



CITY OF CAMPBELL
Community Development Department

March 13, 2015

NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT

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

| | |
|-----------------------------|--------------------------------------------------------------------------------------------------|
| File No.: | PLN2014-333 |
| Applicant: | Kurt Anderson |
| Project Address: | 189 Sunnyside Ave. |
| Property Owner: | Roger Thibodeau |
| Zoning District: | P-D (Planned Development) |
| General Plan: | Low-Medium Density Residential |
| Project Description: | Construction of a new detached garage and remodel of an existing single-family residence. |

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 March 16, 2015 and ends on March 26, 2015. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **March 26, 2015**. 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'. Questions or comments regarding this application may be addressed to Daniel Fama, Associate Planner, in the Community Development Department, at (408) 866-2193 or by email danielf@cityofcampbell.com.

Project Location Map

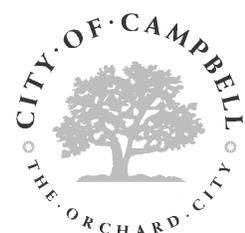
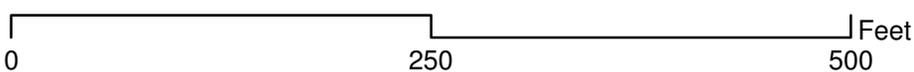


Project Location: 189 Sunnyside Ave.

Application Type: Admin. Planned Development Permit

Planning File No.: PLN2014-333

Description: New detached garage and remodel of an existing single-family residence.

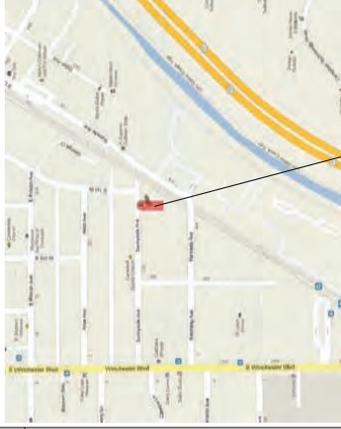


Community Development Department
Planning Division

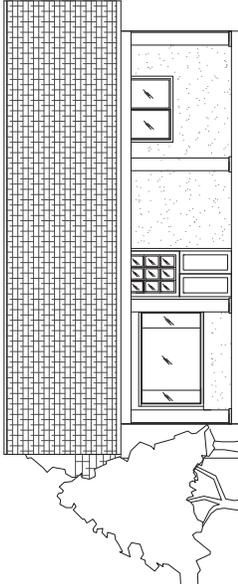
SUNNYSIDE LOT 189

189 SUNNYSIDE AVENUE, CAMPBELL, CA 95008

VICINITY MAP



PROJECT LOCATION



PLANNING DEPARTMENT PRELIMINARY (NOT FOR CONSTRUCTION) DESIGN REVIEW SUBMITTAL BUILDING DEPARTMENT PLAN CHECK SUBMITTAL APPROVED FOR CONSTRUCTION

CONSULTANTS

OWNER: ROGER THIBODEAU
 208 SUNNYSIDE AVENUE
 CAMPBELL, CA 95008
ARCHITECT: ANDERSON ARCHITECTS
 1401 LYNNWOOD DRIVE
 120 WEST CAMPBELL SUITE D
 CAMPBELL, CA 95008
 TEL: (408) 374-1209, FAX: (408) 370-1276
LANDSCAPING: DON GRUBBS & ASSOCIATES LANDSCAPE ARCHITECTS
 DON GRUBBS
 14611 CYPRESS POINT TERRACE
 SAN JOSE, CA 95131
 TEL: (650) 922-9915, FAX: (760) 913-5109
CHILL: SMP ENGINEERS
 1000 WILSON AVENUE
 LOS ALTOS, CA 94024
 TEL: (650) 941-8655, FAX: (650) 941-8759

PROJECT DATA

(LOT 189)
 LOT SIZE: 47,743 SQ. FEET
 ZONING: P-40 PLANNED DEVELOPMENT
 TYPE OF CONSTRUCTION: SINGLE-FAMILY HOME
 PROPOSED USE: SINGLE-FAMILY HOME
 2013 CBC based on 2013 IBC, CBC 2013 based on 2013 IFC, 2013 CMCS based on 2013 IBC
 2013 CPC based on 2013 UPC, CEC 2013 TITLE 24 PART 4 AMENDED BY LOCAL JURISDICTION
 AND THE 2010 CA ENERGY CODE

| FLOOR AREA | Existing | Anticlim | Proposed |
|--------------------------|----------|----------|----------|
| Gross | 881.8 | 226.3 | 203.8 |
| Net | 881.8 | 226.3 | 203.8 |
| Net Change to be removed | | -203.3 | -1,029.2 |

