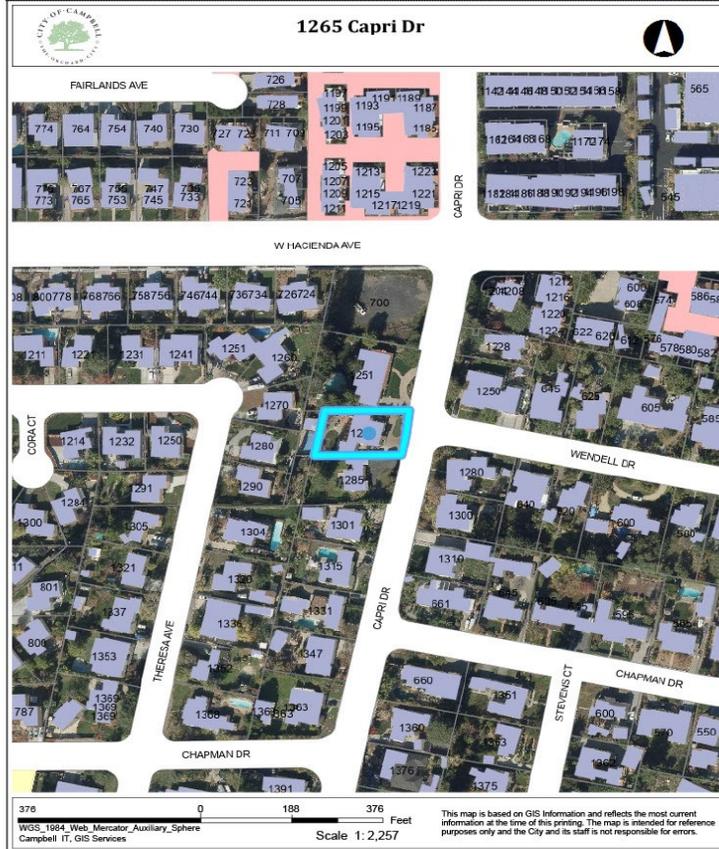


## Location of Proposed Project



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

## Project Image



# Notice of Decision on Proposed Project

Dear Campbell Resident,

December 6, 2023

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

**Project Address:** 1265 Capri Dr  
**Zoning | Area Plan:** R-1-8 | STANP  
**Neighborhood Association(s):** N/A  
**Council District:** 5

**File No:** PLN-2023-171

**APN:** 406-19-038

**Applicant:** A RIZON CONSTRUCTION

**Property Owner:** Kadakia Vinit K

**Application Type:** Administrative Site and Architectural Review Permit

**Project Planner:** Ishwarya, Planning Technician

**Email Contact:** ishwarya@campbellca.gov

## Project Description:

To allow an approximately 439 square foot single-story addition to an existing 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 **December 6, 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 **December 15, 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](mailto: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



# PROPOSE ONE STORY 274.13 SQ. FT. ROOM ADDITION AND 165.36 SQ. FT. GARAGE EXTENSION OF MR. AND MRS. VINIT KADAKIA RESIDENCE AT 1265 CAPRI DRIVE, CAMPBELL, CA 95008

ADDRESS: 1265 CAPRI DRIVE  
CAMPBELL, CA 95008  
APN: 406-19-038

### PROJECT DATA TABLE:

BUILDING AREA COVERAGE:  
EXIST'G BLDG. AREA:  
EXIST'G LIVING AREA TOTAL= 2,284.78 SQ. FT.  
EXIST'G GARAGE AREA= 499.60 SQ. FT.  
EXISTING ENTRY PORCH= 60.0 SQ. FT.  
EXIST'G AREA TOTAL AREA COVERAGE= 2,844.38 SQ. FT.  
EXISTING FLOOR AREA= 2,784.38

ROOM ADDITION= 274.13 SQ. FT.  
GARAGE ADDITION = 165.36 SQ. FT.  
NEW FLOOR AREA = 3,223.87 SQ. FT.  
FLR/AREA RATIO =  $\frac{3,223.87 \text{ SQ. FT.}}{12,250.0 \text{ SQ. FT.}}$   
= 26.32 %

LOT AREA: 12,250.0 SQ. FT.

LOT AREA COVERAGE:  
EXISTING AREA TOTAL COVERAGE  
=2,844.38 SQ. FT.  
ROOM ADDITION = 274.13 SQ. FT.  
GARAGE EXTENSION = 165.36 SQ. FT.  
NEW TOTAL AREA COVERAGE = 3,283.87 SQ. FT.

COVERAGES:  $\frac{3,283.87 \text{ SQ. FT.}}{12,250.0 \text{ SQ. FT.}}$   
=26.81 %

LANDSCAPING COVERAGE =  $\frac{12,250.0 - (3,283.27 + 2,173.32 + 538.87 + 35.04 + 290.22 + 904.77 + 1,609.78 + 1,242.42)}{12,250.0}$  = 2,172.31 SQ. FT.  
= 17.73 %

PAVING COVERAGE =  $\frac{1,245.32 \text{ SQ. FT.}}{12,250.0 \text{ SQ. FT.}}$   
= 10.170 %

IMPERVIOUS/PERVIOUS COVERAGE :  
IMPERVIOUS=3,283.27 + 538.87 + 35.04 + 1,609.78 + 1,242.42 = 6,709.39 SQ. FT.

PERVIOUS = 290.22 + 904.77 + 2,173.32  
=6,709.39 SQ. FT.  
3,368.30 SQ. FT.  
= 199.20 %

BUILDING HEIGHT = 18.0 FT.

BUILDING SETBACKS:  
FRONT = 29.0 FT.  
BACKYARD = 33.33 FT.  
LEFT SIDE YARD SETBACKS =5.0 FT.  
RIGHT SIDE YARD SETBAKS = 6.5 FT.

