



**CITY OF CAMPBELL**  
Community Development Department

April 26, 2019

**NOTICE OF FENCE EXCEPTION  
APPLICATION**

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for a Fence Exception for the following project proposal:

**File No.:** PLN2019-78  
**Applicant:** Ernest Culp  
**Project Address:** 1223 Walnut Dr  
**Property Owner:** Yu Fai Pak  
**Zoning District:** P-D (Low Medium Density Residential)  
**General Plan:** Low Density Residential (Less than 4.5 units/Gr. Acre)  
**Project Description:** Fence Exception request to increase the height of a 6 foot tall backyard fence to 8 feet tall

This application will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The 10-day comment period for this application will begin on April 26, 2019 and end on May 6, 2019. Comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **May 6, 2018**, as a decision will be rendered after this time. No additional notice will be provided. A copy of the Fence Exception application, and all associated documents, are available for review from 8:00 a.m. to 5:00 p.m. at the Community Development Department, City Hall, 70 North First Street, Campbell, California and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'.

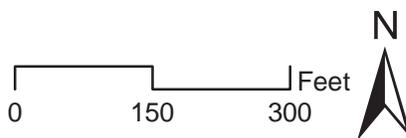
Decisions by the Community Development Director are final in 10 calendar days following the decision date, unless an appeal is received in writing (including email) at the Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$750 appeal filing fee.

Questions or comments regarding this application may be addressed to Naz Pouya, Planning Technician, in the Community Development Department at (408) 866-2732 or [paular@cityofcampbell.com](mailto:paular@cityofcampbell.com).