| SITE COVERAGE | Square Feet | % of Net Lot Size |
|----------------|--------------|-------------------|
| Landscaping | 1,784 | 23.0% |
| Roofing | 1,405 | 18.0% |
| Driveway/Porch | 617 | 8.0% |
| TOTAL | 3,806 | 50.0% |

| SETBACKS (MAN HOUSE) | Required | Proposed |
|----------------------|----------|------------|
| Front | 25'-0" | 17'-0" (E) |
| Side | 5'-0" | 13'-2" (E) |
| Rear | 5'-0" | 57'-7" |

| HEIGHT | Required | Proposed |
|-----------------------------------------------------------------|----------|----------|
| Lowest Elevation Point at The Building Edge from Natural Grade | 15'-0" | 15'-0" |
| Average Elevation Point at The Building Edge from Natural Grade | 15'-0" | 15'-0" |
| Top Most Elevation Point | | |
| Top Most Elevation Point from Grade | | |

PROJECT DESCRIPTION

SHEET INDEX

COVER SHEET
 0.0 COVER SHEET
(LOT 189)
ARCHITECTURAL
 A0.0 SITE PHOTOS
 A0.1 PROPOSED SITE PLAN LOT 189
 A0.2 PROPOSED SITE PLAN LOT 189
 A1.0 (E) FLOOR PLAN
 A1.0a (E) ELEVATION
 A1.1 (E) ELEVATION
 A1.2 (N) ELEVATION
 A1.3 (N) SECTION
 A2.0 (N) ROOF PLAN