### BUILDING DATA AND APPLICABLE CODES:

USE/SCOPE: SINGLE FAMILY RESIDENCE ROOM ADDITION (ONE STORY)  
CONST. TYPE: V-B  
OCCUPANCY GROUP: R3  
ZONING: R-1-6  
BUILDING HEIGHT REQ'D: 28 FEET (MAX.)  
LOT AREA COVERAGE: 35%  
FLOOR AREA RATIO: 45%  
ENERGY EFFECIENCY STANDARDS 2019  
APPLICABLE CODES: 2019 UBC, 2019 CBC, 2019 UMC, 2019 UPC, NEC 2019  
AND CITY OF CABBELL LOCAL CODES

### SCOPE OF WORK:

A) 274.13 SQUARE FEET ROOM ADDITION  
B) 165.36 SQUARE FEET GARAGE EXTENSION

### SHEET INDEX:

SHEET A1 . . . . COVER PAGE  
SHEET A2 . . . . 1) SITE PHOTOGRAPHY SHEET  
2) SITE PHOTOGRAPHY VANTAGE  
POINT LOCATION PLAN  
SHEET A3 . . . . EXISTING FLOOR PLAN/  
DEMOLITION PLAN  
SHEET A4 . . . . SITE PLAN  
SHEET A5 . . . . PROPOSED FLOOR PLAN  
SHEET A6 . . . . AREA BLOCK CALCULATION/  
FLOOR AREA DIAGRAM  
SHEET A8.0 . . . . 1)FRONT ELEVATION  
2) REAR ELEVATION  
SHEET A8.1 . . . . 1) RIGHT SIDE ELEVATION  
2) LEFT SIDE ELEVATION  
SHEET A12 . . . . PROPOSED ROOF PLAN  
SHEET A14 . . . . TREE SURVEY TABLE

### LEGEND:

NEW WALL



EXISTING WALL



WALL TO BE REMOVED



WALL THICKNESS: EXTERIOR =5.5 INCHES, INTERIOR=4.5

CARBON MONOXIDE DETECTOR



SMOKE DETECTOR



WALL ELEC. OUTLET



CEILING REGISTER



ARC FAULT CIRCUIT INTERRUPTER AFCI



SWITCH



ELECTRIC LIGHT



BATHROOM FAN (5 CFH)

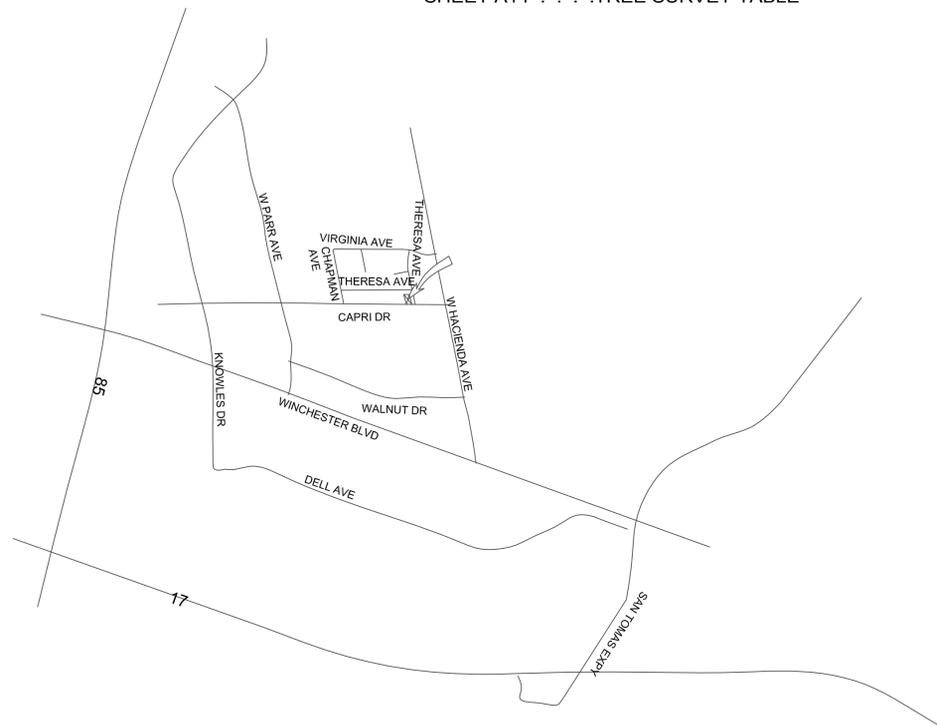


GROUND FAULT CIRCUIT INTERRUPTER



GFCI

NOTE: AFCI PROTECTION REQUIRED FOR ALL 120V SINGLE PHASE  $\frac{15}{20}$  AMP BRANCH FOR BEDROOMS, FAMILY ROOMS, DINING ROOMS LIVING ROOMS, CLOSETS AND HALLWAYS OUTLETS.



VICINITY MAP  
NOT TO SCALE

COVER SHEET

REVISION BY

11-29-23

A RIZON CONSTRUCTION

CSLB LIC. NO. 928770

2670 S WHITE ROAD, SUITE 238

SAN JOSE, CA 95148

(408)930-3705

PROJECT: PROPOSED ROOM ADDITION  
LOCATION: 1265 CAPRI DRIVE  
CAMPBELL, CA 95008

OWNER: MR. AND MRS. VINIT KADAKIA

SHEET CONTENTS:

DATE: 8/7/2023

SCALE: 1/4"

DRAWN BY: AZR

JOB NO. 20121

SHEET NO.

