



**CITY OF CAMPBELL**  
Community Development Department

July 11, 2017

**NOTICE OF ADMINISTRATIVE SITE AND ARCHITECTURAL REVIEW PERMIT**

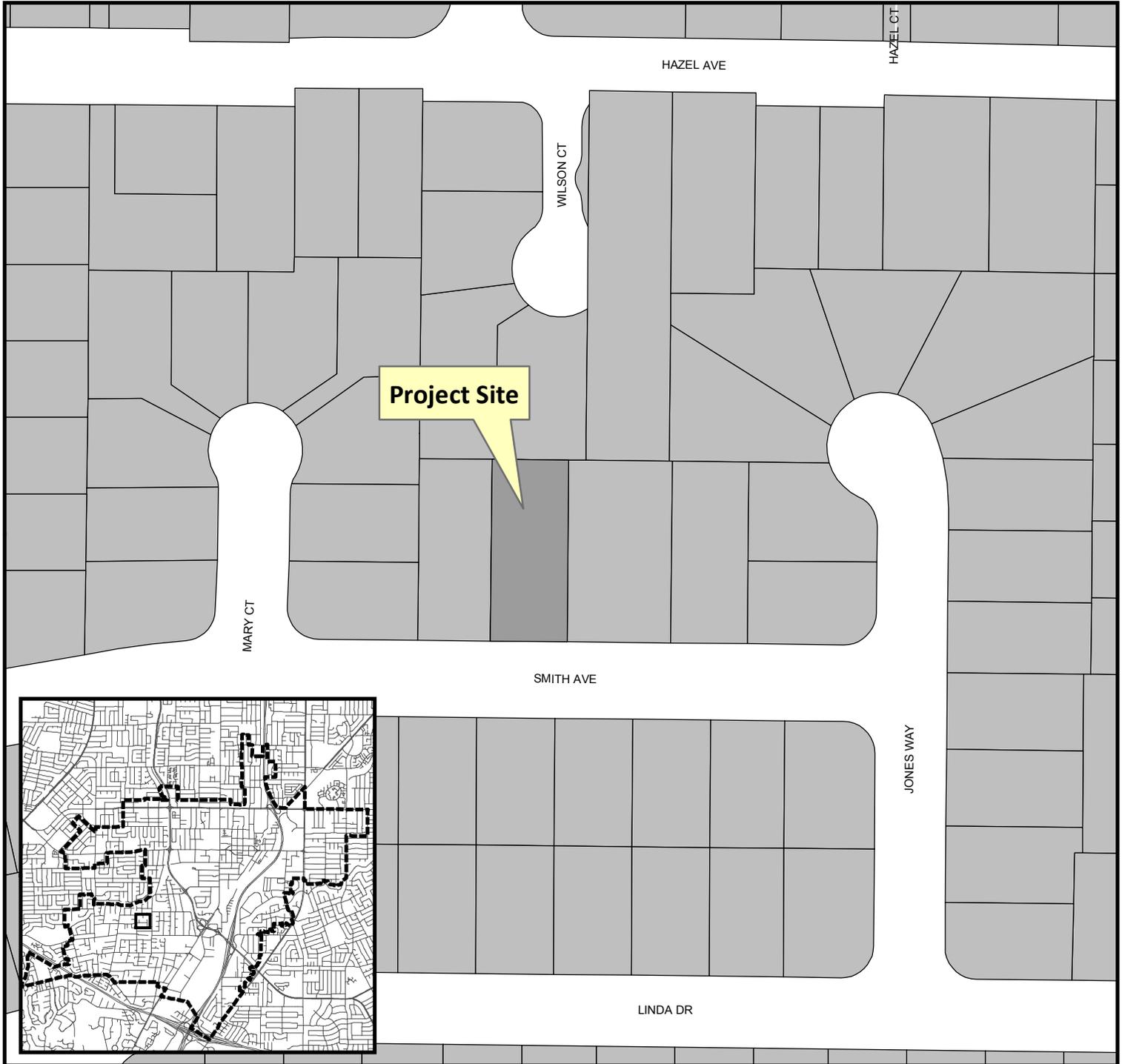
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

**File No.:** PLN2017-56  
**Applicant:** Ronggui Chen  
**Project Address:** 983 Smith Ave.  
**Property Owner:** Ronggui Chen  
**Zoning District:** R-1-6 (Single-Family Residential)  
**General Plan:** Low Density Residential  
**Project Description:** An approximately 1,032 square foot one-story rear addition to an existing one-story single-family residence, and new attached garage.

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 July 12, 2017 and ends on July 22, 2017. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **July 22, 2017**. 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 \$750 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 Victoria Hernandez, Assistant Planner, in the Community Development Department, at (408) 866-2732 or by email [victoriah@cityofcampbell.com](mailto:victoriah@cityofcampbell.com).