# Project Location Map

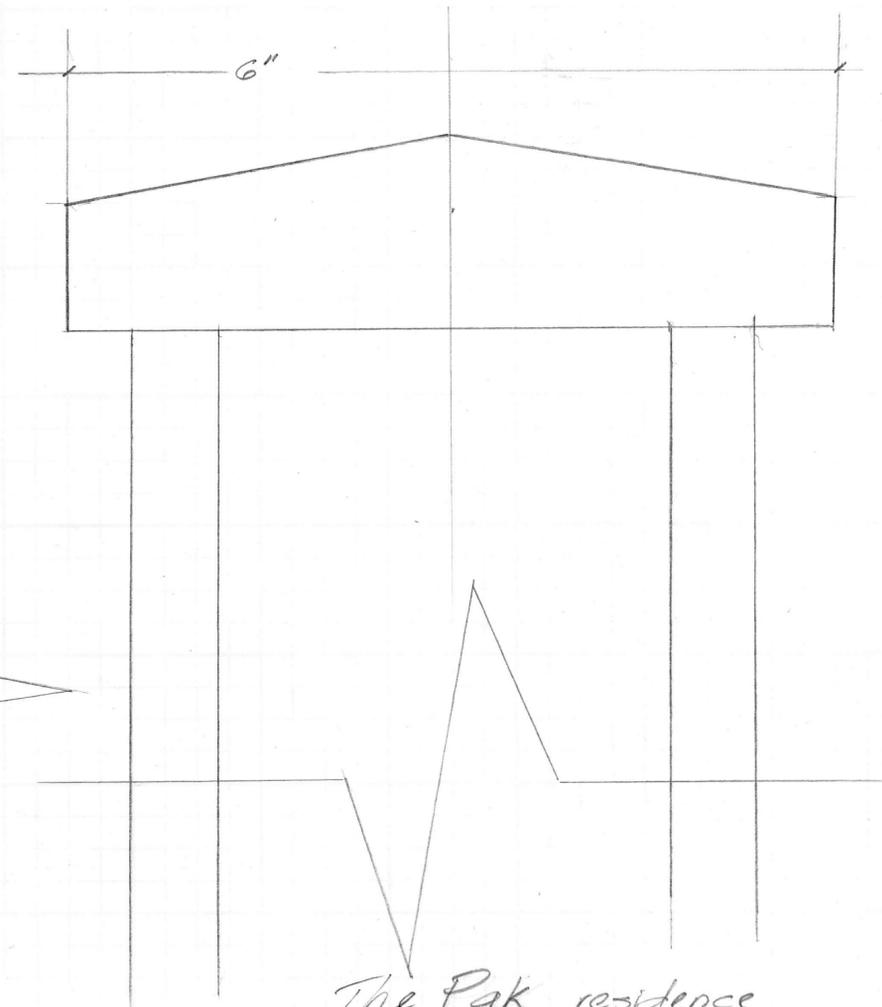
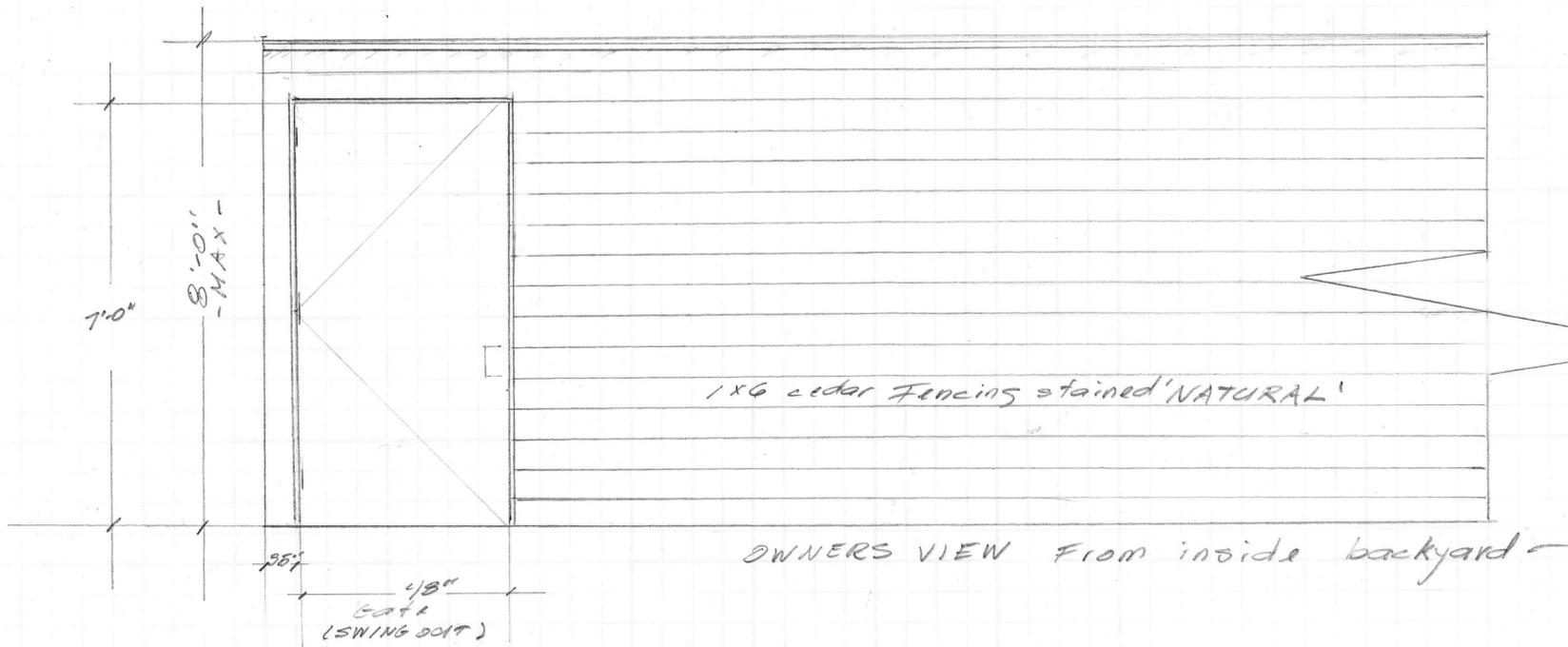


**Project Location:** 1223 Walnut Dr  
**Application Type:** Fence Exception  
**Planning File No.:** PLN2019-78  
**Description:** Request for to increase 6'  
backyard fence to 8'.

