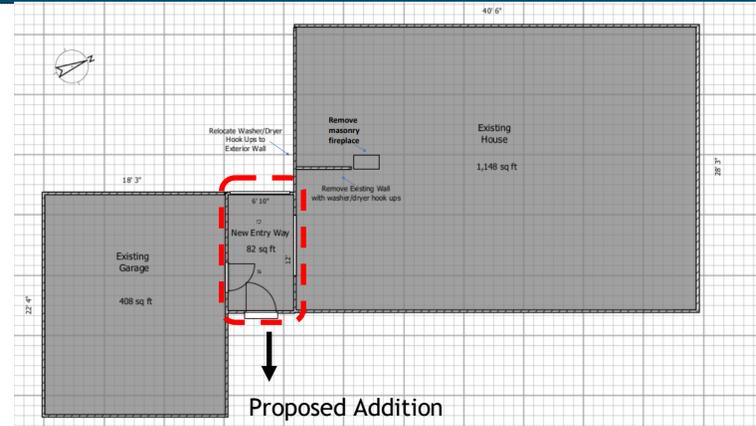






City of Campbell
70 North First Street
Campbell, CA 95008 –1423

Project Image



Courtesy Notice

Dear Campbell Resident,

September 11, 2024

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 729 Buddlawn Way

Zoning | Area Plan: R-1-6 | STANP

Neighborhood Association(s): N/A

Council District: 4

File No.: PLN-2024-115

APN: 404-24-023

Applicant: Cecelia Town

Property Owner: Cecelia Town

Application Type: Administrative Site and Architectural Review

Project Planner: Ishwarya, Planning Technician

Email Contact: ishwarya@campbellca.gov

Phone Contact: (408) 866-2163

Project Description:

To allow the addition of approximately 82 square feet by enclosing an existing breezeway in a single-family home.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- 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



Enclose Existing 82 Square Foot Breezeway

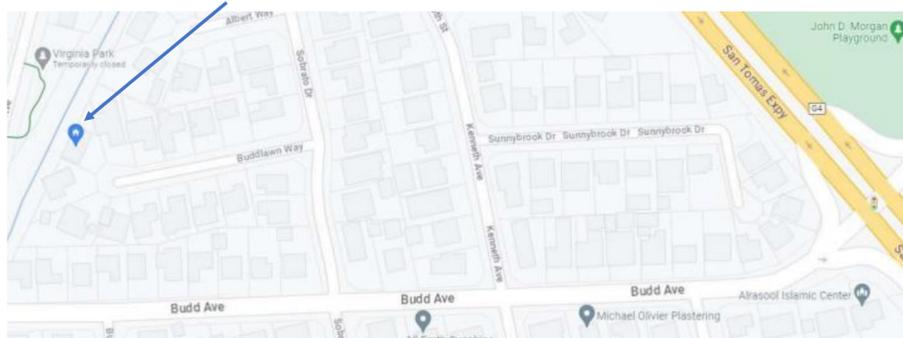
Remove Existing Masonry Fireplace in Center of Living Room

- Letter of approval from West Valley Sanitation District is attached.
- Declaration of Intent to Occupy during construction is attached.
- Owner-Builder form is attached.
- CalGreen – No product shall be used that exceeds state limits on Volatile Organic Compounds.
- Insulation shall be R-13 in walls, R-30 in ceilings, pack insulation between windows/doors and adjacent framing, seal all annular spaces between pipes and wires. (Floor is concrete foundation.)
- 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 or factory rated boxes.
- All new and replaced duplex receptacles shall be listed TR “tamper-resistant”.
- GFCI required in garages, accessory areas; combination AFCI/GFCI required in laundry areas.
- All new lighting shall be high-efficacy compliant. Screw-based permanently installed light fixtures must contain screw-based JA8 lamps. Light switches shall be on interior walls next to door handles.
- Outlets shall be placed a maximum of 48” apart above baseboards.
- Entry door is full frame installation.
- Interior door to the garage shall be fire-rated and pre-hung.