# Project Location Map

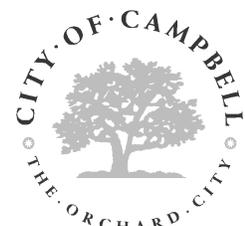
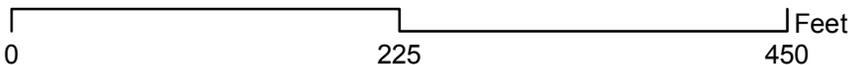


**Project Location:** 983 Smith Avenue

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

**Planning File No.:** PLN2017-56

**Description:** An approximately 1,032 square foot one-story rear addition to an existing one-story single-family residence, and new attached garage.



Community Development Department  
Planning Division

**CHEN RESIDENCE  
983 SMITH AVE  
CAMPBELL, CA 95008**

RECEIVED

JUN 13 2017

CITY OF CAMPBELL  
PLANNING DEPT.

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**PROJECT DATA**

OWNER:  
RONGGUI CHEN  
(650)229-4034  
317usa@gmail.com

**PROJECT SCOPE:**

983 SMITH AVE  
CAMPBELL, CA 95008  
PROPOSED HOME ADDITION WITH 2 CAR GARAGE AND INTERIOR RENOVATION  
DEMOLISH THE EXISTING SHED/CARPORT  
**PROPOSED SQUARE FOOTAGE**  
LIVING SPACE: 2256 S.F. GARAGE: 488 S.F.  
**EXISTING SQUARE FOOTAGE**  
LIVING SPACE: 1224 S.F.  
STORAGE SHED: 119 S.F.  
ACCESSORY STRUCTURE: 980 S.F.(EXTERIOR WALL, ) 899 S.F.(INTERIOR WALL)  
CARPORT: 262 S.F.

ZONING: R-1-6  
LOT AREA: 8520 S.F.  
APN: 406-04-046

ALLOWED LOT COVERAGE 40% = 3407 S.F.  
PROPOSED LOT COVERAGE 34% 2920 S.F.  
ALLOWED FAR 45% = 3834 S.F.  
PROPOSED FAR 32.8% = 2801 S.F.

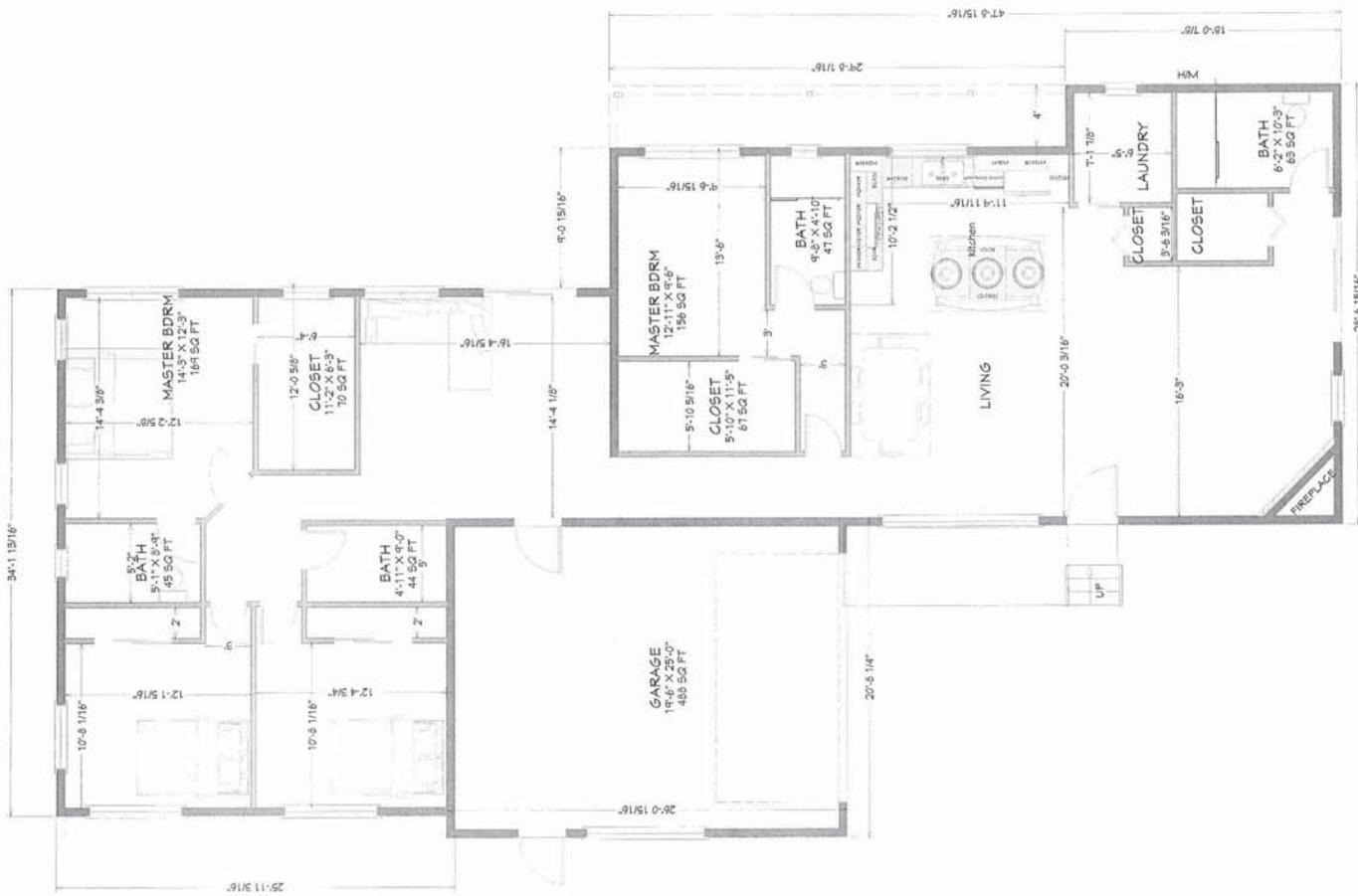
FRONT YARD WIDTH: 60 FEET.  
FRONT YARD AREA: 1200 S.F.  
FRONT YARD PAVING: 46% = 554 S.F.  
MAX ALLOWED 50% = 600 S.F.