A1



PICTURE NUMBER 1



PICTURE NUMBER 2



PICTURE NUMBER 3



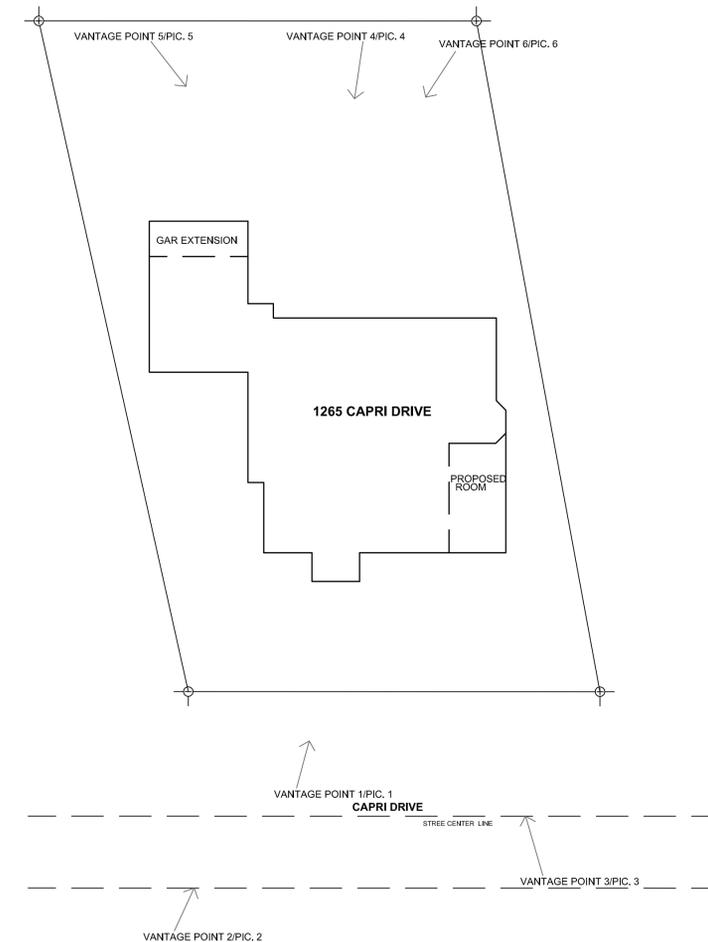
PICTURE NUMBER 4



PICTURE NUMBER 5



PICTURE NUMBER 6



**SITE PHOTOGRAPHY VANTAGE POINT LOCATION PLAN**

NOT TO SCALE

**SITE PHOTOGRAPHY SHEET**

NOT TO SCALE

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P 11-29-23	
<b>A RIZON CONSTRUCTION</b>	
CSLB LIC. NO. 928770	
2670 S WHITE ROAD, SUITE 238	
SAN JOSE, CA 95148	
PHONE NO. (408) 460-4308	

PROJECT: PROPOSED ROOM ADDITION
LOCATION: <b>1265 CAPRI DRIVE</b>
CAMPBELL, CA 95008
OWNER: MR. AND MRS. VINIT KADAKIA
(408) 930-3705

SHEET CONTENTS:

DATE: 8/7/2023

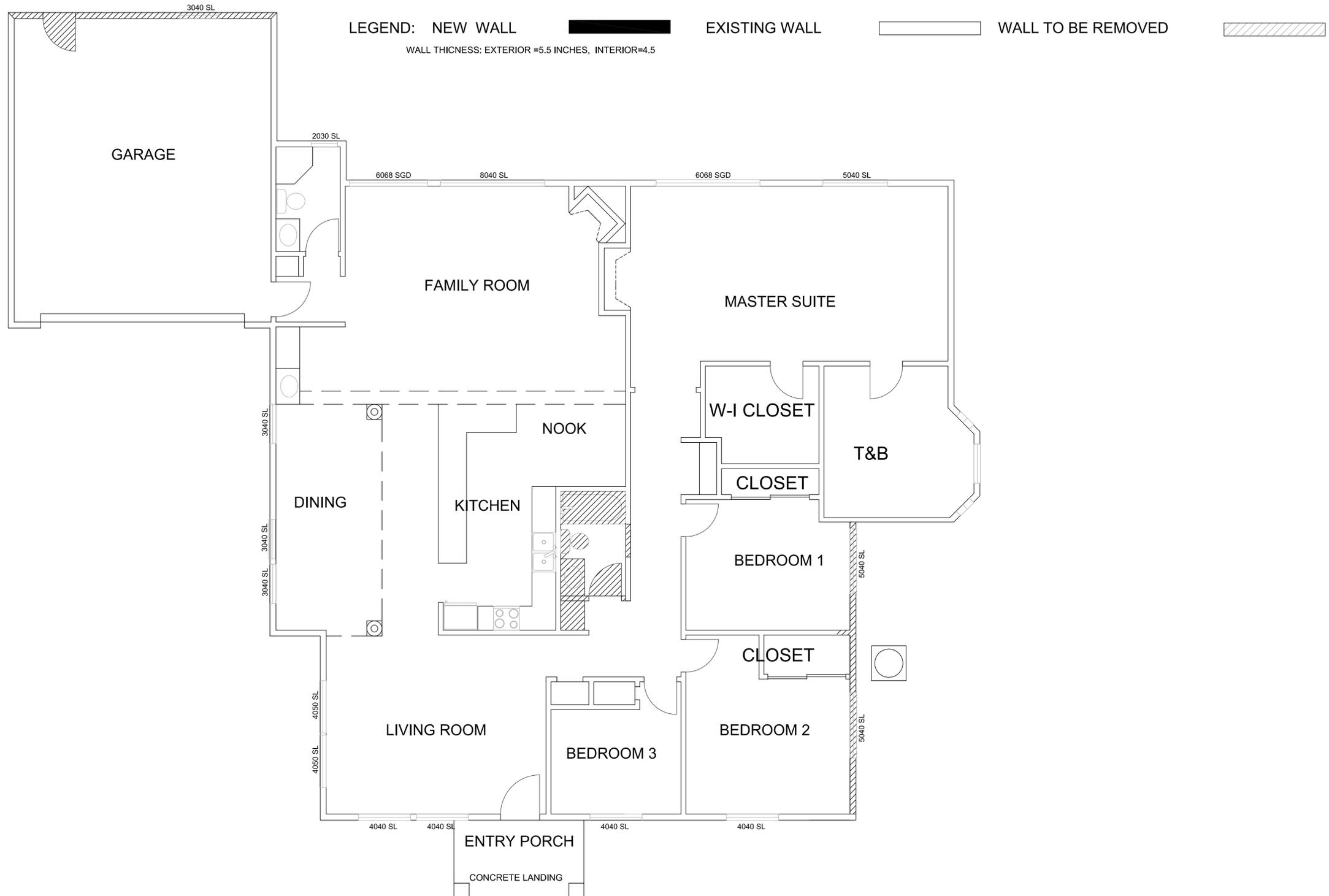
SCALE: 1/4"