Waste Management Plan

Trash piles shall not be located in the front yard or visible from the street. All trash shall be quickly hauled off site within 5 days.

Vicinity map: 729 Buddlawn Way, Campbell, CA



Zoning R-1-6
General wood construction V-B
San Jose Water district
West Valley Sanitation District
PG&E supplied electricity

LOT COVERAGE = 1,638 sq. ft.
NET LOT AREA = 6,375 sq. ft. (see Title Report)
BUILDING COVERAGE RATIO = 26%

SHEET INDEX

- 1 Notes
- 2 Site Map / PHOTOS
- 3 Floor Plan
- 4 Elevations

OWNER/BUILDER:
CECELIA TOWN
PHONE:
408.832.3088
EMAIL:
cectown@gmail.com

JOB ADDRESS:
729 BUDDLAWN WAY
CAMPBELL, CA 95008

SCOPE OF PROJECT:
Enclose existing 82 square foot breezeway.
Remove existing masonry fireplace in center of living room.

SHEET TITLE:
COVER SHEET

APN:
404-24-023-00

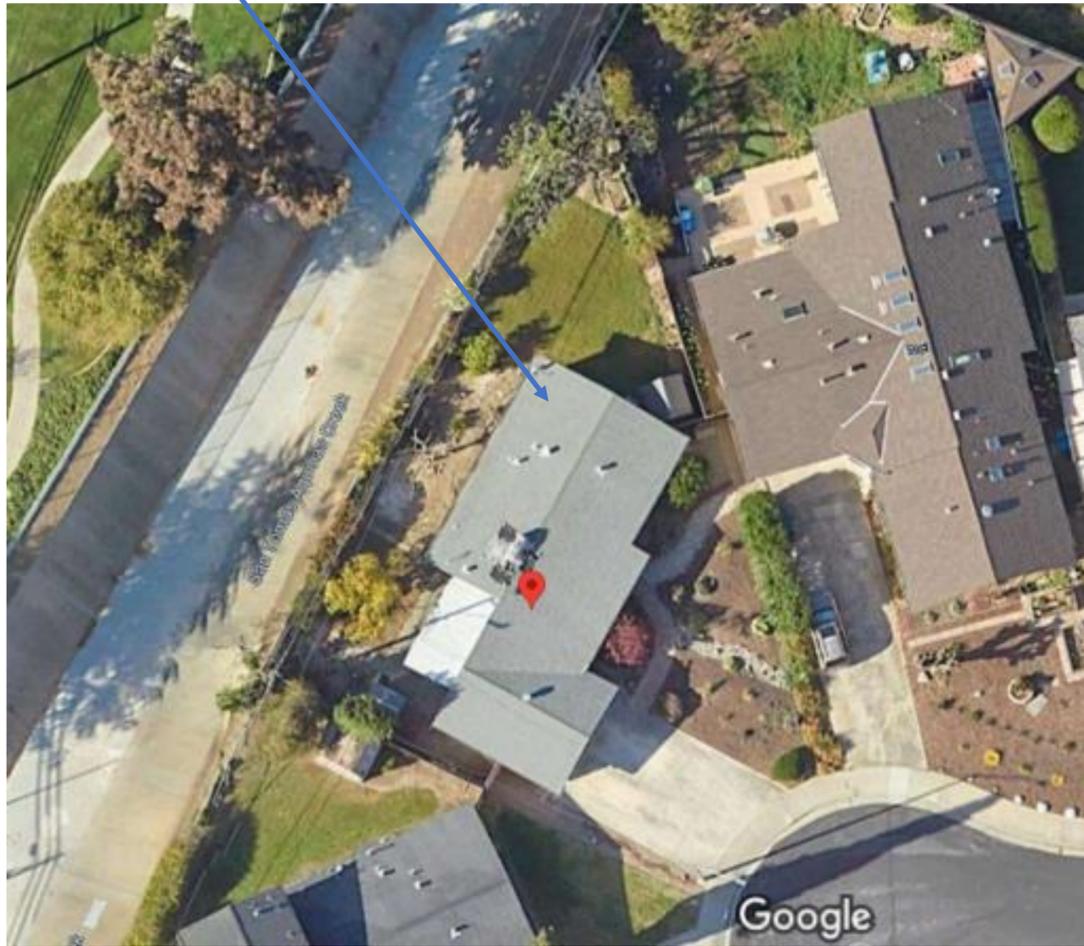
DATE:
JULY 8, 2024

SCALE:

SHEET 1 OF 4

City date and approval stamps

729 Buddlawn Way, Campbell, CA
Aerial View



Pictures of front breezeway

East view



OWNER/BUILDER:
CECELIA TOWN
PHONE:
408.832.3088
EMAIL:
cectown@gmail.com

JOB ADDRESS:
729 BUDDLAWN WAY
CAMPBELL, CA 95008

SCOPE OF PROJECT:
Enclose existing 82 square foot breezeway. Remove existing masonry fireplace in center of living room.

SHEET TITLE:
SITE MAP / PHOTOS

APN:
404-24-023-00

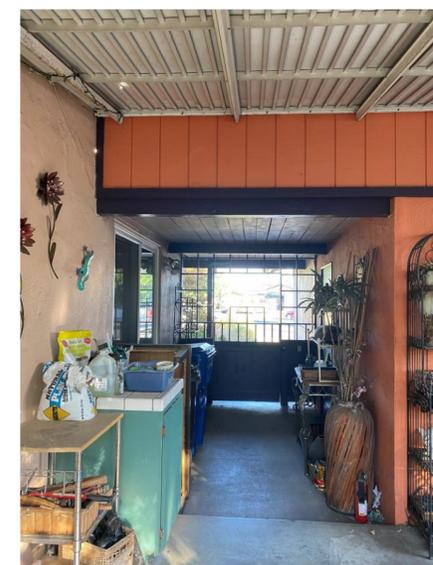
DATE:
JULY 8, 2024

SCALE:

SHEET 2 OF 4

Wall will be built to connect the existing garage to the existing house.