**VICINITY MAP**



A1





NEW WALLS

LIVING SPACE: 2,256 S.F.  
 GARAGE: 488 S.F.  
 PROPOSED LOT COVERAGE: 2920 S.F. (ALLOWED 3,408 S.F.)

PROPOSED FLOOR PLAN

Scale: 1/8 in = 1 ft

PROPOSED FLOOR PLAN



FRONT ELEVATION

EXTERIOR FINISHES:

ROOFING: "SHINGLE ROOF"  
 COLOR: ESTATE GRAY

PAIN T COLOR WILL MATCH  
 THE EXISTING COLOR OF THE HOUSE

EXISTING FRONT ELEVATION

CHEN RESIDENCE  
 983 SMITH AVE  
 CAMPBELL, CA 95008  
 APN: 406-04-046

Scale: 1/4 in = 1 ft

EXISTING FRONT ELEVATION



EXTERIOR FINISHES:

ROOFING: "SHINGLE ROOF"  
 COLOR: ESTATE GRAY

PAINT COLOR WILL MATCH  
 THE EXISTING COLOR OF THE HOUSE

REAR ELEVATION

EXISTING REAR ELEVATION

Scale: 1/4inch = 1 foot

CHEN RESIDENCE  
 983 SMITH AVE  
 CAMPBELL, CA 95008  
 APN: 406-04-046

EXISTING REAR ELEVATION

A 5



EXTERIOR FINISHES:  
ROOFING: "SHINGLE ROOF"  
COLOR: ESTATE GRAY

LEFT ELEVATION

NOTE: THERE WILL BE NO CHANGE TO THE EXISTING EXTERIOR, BOTH COLOR AND MATERIAL.

CHEN RESIDENCE  
983 SMITH AVE  
CAMPBELL, CA 95008  
APN: 406-04-046

EXISTING LEFT ELEVATION

Scale: 1/8inch = 1 foot

EXISTING LEFT ELEVATION



EXTERIOR FINISHES:  
ROOFING: "SHINGLE ROOF"  
COLOR: ESTATE GRAY

RIGHT ELEVATION

NOTE: THERE WILL BE NO CHANGE TO THE EXISTING EXTERIOR, BOTH COLOR AND MATERIAL.

