



CITY OF CAMPBELL
Community Development Department

June 18, 2021

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:

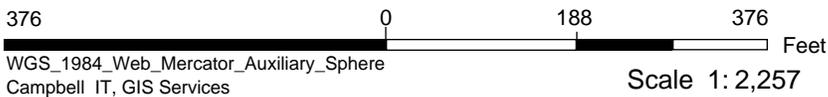
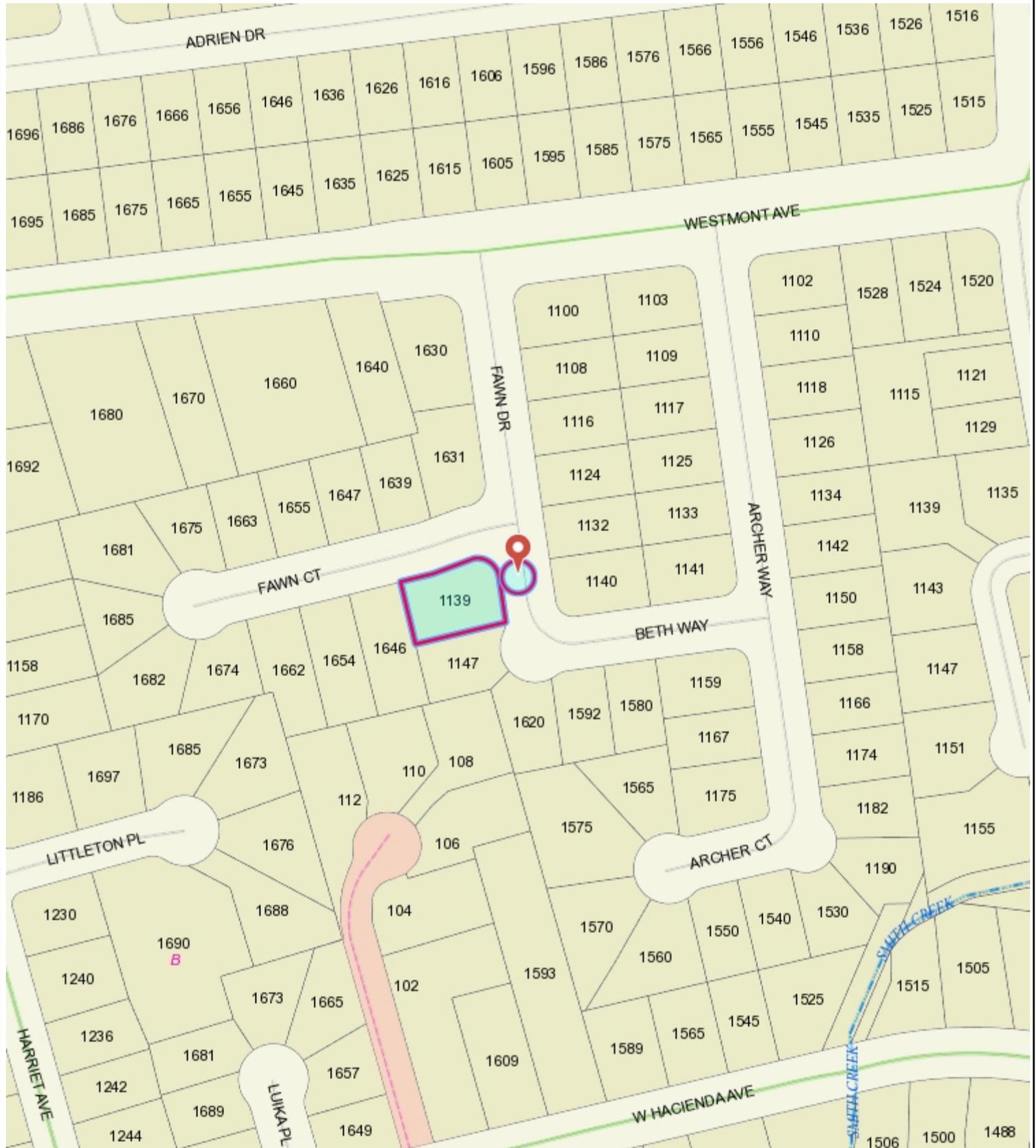
File No.: PLN-2021-96
Applicant: Richard Wong
Project Address: 1139 Fawn Dr
Property Owner: Richard Wong
Zoning District: R-1-6 (Single Family Residential)
General Plan: Low Density Residential (San Tomas Area Neighborhood Plan)
Neighborhood Association(s): San Tomas Area Community Coalition
Project Description: Solid 7-foot tall street-side fence located at the side property line

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 10-day comment period for this application begins on June 18, 2021 and ends on June 28, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **June 28, 2021**. 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. City Hall is currently closed to the public however plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Naz Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email nazh@campbellca.gov.