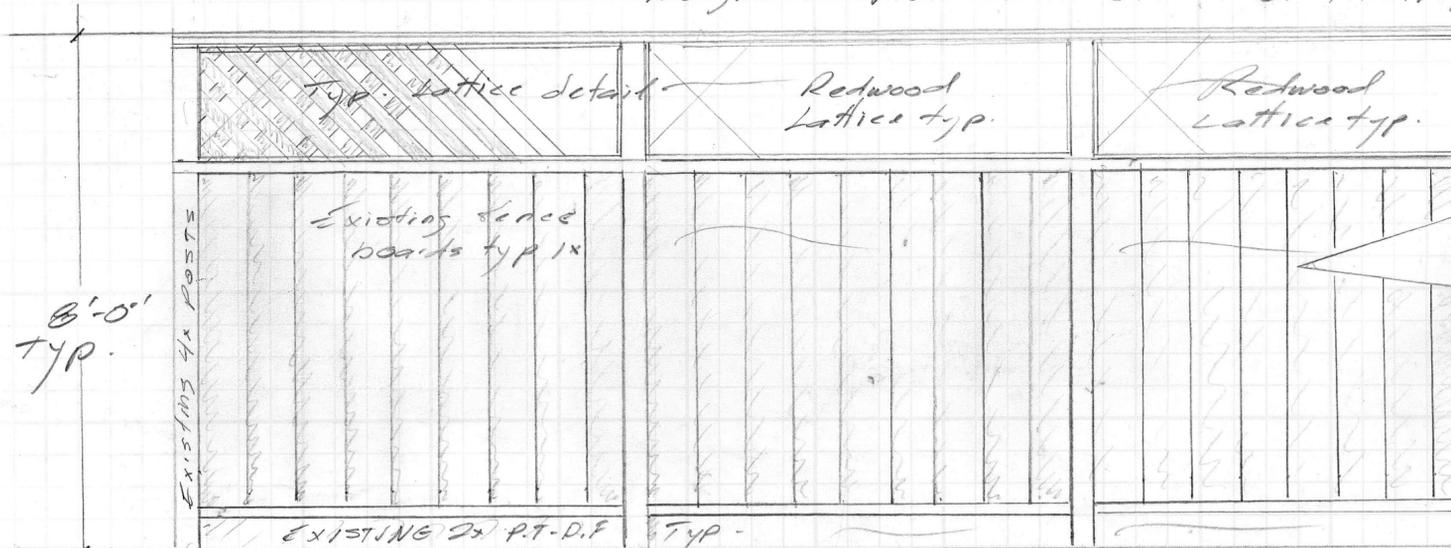


Community Development Department  
Planning Division

Fence details  
 1223 Walnut Drive  
 Campbell, CA



Neighbors view from street or their property



1223 Walnut Dr.  
 Campbell, CA  
 Ernest Culp  
 d/b/a: Bonsai Bldr.  
 Construction  
 APN# 406-20-056

April 10, 2019  
 Page 1 of 1

1/2" = 1' typ.

# PARCEL MAP

CONSISTING OF 2 SHEETS

BEING A PORTION OF LOT 1 AS SHOWN UPON THE MAP OF TRACT NO. 172, ENTITLED "SAN TOMAS HACIENDAS", WHICH SAID MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON JANUARY 27, 1941 IN BOOK 5 OF MAPS, AT PAGE 35.