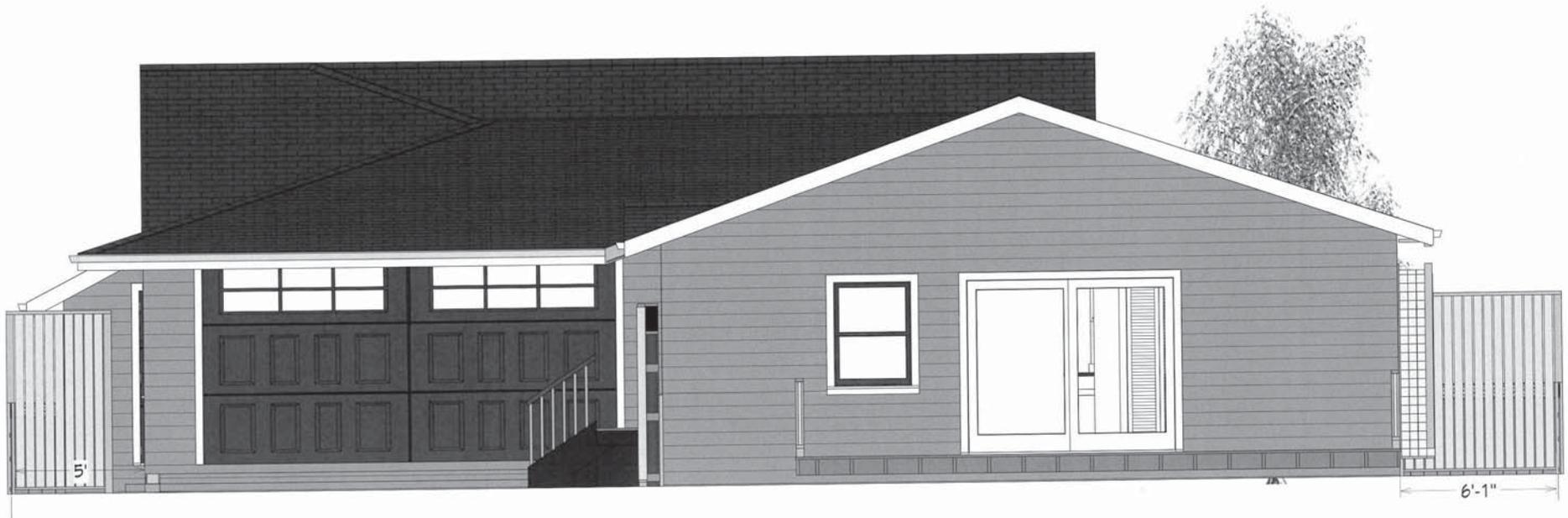
EXISTING RIGHT ELEVATION

CHEN RESIDENCE  
983 SMITH AVE  
CAMPBELL, CA 95008  
APN: 406-04-046

Scale: 1/8inch = 1 feet

EXISTING RIGHT ELEVATION

A7



EXTERIOR FINISHES:  
ROOFING: "SHINGLE ROOF"  
COLOR: ESTATE GRAY (MATCH EXISTING COLOR)

PAINT COLOR WILL MATCH  
THE EXISTING COLOR OF THE HOUSE

FRONT ELEVATION

CHEN RESIDENCE  
983 SMITH AVE  
CAMPBELL, CA 95008  
APN: 406-04-046

Scale: 1/4inch = 1 feet

PROPOSED FRONT ELEVATION

PROPOSED FRONT ELEVATION



EXTERIOR FINISHES:  
 ROOFING: "SHINGLE ROOF"  
 COLOR: ESTATE GRAY (MATCH EXISTING COLOR)

PAINT COLOR WILL MATCH  
 THE EXISTING COLOR OF THE HOUSE

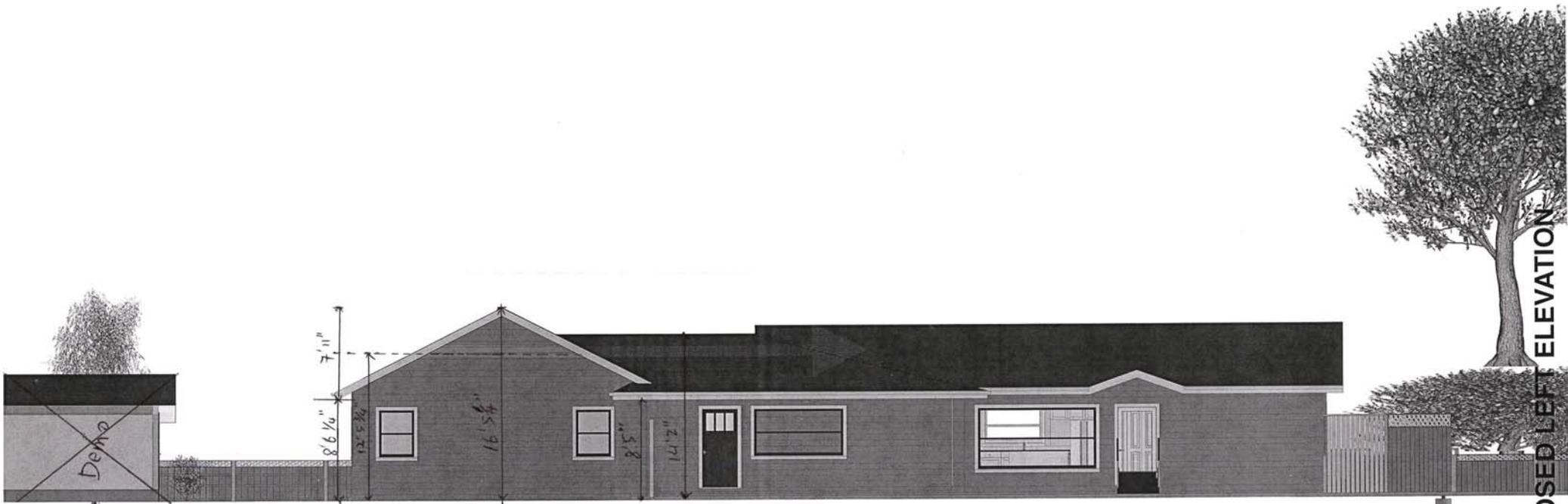
REAR ELEVATION

CHEN RESIDENCE  
 983 SMITH AVE  
 CAMPBELL, CA 95008  
 APN: 406-04-046

Scale: 1/4inch = 1 feet

PROPOSED REAR ELEVATION

PROPOSED REAR ELEVATION



PROPOSED LEFT ELEVATION

EXTERIOR FINISHES:  
 ROOFING: "SHINGLE ROOF"  
 COLOR: ESTATE GRAY (MATCH EXISTING COLOR)