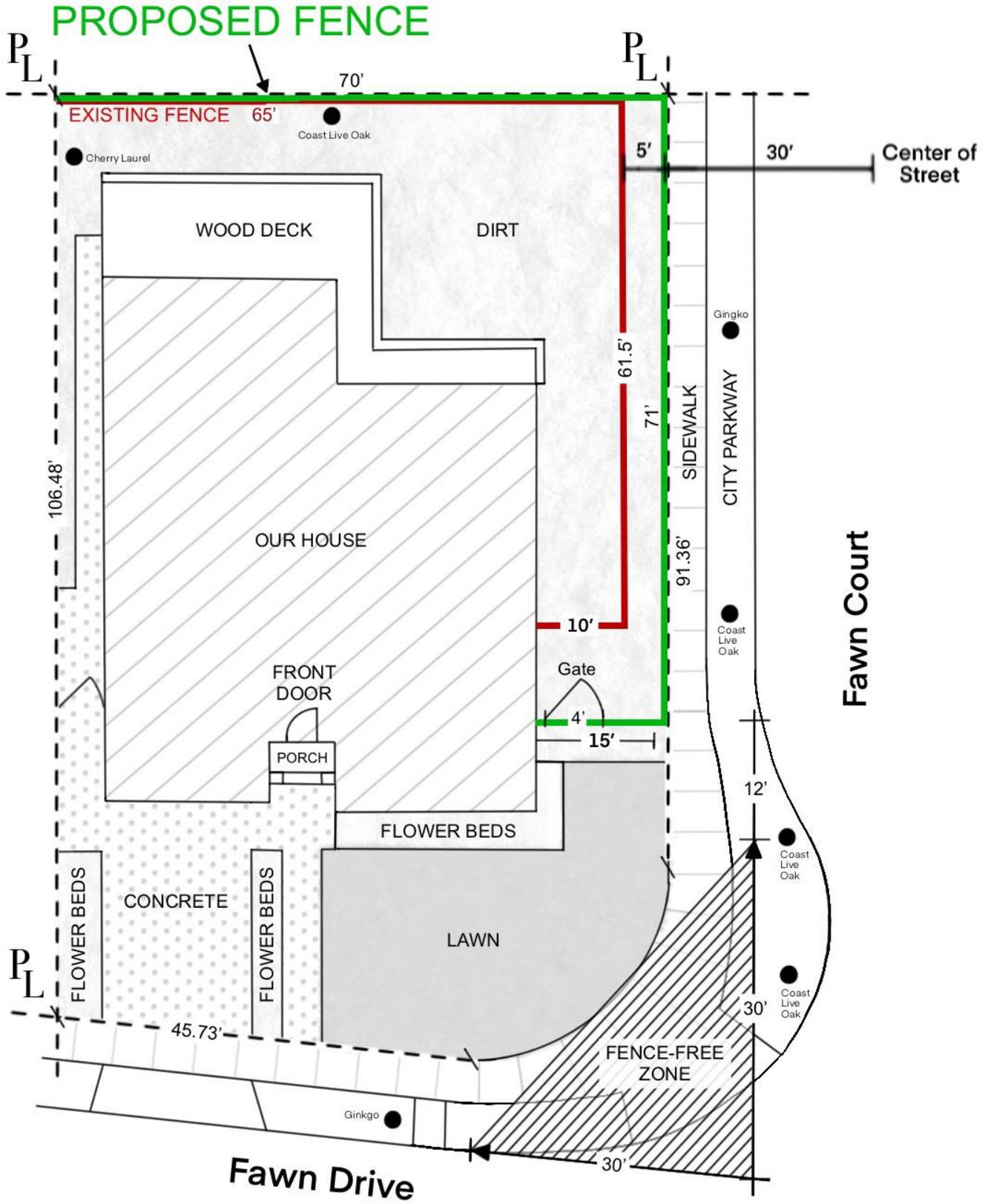


Location Map - 1139 Fawn Dr.