DRAWN BY: AZR

JOB NO. 20121

SHEET NO.

**A2**



**EXISTING FLOOR PLAN/DEMOLITION PLAN**

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

REVISION BY

P 11-29-23

**A RIZON CONSTRUCTION**

CSLB LIC. NO. 928770  
2670 S WHITE ROAD, SUITE 238  
SAN JOSE, CA 95148  
PHONE NO. (408) 460-4308

PROJECT: PROPOSED ROOM ADDITION

LOCATION: **1265 CAPRI DRIVE**  
CAMPBELL, CA 95008

OWNER: MR. AND MRS. VINIT KADAKIA (408) 930-3705

SHEET CONTENTS:

DATE: 8/7/2023

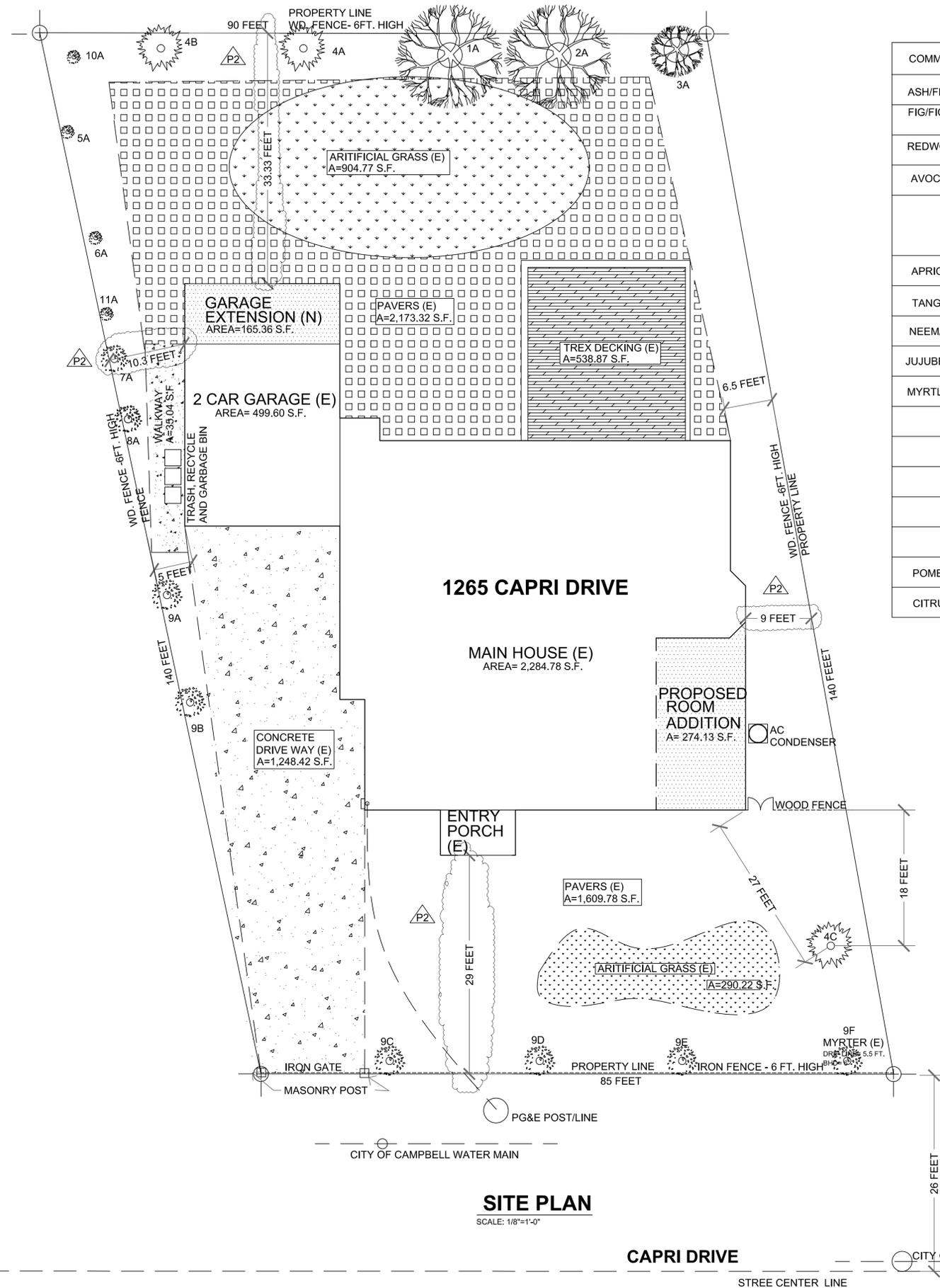
SCALE: 1/4"

DRAWN BY: AZR

JOB NO. 20121

SHEET NO.