LEFT ELEVATION

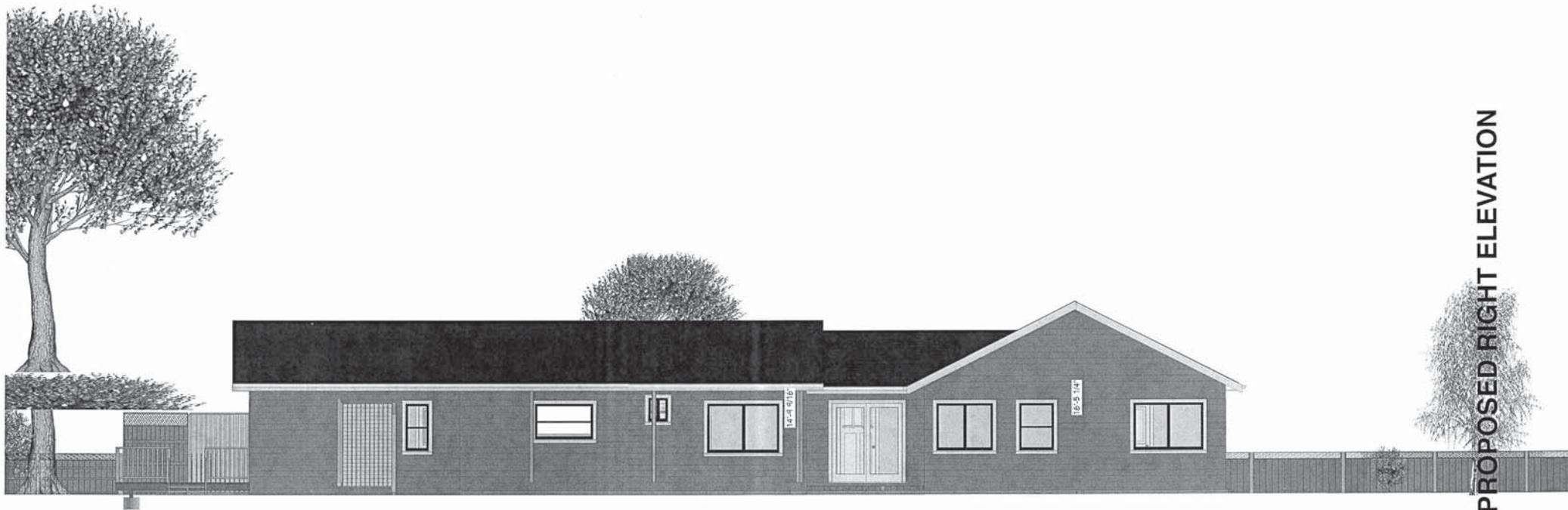
PAINT COLOR AND MATERIAL WILL MATCH  
 THE EXISTING COLOR OF THE HOUSE

CHEN RESIDENCE  
 983 SMITH AVE  
 CAMPBELL, CA 95008  
 APN: 406-04-046

Scale: 1/8inch = 1 feet

PROPOSED LEFT ELEVATION

A 10



PROPOSED RIGHT ELEVATION

EXTERIOR FINISHES:  
ROOFING: "SHINGLE ROOF"  
COLOR: ESTATE GRAY (MATCH EXISTING COLOR)      RIGHT ELEVATION

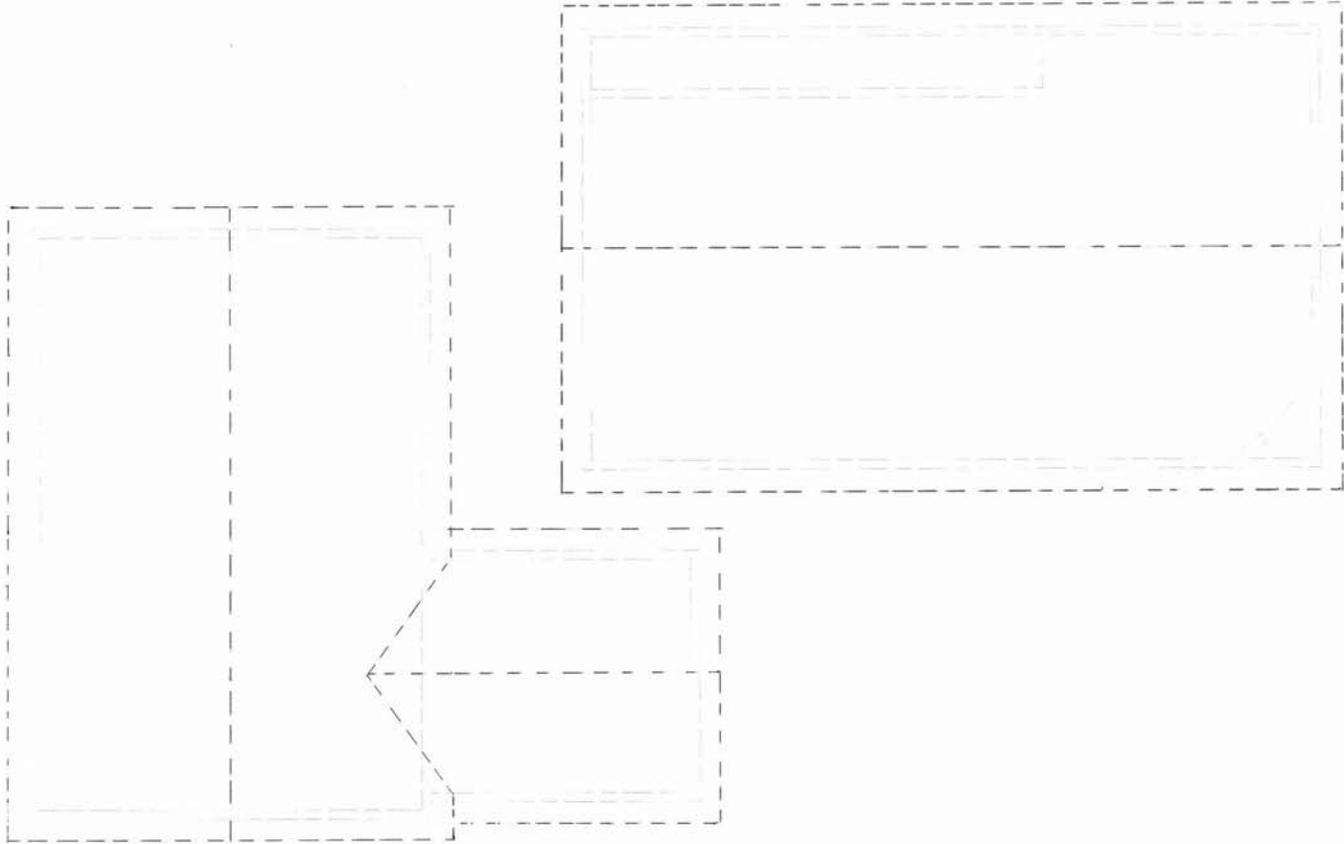
PAINT COLOR AND MATERIAL WILL MATCH  
THE EXISTING COLOR OF THE HOUSE

Scale: 1/8inch = 1 feet

CHEN RESIDENCE  