CITY OF CAMPBELL, SANTA CLARA COUNTY, CALIFORNIA

DATE: OCTOBER 2017

## ADVANCED DEVELOPMENT

2933 BENJAMIN COURT  
SAN JOSE, CA 95124

### BASIS OF BEARINGS

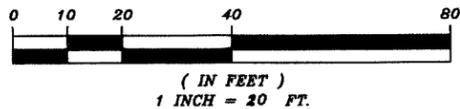
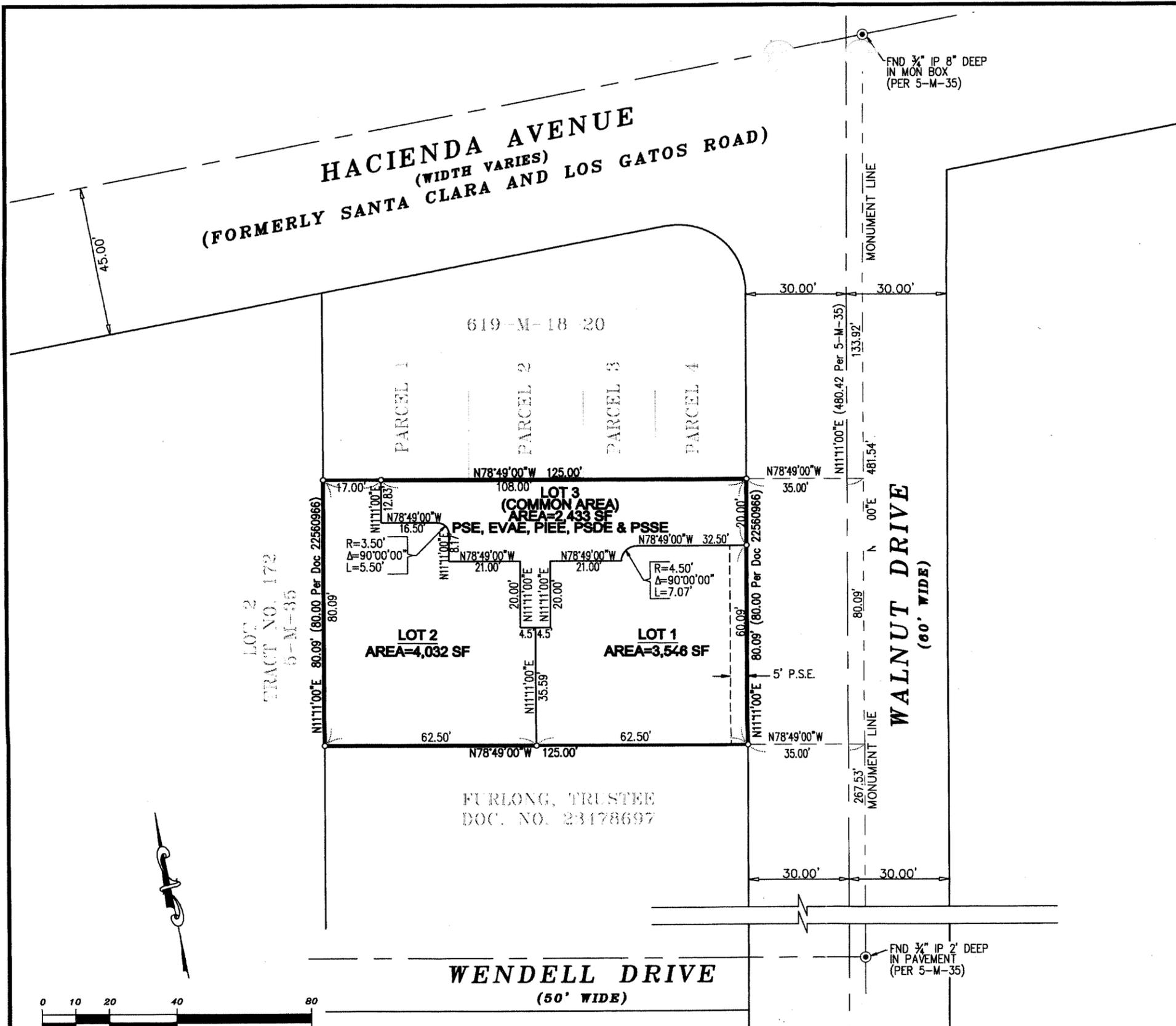
THE MONUMENT LINE OF WALNUT DRIVE TAKEN AS N111°00'E AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA IN BOOK 535 OF MAPS AT PAGE 25 WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

### LEGEND

	DISTINCTIVE BORDER LINE
	LOT LINE
	CENTERLINE
	MONUMENT LINE
	MONUMENT FOUND AS NOTED ON MAP
	SET 3/4" IP WITH TAG STAMPED RCE 33509
	FND FOUND
	MON MONUMENT
	S.F. SQUARE FEET
	IP IRON PIPE
	PSE PUBLIC SERVICE EASEMENT
	EVAE EMERGENCY VEHICLE ACCESS EASEMENT
	PIEE PRIVATE INGRESS AND EGRESS EASEMENT
	PSDE PRIVATE STORM DRAIN EASEMENT
	PSSE PRIVATE SANITARY SEWER EASEMENT