**A3**



**SITE PLAN**

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

**CAPRI DRIVE**

STREE CENTER LINE

**TREE SURVEY TABLE**

COMMON NAME/SCIENTIFIC NAME		DBH (48" ABOVE GRADE) (DIA. IN INCHES)	DRIP LINE (IN FEET)
ASH/FRAXINUS PENNSYLVANICA (1)	A	17	20.0
FIG/FICUS CARICA (2)	A	15	19.0
REDWOOD/SEQUOIA SEMPERVIRENS (3)	A	28	10.0
AVOCADO/PERSEA AMERICANA (4)	A	4.5	6.5
	B	4.5	7.0
	C	5.0	7.0
APRICOT/PRUNUS ARMENIACA(5)	A	2.0	3.5
TANGERENE/CITRUS RETICULATA (6)	A	2.5	4.0
NEEM/AZADIRACHTA (7)	A	3.0	6.0
JUJUBE/ZIZIPHUS JUJUBA (8)	A	5.0	3.0
MYRTLE/MYRTUS COMMUNIS (9)	A	6.0	10.0
	B	7.0	11.0
	C	5.0	4.0
	D	6.0	5.5
	E	6.0	5.0
	F	6.0	5.5
POMEGRANATE/PUNICA GRANATUM (10)	A	2	4.0
CITRUS SINENSIS (11)	A	2	4.0

REVISION	BY
P 11-29-23	

PROJECT: PROPOSED ROOM ADDITION  
 LOCATION: **1265 CAPRI DRIVE**  
 CAMPBELL, CA 95008  
 OWNER: MR. AND MRS. VINIT KADAKIA

SHEET CONTENTS:

DATE: 8/7/2023  
 SCALE: 1/4"  
 DRAWN BY: AZR  
 JOB NO. 20121  
 SHEET NO.  
**A4**

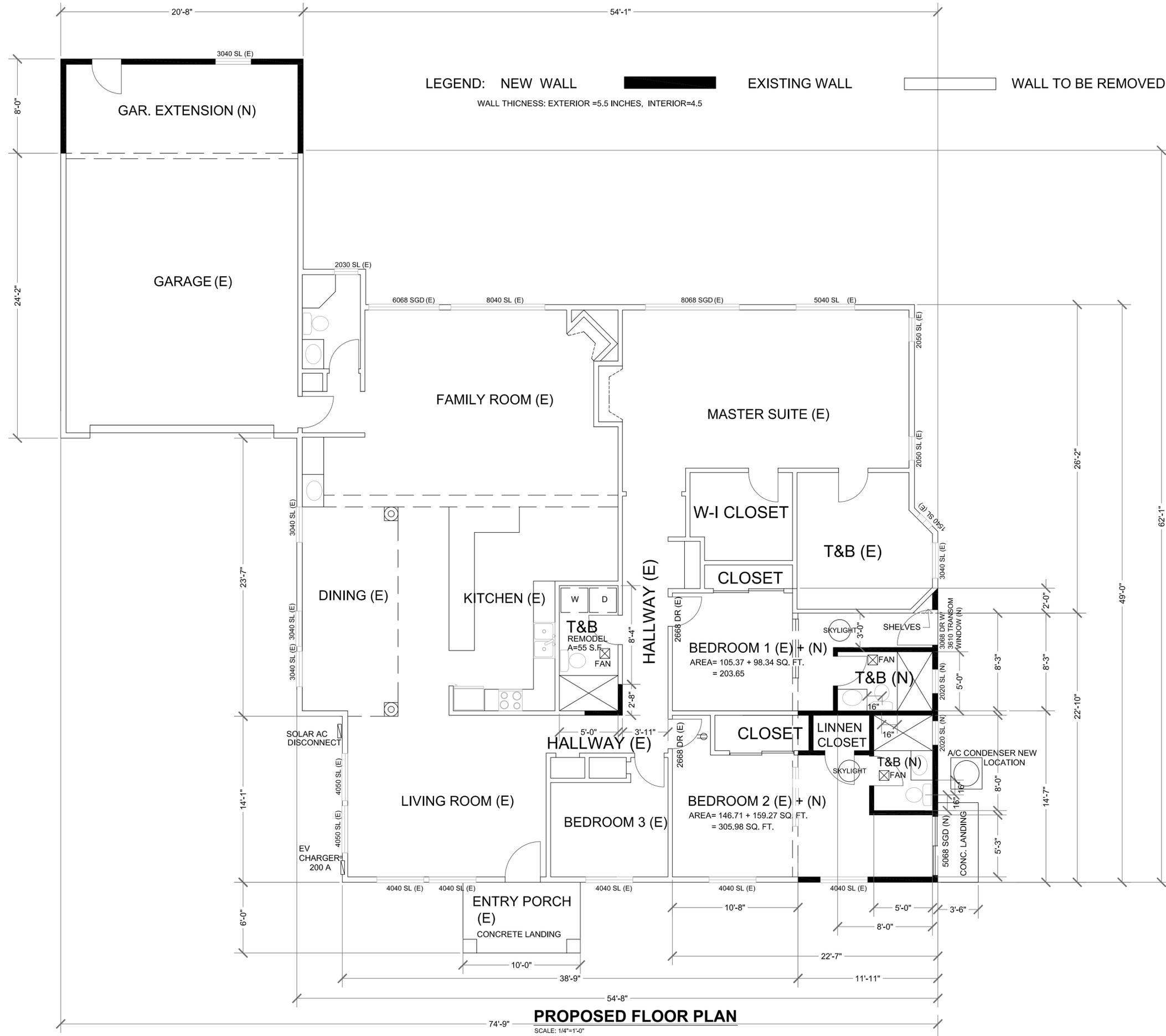
A RIZON CONSTRUCTION  
 CSLB LIC. NO. 928770  
 2670 S WHITE ROAD, SUITE 238  
 SAN JOSE, CA 95148  
 PHONE NO. (408) 460-4308

REVISION	BY
P 11-29-23	
PROJECT: PROPOSED ROOM ADDITION	
LOCATION: 1265 CAPRI DRIVE	
CAMPBELL, CA 95008	
OWNER: MR. AND MRS. VINIT KADAKIA	
SHEET NO. 20121	
DATE: 8/7/2023	
SCALE: 1/4"	
DRAWN BY: AZR	
JOB NO. 20121	
SHEET NO.	
<b>A5</b>	