983 SMITH AVE  
CAMPBELL, CA 95008  
APN: 406-04-046

PROPOSED RIGHT ELEVATION

A 11



LIVING AREA  
1224.53 FT

# EXISTING ROOF PLAN

## EXISTING ROOF

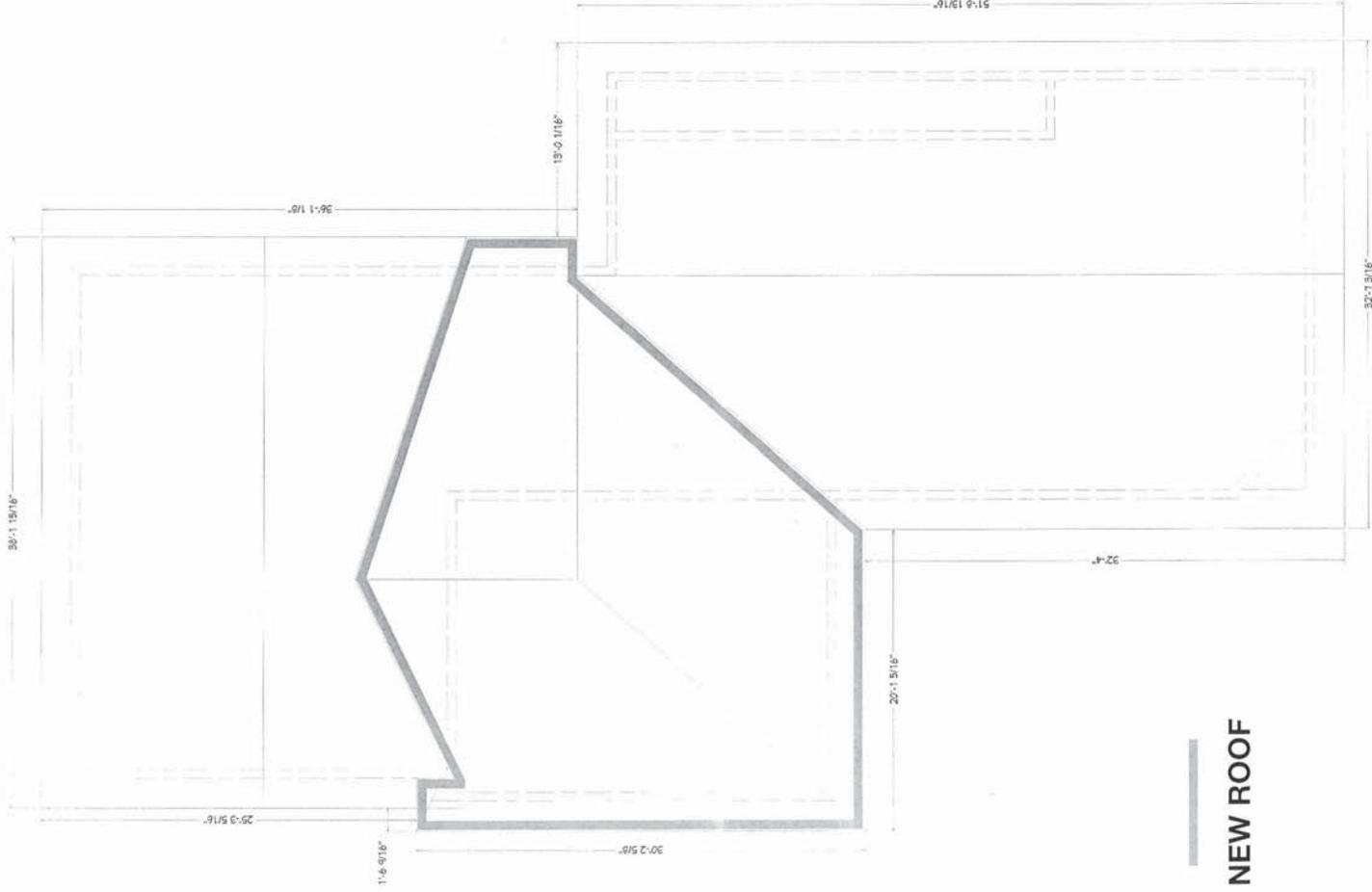
Scale: 1/8inch = 1 feet

## EXISTING ROOF PLAN

A 12

CHEN RESIDENCE  
983 SMITH AVE  
CAMPBELL, CA 95008

A12  
→



LIVING AREA  
2256 SQ FT

### PROPOSED ROOF PLAN

NOTE:  
1: ONLY THE ADDITIONAL PORTION OF THE ROOF ARE NEW, MATERIAL WILL BE REUSED IF IT CAN BE.  
2: THE NEW ROOF WILL MATCH THE EXISTING ROOF COLOR AND WILL USE SAME MATERIAL.