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Client Revisions

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City Revisions

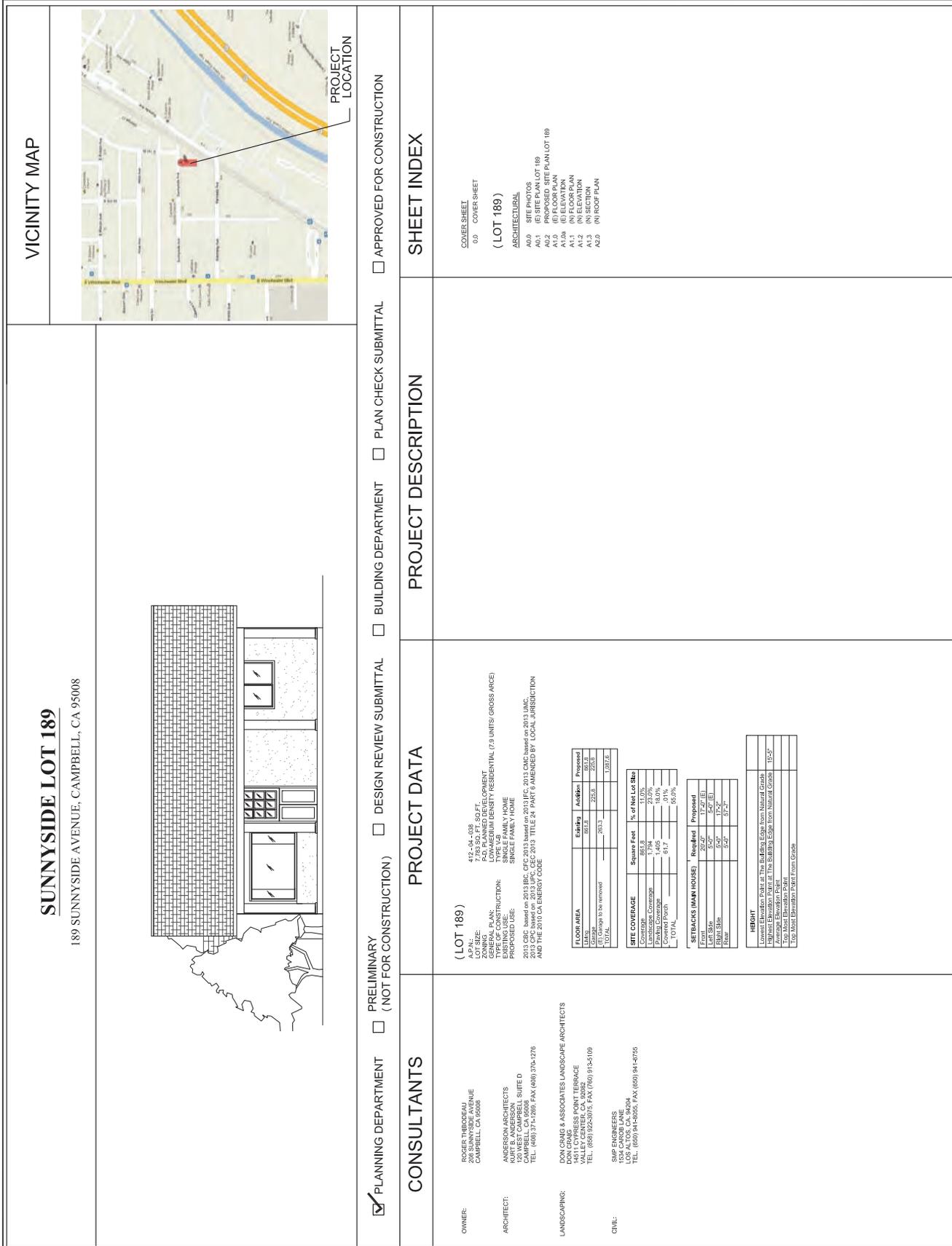
COVER SHEET

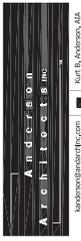
Sheet No.: **0.0**
 Date: 11/16/2015
 Drawn By: CDR
 Checked By: KBA
 Sheet Title:

Anderson Architects
 1401 LYNNWOOD DRIVE
 120 WEST CAMPBELL SUITE D
 CAMPBELL, CA 95008
 TEL: (408) 374-1209, FAX: (408) 370-1276
 www.andersonarch.com
 Kurt B. Anderson, AIA
 License No. 64520
 State of California

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and no publication thereof shall be made in whole or in part, is prohibited. Title to the plans and specifications shall remain the property of Anderson Architects. Visual content with these plans and specifications shall constitute prima facie evidence of the acceptance of the transactions.

Client:
ROGER THIBODEAU
 208 SUNNYSIDE AVENUE, CAMPBELL, CA, 95008
Project:
SUNNYSIDE RESIDENCE
 PERMIT FOR LOT 189
 189 SUNNYSIDE AVENUE, CAMPBELL, CA, 95008





kbanderson@architects.com
 Call: 408.241.2192
 Fax: 408.241.2195
 www.ajarchitects.com

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Client:

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 208 SUNNYSIDE AVENUE, CAMPBELL, CA, 95008

Project:
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 PERMIT FOR LOT 189
 189 SUNNYSIDE AVENUE, CAMPBELL, CA, 95008

Stamp:



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Issue Date: 1-16-2015

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

Drawn By: CER

Checked By: KBA

Sheet Title:

(E) SITE PLAN
LOT 189

Sheet No.:

A 0.1

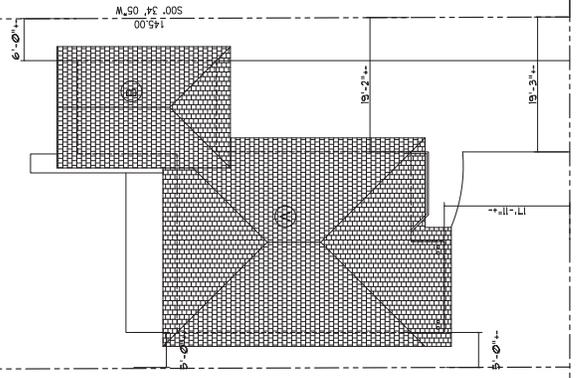
File:

Job: rumpak 189

ALLEY
 (189' 14" 55" W)



SCOPE OF PROJECTS:
 A. EXISTING HOUSE ROOF TO BE REPLACED AND MATCH TO EXISTING
 B. EXISTING GARAGE TO BE DEMOLISHED.



189

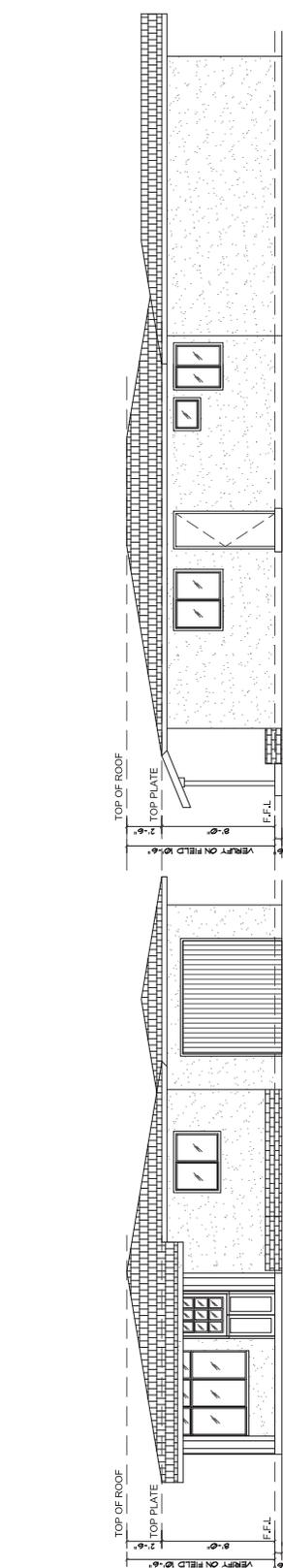
SUNNYSIDE AVE.
 (50')