**A RIZON CONSTRUCTION**  
 CSLB LIC. NO. 928770  
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 SAN JOSE, CA 95148  
 PHONE NO. (408) 460-4308

PROJECT: PROPOSED ROOM ADDITION  
 LOCATION: 1265 CAPRI DRIVE  
 CAMPBELL, CA 95008  
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 (408) 930-3705

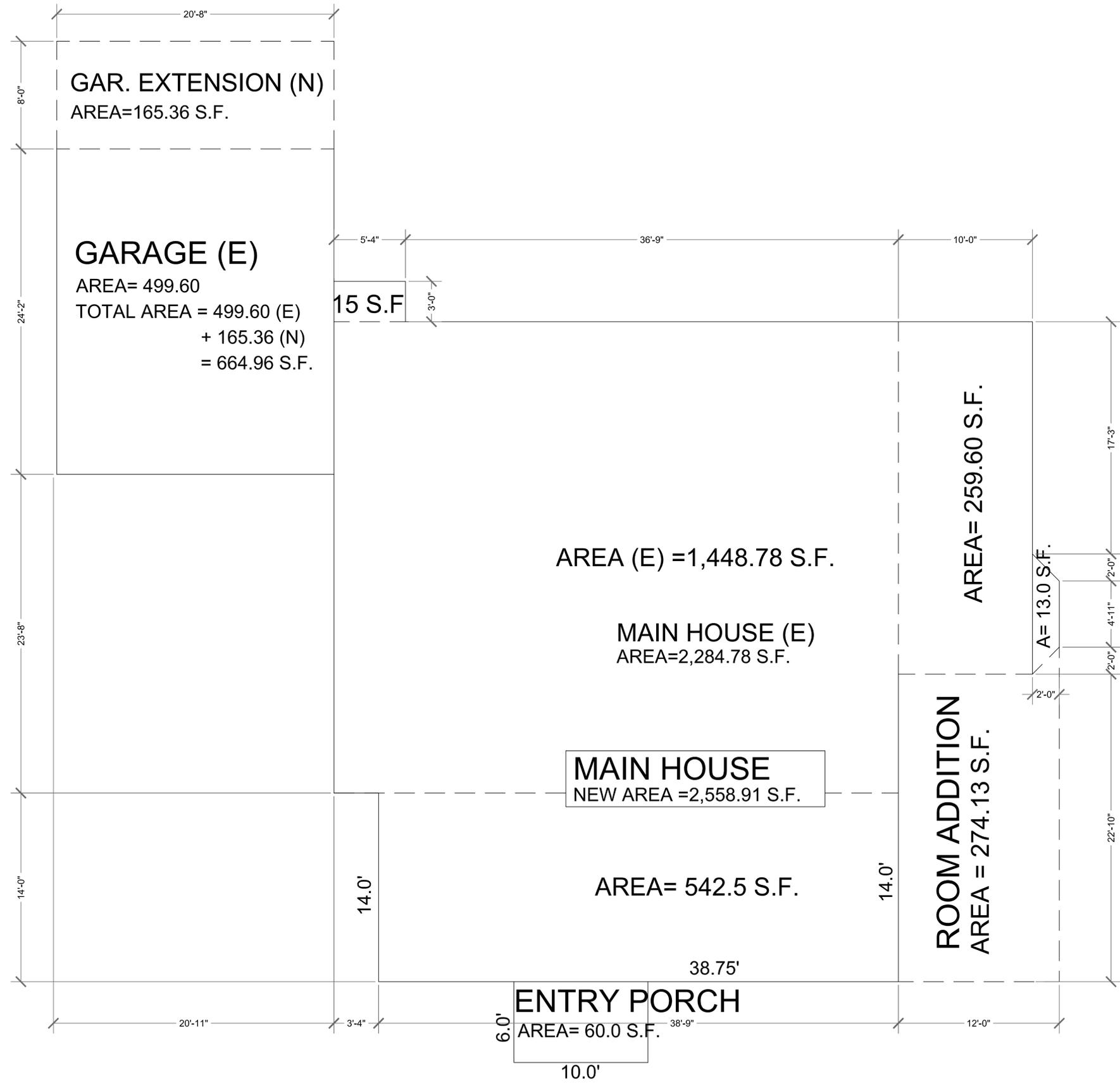
SHEET CONTENTS:



**LEGEND:** NEW WALL    EXISTING WALL    WALL TO BE REMOVED

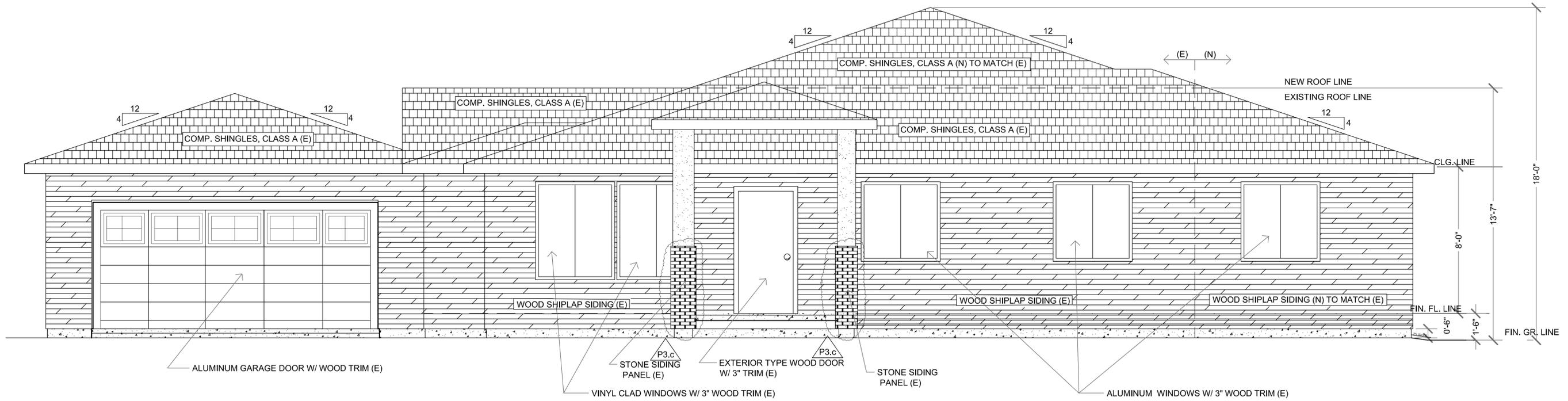
WALL THICKNESS: EXTERIOR = 5.5 INCHES, INTERIOR = 4.5 INCHES

**PROPOSED FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



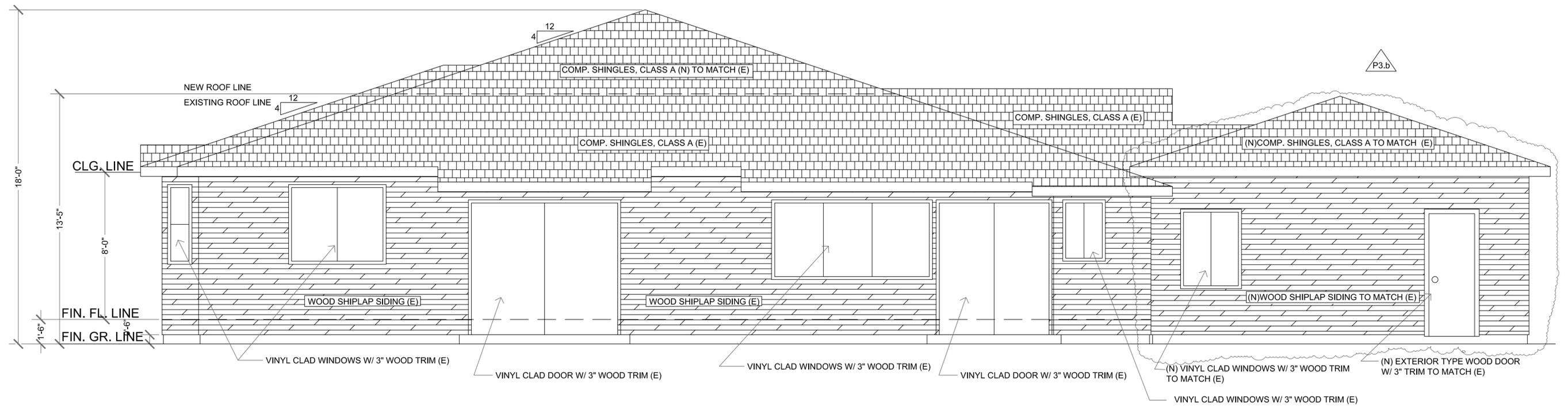
**AREA BLOCK CALCULATION/  
FLOOR AREA DIAGRAM**

REVISION	BY
P 11-29-23	
A RIZON CONSTRUCTION	
CSLB LIC. NO. 928770	
2670 S WHITE ROAD, SUITE 238	
SAN JOSE, CA 95148	
PHONE NO. (408) 460-4308	
PROJECT: PROPOSED ROOM ADDITION	
LOCATION: 1265 CAPRI DRIVE	
CAMPBELL, CA 95008	
OWNER: MR. AND MRS. VINIT KADAKIA	
(408) 930-3705	
SHEET CONTENTS:	
DATE: 8/7/2023	
SCALE: 1/4"	
DRAWN BY: AZR	
JOB NO. 20121	
SHEET NO.	
<b>A6</b>	



**PROPOSED FRONT ELEVATION**

SCALE: 3/8"=1'-0"



**PROPOSED REAR ELEVATION**

SCALE: 3/8"=1'-0"

REVISION BY

P 11-29-23

**A RIZON CONSTRUCTION**

CSLB LIC. NO. 928770

2670 S WHITE ROAD, SUITE 238

SAN JOSE, CA 95148

PHONE NO. (408) 460-4308

PROJECT: PROPOSED ROOM ADDITION

LOCATION: **1265 CAPRI DRIVE**

CAMPBELL, CA 95008

OWNER: MR. AND MRS. VINIT KADAKIA

SHEET CONTENTS:

DATE: 8/7/2023

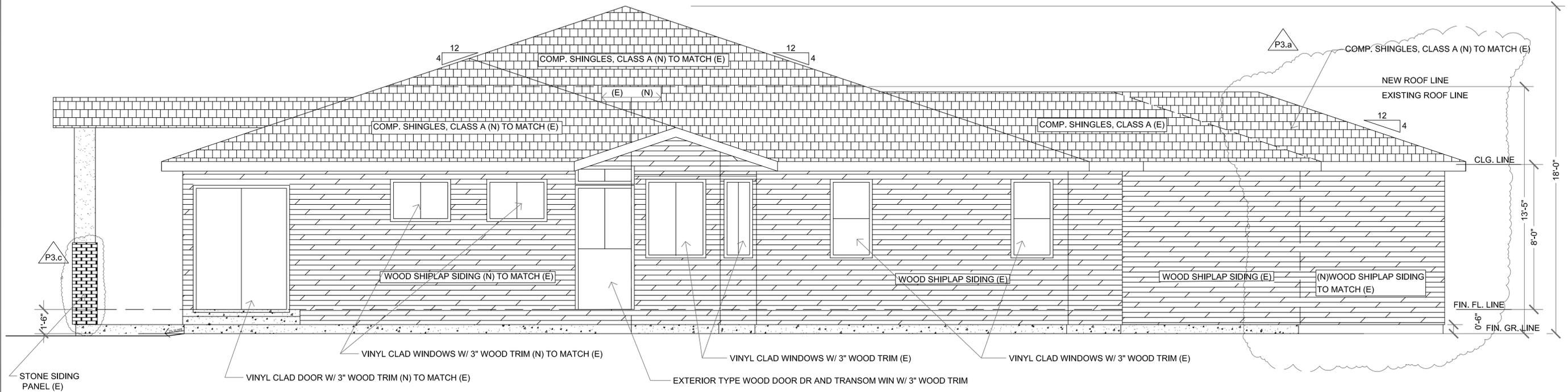
SCALE: 1/4"