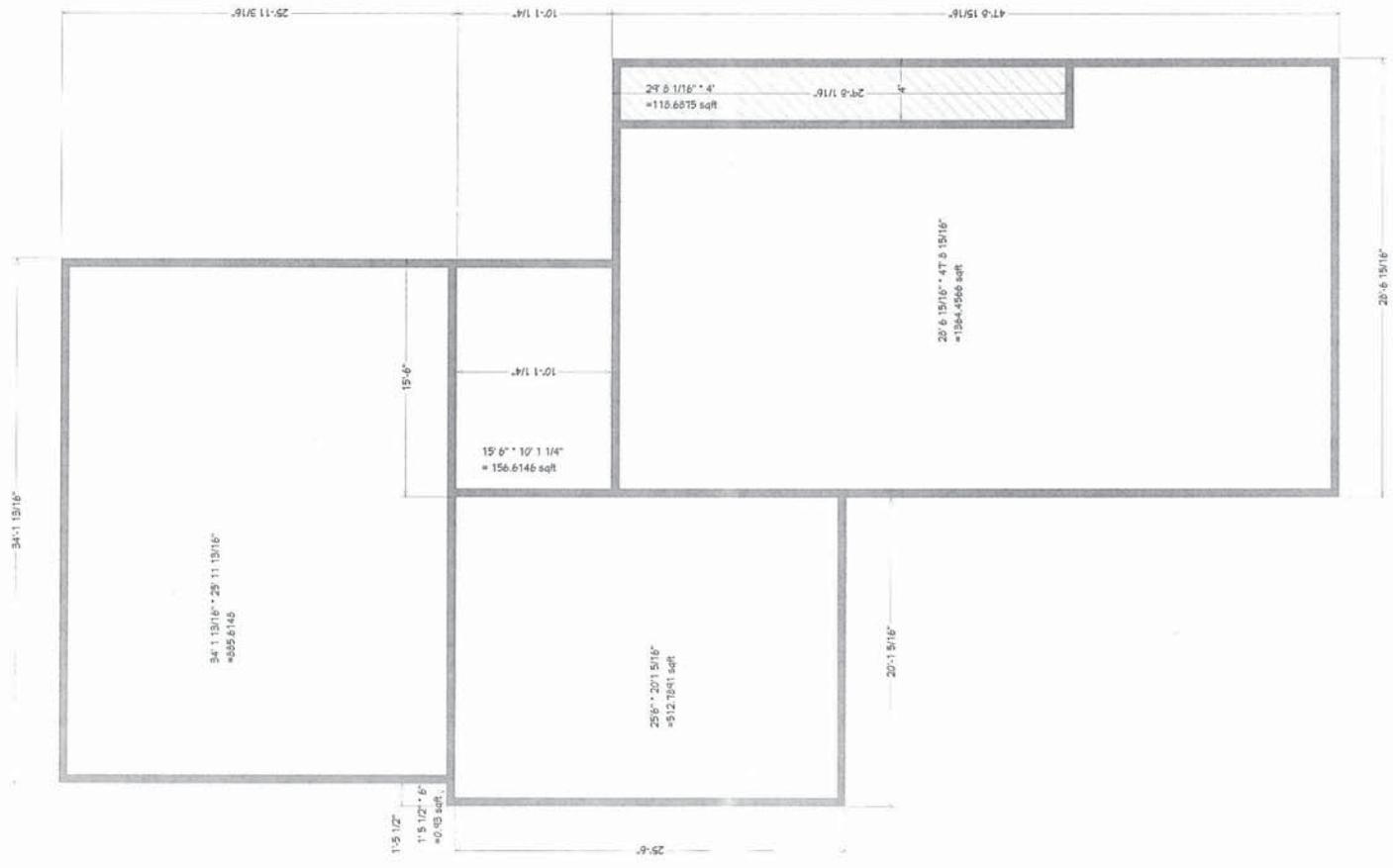
**A 13**

**Scale: 1/8inch = 1 feet**

**PROPOSED ROOF**

**PROPOSED ROOF PLAN**

CHEN RESIDENCE  
983 SMITH AVE  
CAMPBELL, CA 95008



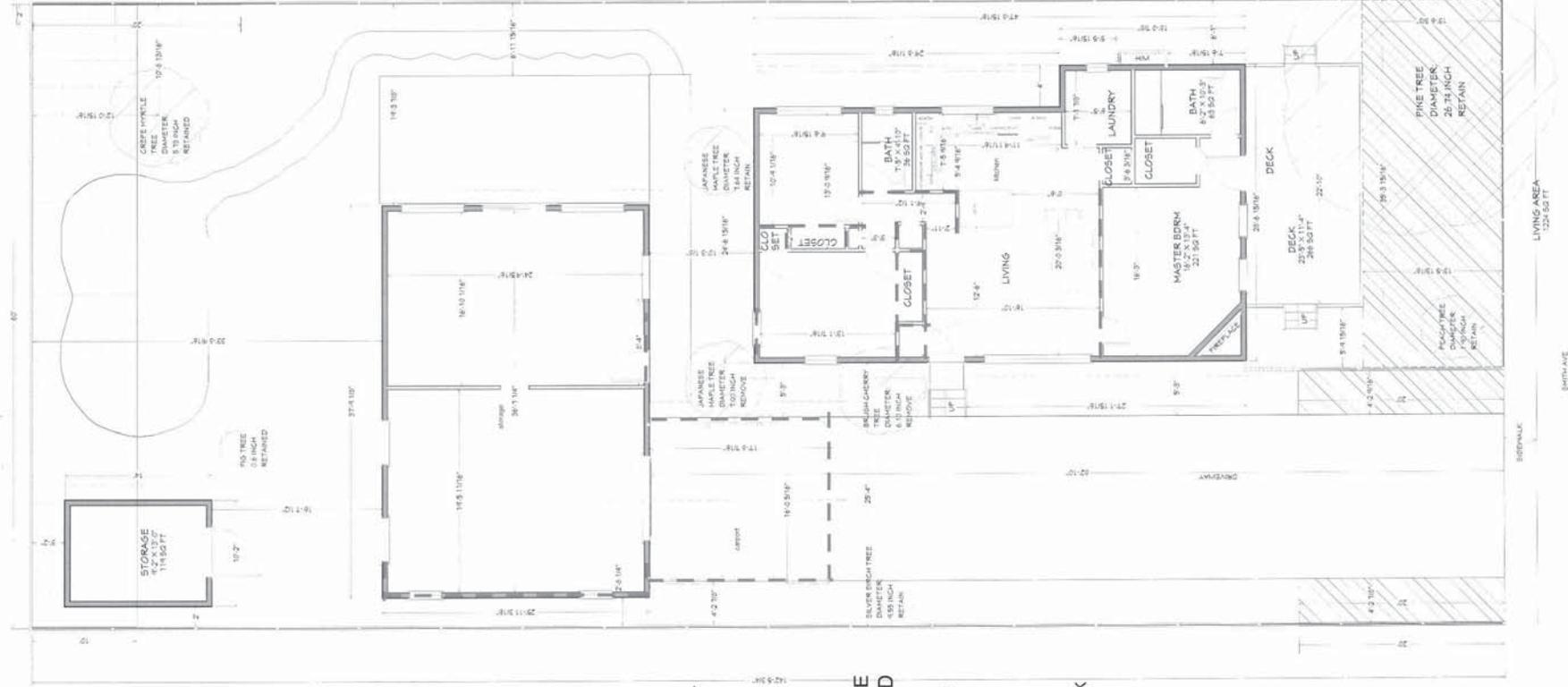
Let Coverage: 200 SQFT  
Proposed FAR: 2301 SQFT

Scale: 1/8inch = 1 feet

### FLOOR AREA BLCK DIAGRAM

CHEN RESIDENCE  
983 SMITH AVE  
CAMPBELL, CA 95008  
APN: 406-04-046

### FLOOR AREA BLCK DIAGRAM



WALLS TO BE DEMOLISHED

NOTE:  
 1: CARPORT WILL BE DEMOLISHED FOR SETBACK REQUIREMENT  
 2: THE ACCESSORY STRUCTURE WILL BE CUT OF PORTION TO MEET THE 5 FEET SETBACK REQUIREMENT.

NOTE: 20 FEET FRONT YARD LANDSCAPING IS EXISTING AND WILL REMAIN

Scale: 3/32" = 1' ft



EXISTING  
 SITE PLAN / CONCEPTUAL LANDSCAPE

CHEN RESIDENCE  
 983 SMITH AVE  
 CAMPBELL, CA 95008