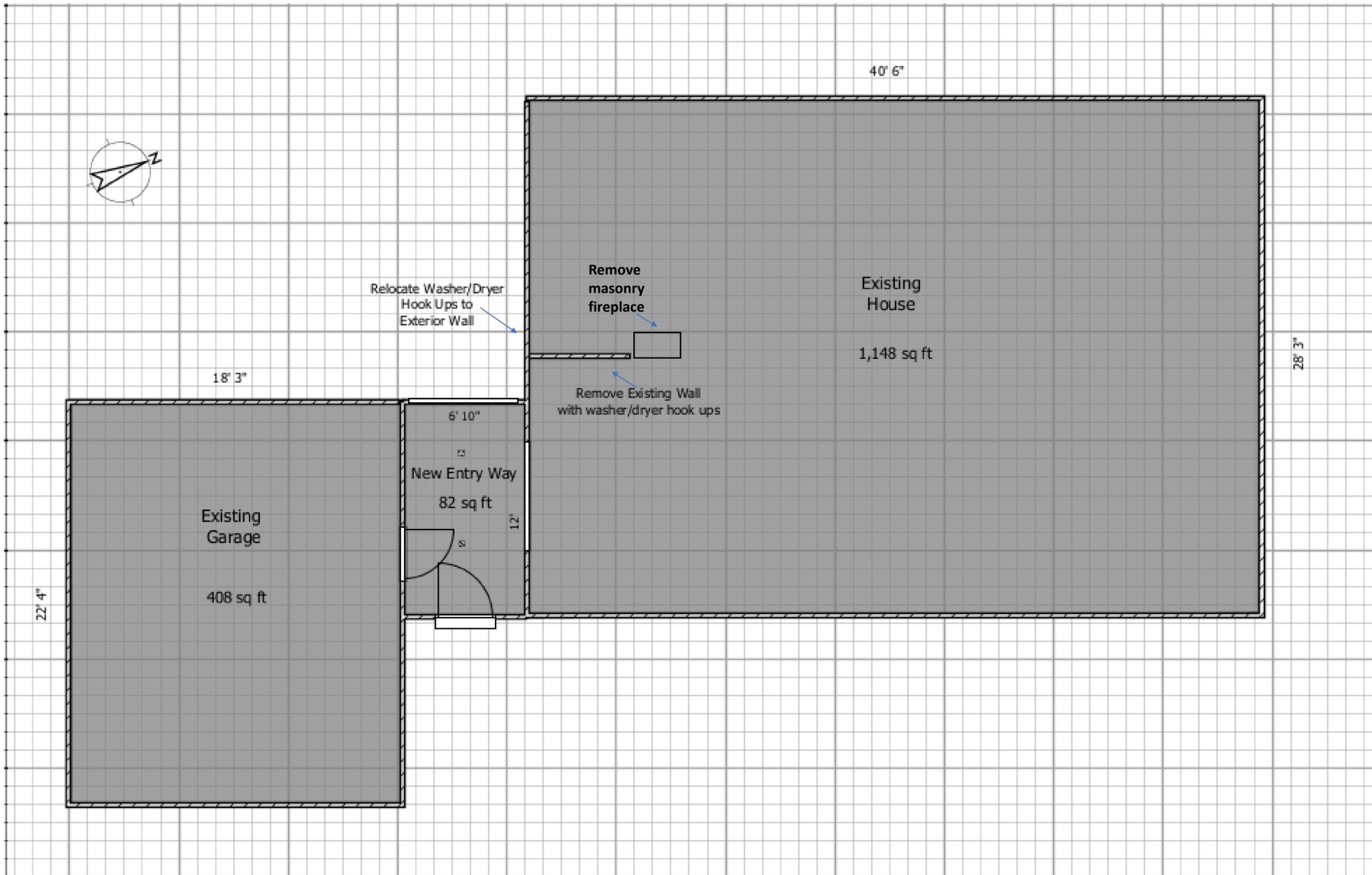
729 Buddlawn Way, Campbell, CA – Street View



Pictures of back breezeway

West view

Wall will be built to connect the existing house to the existing garage.



OWNER/BUILDER:
 CECILIA TOWN
PHONE:
 408.832.3088
EMAIL:
 cectown@gmail.com

JOB ADDRESS:
 729 BUDDLAWN WAY
 CAMPBELL, CA 95008

SCOPE OF PROJECT:
 Enclose existing 82 square foot breezeway. Remove existing masonry fireplace in center of living room.