DRAWN BY: AZR

JOB NO. 20121

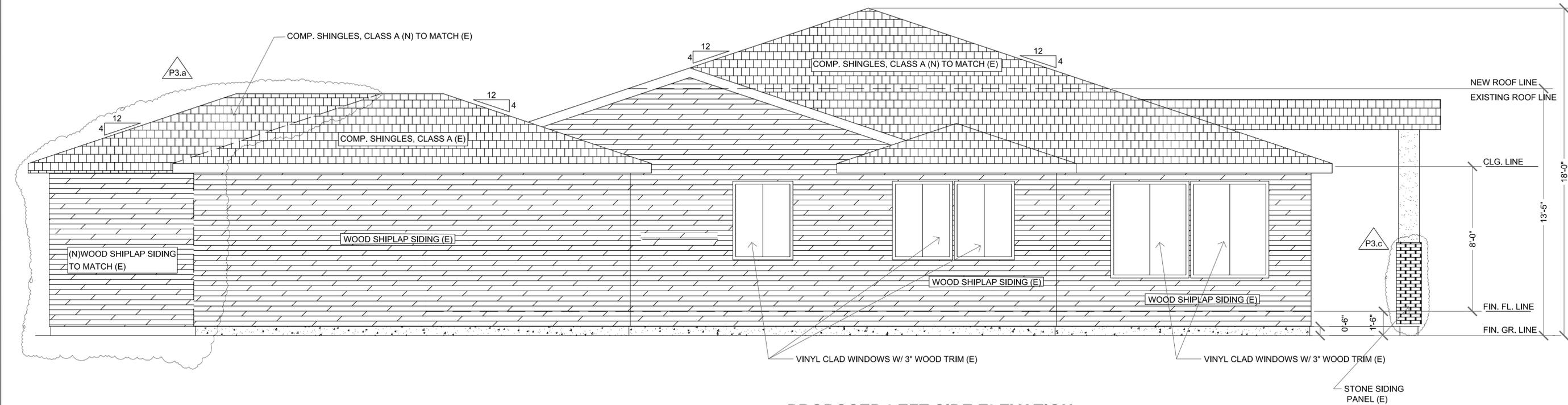
SHEET NO.

**A8.0**



### PROPOSED RIGHT SIDE ELEVATION

SCALE: 3/8"=1'-0"



### PROPOSED LEFT SIDE ELEVATION

SCALE: 3/8"=1'-0"

**A RIZON CONSTRUCTION**

CSLB LIC. NO. 928770  
2670 S WHITE ROAD, SUITE 238  
SAN JOSE, CA 95148  
PHONE NO. (408) 460-4308

PROJECT: PROPOSED ROOM ADDITION  
LOCATION: **1265 CAPRI DRIVE**  
CAMPBELL, CA 95008

OWNER: MR. AND MRS. VINIT KADAKIA  
(408) 930-3705

SHEET CONTENTS:

DATE: 8/7/2023

SCALE: 1/4"

DRAWN BY: AZR

JOB NO. 20121

SHEET NO.

**A8.1**



### TREE SURVEY TABLE

COMMON NAME/SCIENTIFIC NAME		DBH (48" ABOVE GRADE) (DIA. IN INCHES)	DRIP LINE (IN FEET)
ASH/FRAXINUS PENNSYLVANICA (1)	A	17	20.0
FIG/FICUS CARICA (2)	A	15	19.0
REDWOOD/SEQUOIA SEMPERVIRENS (3)	A	28	10.0
AVOCADO/PERSEA AMERICANA (4)	A	4.5	6.5
	B	4.5	7.0
	C	5.0	7.0
APRICOT/PRUNUS ARMENIACA(5)	A	2.0	3.5
TANGERENE/CITRUS RETICULATA (6)	A	2.5	4.0
NEEM/AZADIRACHTA (7)	A	3.0	6.0
JUJUBE/ZIZIPHUS JUJUBA (8)	A	5.0	3.0
MYRTLE/MYRTUS COMMUNIS (9)	A	6.0	10.0
	B	7.0	11.0
	C	5.0	4.0
	D	6.0	5.5
	E	6.0	5.0
	F	6.0	5.5
POMEGRANATE/PUNICA GRANATUM (10)	A	2	4.0
CITRUS SINENSIS (11)	A	2	4.0

REVISION	BY
 11-29-23	
<b>A RIZON CONSTRUCTION</b>	
<small>CSLB LIC. NO. 928770 2670 S WHITE ROAD, SUITE 238 SAN JOSE, CA 95148 PHONE NO. (408) 460-4308</small>	
<small>PROJECT: PROPOSED ROOM ADDITION LOCATION: <b>1265 CAPRI DRIVE</b> CAMPBELL, CA 95008 OWNER: MR. AND MRS. VINIT KADAKIA (408) 930-3705</small>	
<small>SHEET CONTENTS:</small>	
<small>DATE: 8/7/2023</small>	
<small>SCALE: 1/4"</small>	
<small>DRAWN BY: AZR</small>	
<small>JOB NO. 20121</small>	
<small>SHEET NO.</small> <span style="font-size: 2em; font-weight: bold;">A14</span>	