189' 24" 15" W



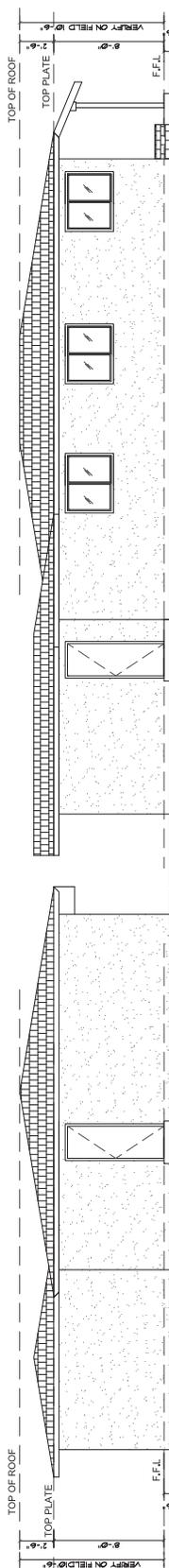
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1 FRONT VIEW

2 RIGHT SIDE VIEW



3 REAR VIEW

4 LEFT SIDE VIEW

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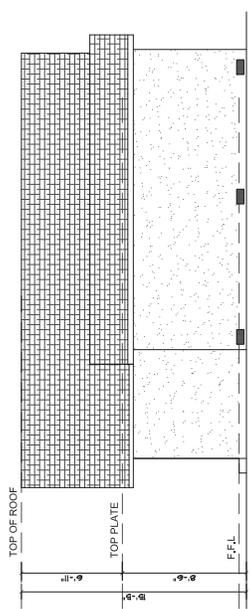
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City Revisions

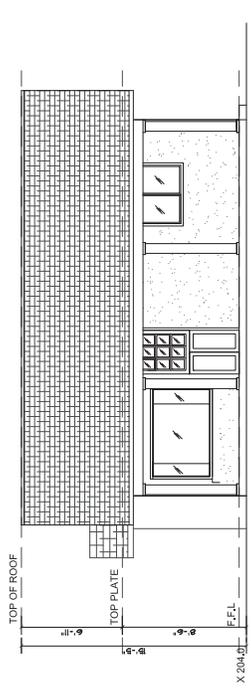
Issue Date: 1-16-2015
 Scale: 1/8"=1'-0"
 Drawn By: CRB
 Checked By: KBA
 Sheet Title:

(N) ELEVATION
LOT 189

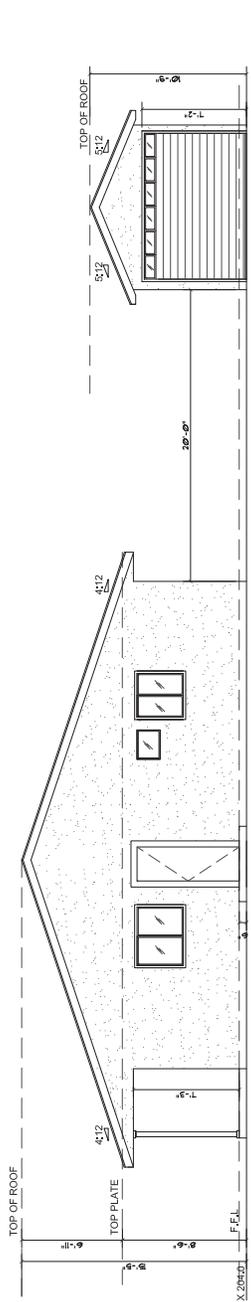
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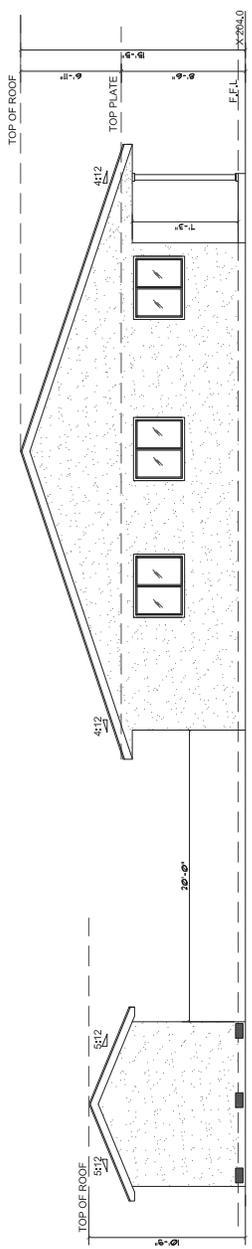
1 FRONT VIEW



2 REAR VIEW



3 RIGHT SIDE VIEW



4 LEFT SIDE VIEW