SHEET TITLE:
 FLOOR PLAN

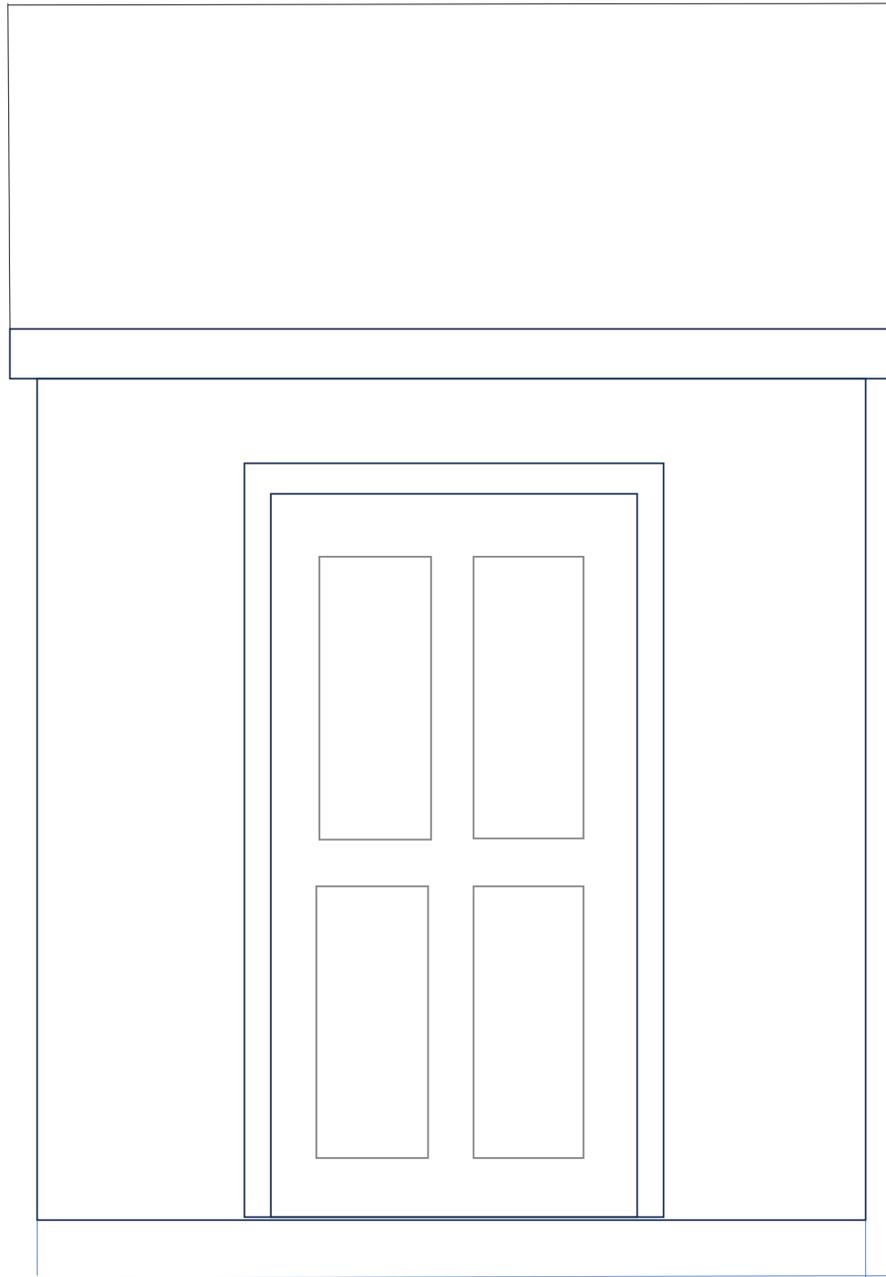
APN:
 404-24-023-00

DATE:
 JULY 8, 2024

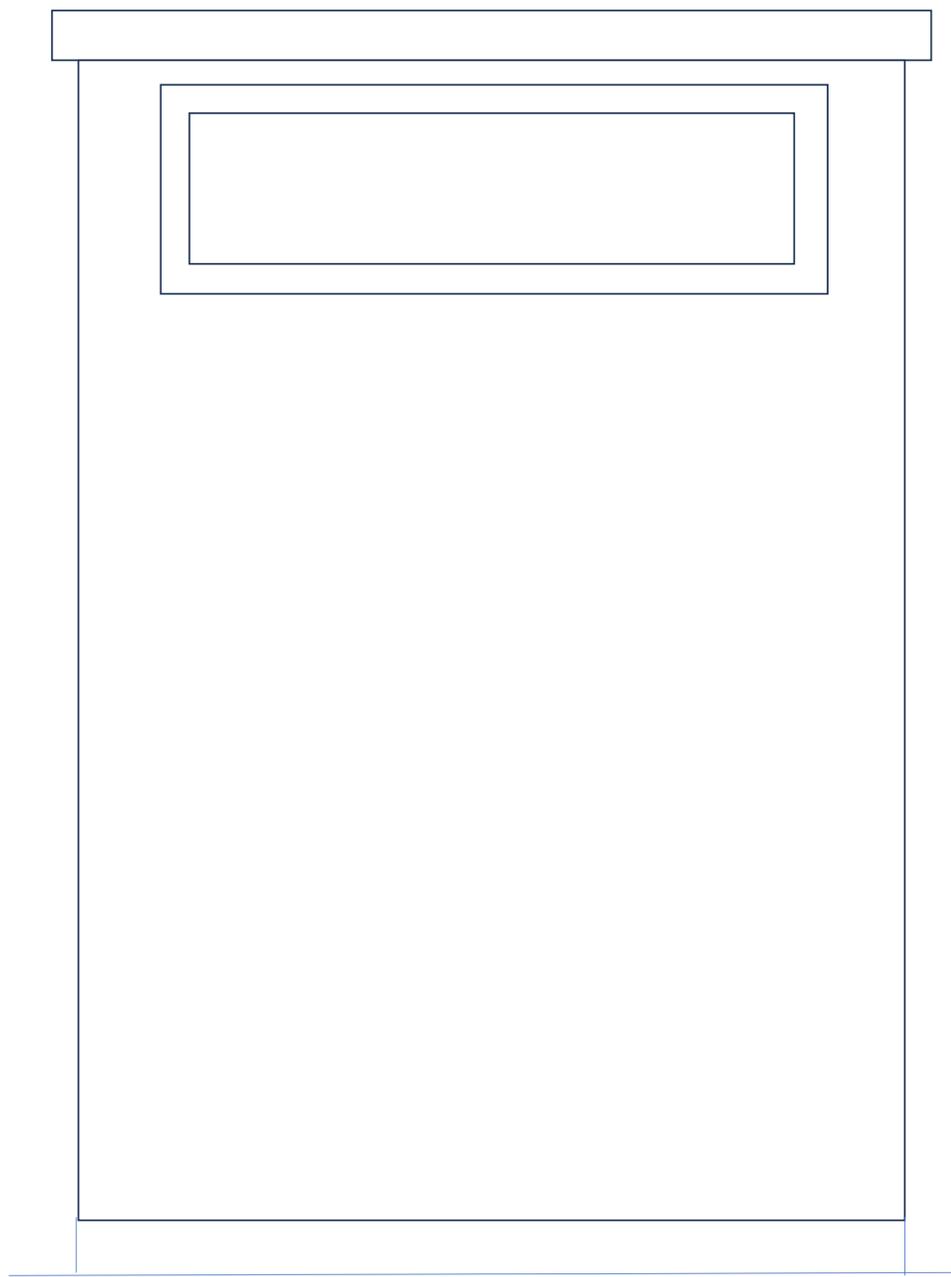
SCALE:
 18" X 24" sheet
 1 INCH = 4 FEET

SHEET 3 OF 4

- One wall will be built on the east side to connect the existing garage to the existing house.
- Another wall will be built on the west side to connect the existing house to the existing garage.
- This will create the new entry way.
- A front door will be installed on the east wall. A transom window will be installed on the west wall. A fire-rated interior garage door will replace the existing door to the garage.
- Light switches by each door will turn on the entry way high efficiency lighting.
- Outlets shall be placed on the existing north and south walls, plus the west wall, at a maximum of 48" apart (where applicable) above baseboards.
- The masonry fireplace will be removed from the center of the living room.
- One existing wall will be removed from the existing house (see FLOOR PLAN). The washer and dryer hook-ups on this (removed) wall will be relocated to the existing exterior wall.



East Elevation



West Elevation

OWNER/BUILDER:
CECELIA TOWN
PHONE:
408.832.3088
EMAIL:
cectown@gmail.com

JOB ADDRESS:
729 BUDDLAWN WAY
CAMPBELL, CA 95008

SCOPE OF PROJECT:
Enclose existing 82 square foot breezeway. Remove existing masonry fireplace in center of living room.

SHEET TITLE:
ELEVATIONS

APN:
404-24-023-00

DATE:
JULY 8, 2024

SCALE:
18" X 24" SHEET
1 INCH = 1 FOOT

SHEET 4 OF 4