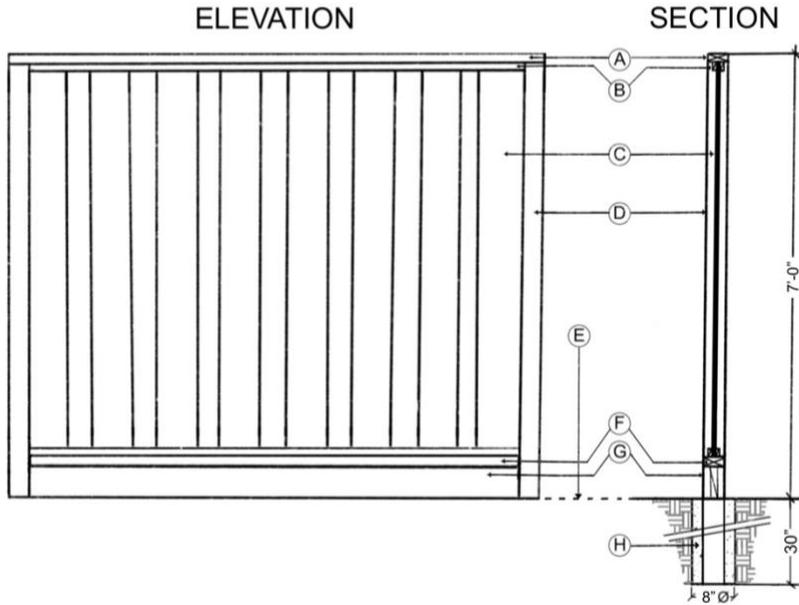
This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

SITE PLAN: 1139 FAWN DRIVE



FENCE DETAIL: 1139 FAWN DRIVE

DIAGRAM 1: FENCE



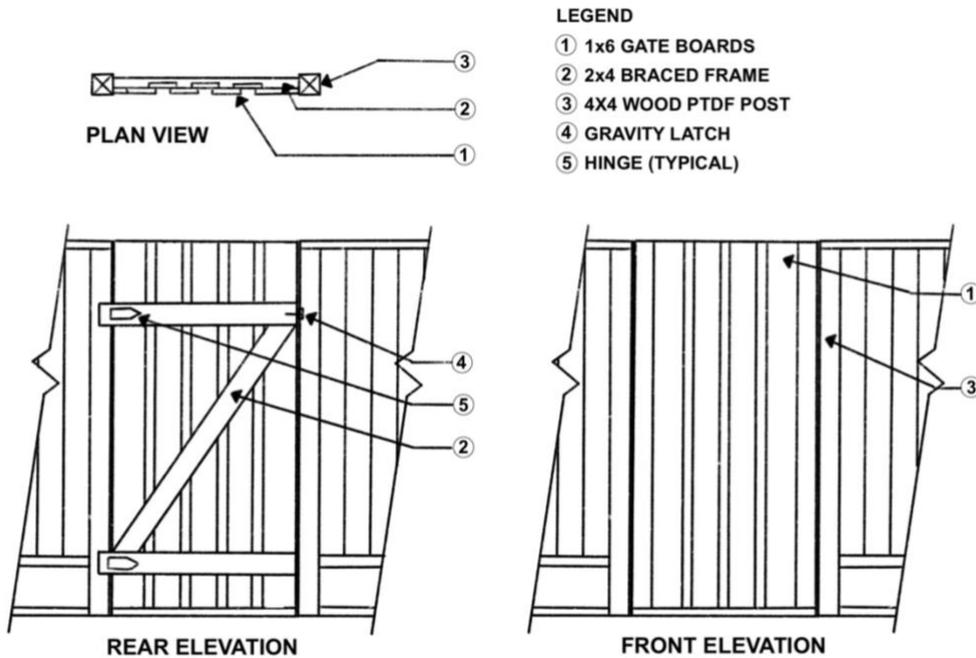
DESCRIPTION

- A - 2x4 Rough Redwood Continuous Cap (Hold Level)
- B - 1x1 Rough Redwood Double Nail Trim, Top and Bottom
- C - 1x8 Rough Redwood Vertical Boards, Overlap 1"
- D - 4x4 PTDF Posts at 8 foot spacing
- E - Finish Grade
- F - 2x4 Rough Redwood Mid and Bottom Rails Between Posts
- G - PTDF Kicker between posts. 2x8 on back fence, 2x12 on Fawn Court side fence
- H - 8" Diameter x 30" deep Concrete Footing at Posts

NOTES

1. All Posts to be Pressure-Treated Douglas Fir.
2. Hold Top Rails Level.
3. All Metal Fasteners shall be Galvanized.

DIAGRAM 2: SIDE GATE



- NOTES:**
 WOOD POST TO BE PRESSURE TREATED.
 ALL OTHER WOOD MEMBERS TO BE REDWOOD.