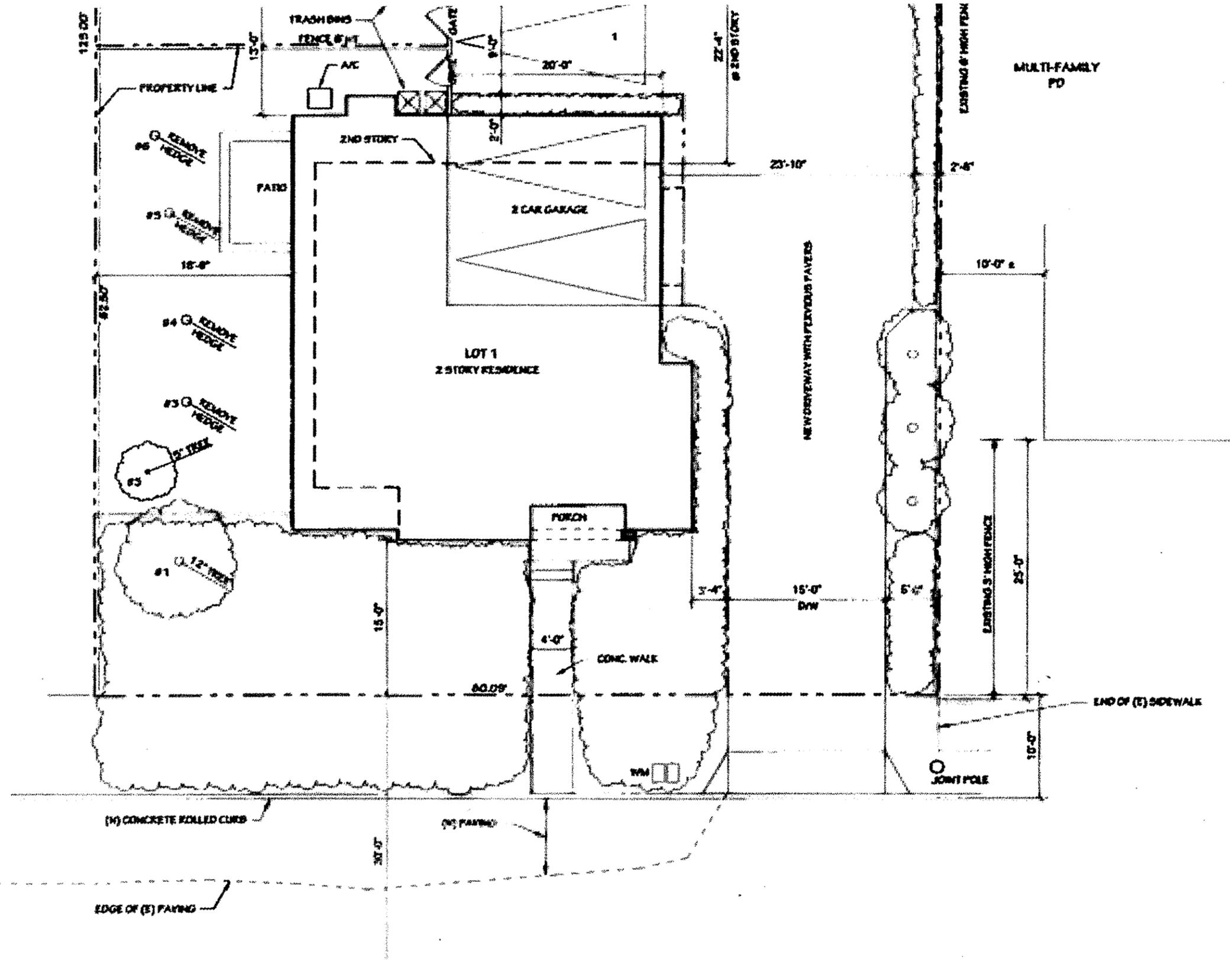
### NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BOUNDARY LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 10011 SQUARE FEET, MORE OR LESS.



23799397

14



125.00'

PROPERTY LINE

86 REMOVE NEAR

85 REMOVE NEAR

84 REMOVE NEAR

85 REMOVE NEAR

83 12'-0" TREE

87 12'-0" TREE

TRASH BIN  
FENCE 8' HT

GATE

2ND STORY

PATIO

2 CAR GARAGE

LOT 1  
2 STORY RESIDENCE

PORCH

CONC. WALK

M

JOINT POLE

22'-4" GAS

23'-10"

NEW DRIVEWAY WITH PAVED DRIVE

15'-0" DW

EXISTING 8' HIGH FENCE

MULTI-FAMILY PD

10'-0" s

EXISTING 8' HIGH FENCE

25'-0"

END OF (E) SIDEWALK

10'-0"

(14) CONCRETE ROLLED CURB

(2) PAVING

EDGE OF (E) PAVING

30'-0"

60.00'

15'-0"

18'-8"

13'-0"

13'-0"

18'-8"

18'-8"

18'-8"

18'-8"

18'-8"

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