May 20, 2021

Campbell Planning Department

RE: Written Request for 7' Fence Exception at 1139 Fawn Drive

To Whom It May Concern:

We are requesting an exception to rebuild our back and side fences with typical board-on-board design, at a height of 7' solid. The existing sagging fence at the time of purchase was shorter than 6 feet and must now be replaced due to wood rot and termites. We do not want a 1' see-through trellis on top because even at 6 feet solid, it would not provide adequate privacy. Standing on the current floor level of our house, we can see over the fence and into our neighbors' front rooms and garages, while they can see into our Great Room (kitchen, dining, living), Master bedroom and bathroom, Guest room and bathroom. We are also exposed to any random non-residents who pass through or park on the street. Our Great Room is exposed to the immediate back neighbor's raised patio deck and a neighbor's head is often seen above the fence top when they take out trash or do yard work. When standing at the Master bedroom patio doors, we can see the houses and cars all the way at the end of Fawn Court with no obstruction.

1) It would not impair pedestrian or vehicular safety.

The new back fence would be in the same position as the existing fence. It would remain 10 feet away from the back neighbor's driveway so it would not block their view pulling their car out.

Our proposed side fence would push out 5' toward Fawn Court.

The proposed front fence would push forward to discourage peeking or burglary through our side bathroom window. The front fence would still stop 12 feet short from a 30' fence-free triangle zone protecting pedestrian/vehicular visibility at the corner intersection.

2) It would result in a more desirable site layout;

The 5 feet of land outside the existing right side fence (Fawn Court) was largely invisible and neglected by the previous homeowner. The bushes were growing onto the sidewalk, and under them was random garbage (broken glass, beer cans, dog excrement, and other used paraphernalia) from passers by, plus years of accumulated leaf mulch from the neighborhood street trees pushed up against the rotting fence boards.

Moving the fence over this debris gathering area would instead:

- Eliminate this unsightly dumping ground from public access
- Allow us to store yard tools and compost bins inside a side gate there for easy, regular maintenance of the lawn and the heavy leaf-drop from the five city oak and ginkgo trees
- Allow us to plant and care for interior garden trees/plants, the green tops of which would be visible over the fence
- Allow our nine-year old son and neighborhood children to enter our side yard and easily access toys or bicycles. They have begun to form friendships (18 kids so far, ages 3.5 to 13) and this would create more protected play space off the main street for the coming years.

The natural color, stained fence would be an extension of the architecture of the house, beautifying and anchoring a prime corner of the neighborhood. It would still be within our property line, so it would not affect other property in the neighborhood. We're not choosing any sort of outlandish style, so it would simply blend in stylistically with any house in the neighborhood.

- 3) It would not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood of the change

SAFER. The new side fence would cover the soil where seven, 13' tall, toxic Oleander bushes used to live. All parts of the Oleander plant (root, stem, leaf, flower) contain toxic cardiac glycosides and are potentially lethal to neighborhood dogs, cats, wildlife, children or adults upon ingestion of a very small amount. As the ground up plant remains decompose naturally in the soil, we'd still prefer to not allow dogs or children to dig around in that area unseen.

PRIVACY. An attractive fence would also create a barrier to sound and privacy in both directions. From our great room patio doors, we can see into the garages, front doors and front windows of five houses directly across the street, and they can see us. I currently have to permanently block my master bedroom patio door and bathroom window for discretion.

- 4) It would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

I have already called 811 (USANorth811.org) and there do not seem to be any major problems from utility companies for fencing in that area. I am pursuing further underground mapping from AT&T, Comcast and PG&E to confirm there are no conflicts. Our fence contractor will also verify safety just before starting any work.

Thank you for your time. We look forward to your response.

Sincerely,

Richard Wong and David Jacobson
Homeowners