

Location of Proposed Project




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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

October 29, 2024

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday November 12, 2024, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 110 N. Milton Avenue
Zoning | Area Plan: R-1-6 | N/A
Neighborhood Association(s): CCCNG
Council District: 3
File No: PLN-2024-75
APN: 305-22-023
Applicant: David Kuoppamaki
Property Owner: Ryan and Christine Salsamendi
Application Type: Fence Exception Permit
Project Planner: Tracy Tam, Associate Planner
Email Contact: tracyt@campbellca.gov
Phone Contact: (408) 871-5103

Project Description:

To consider an appeal of the Community Development Director’s denial of a Fence Exception for a 7-foot tall fence and vehicular gate with a zero-foot setback along the street side property line (where a 3 ½ foot tall fence is normally allowed).

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers’ CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.

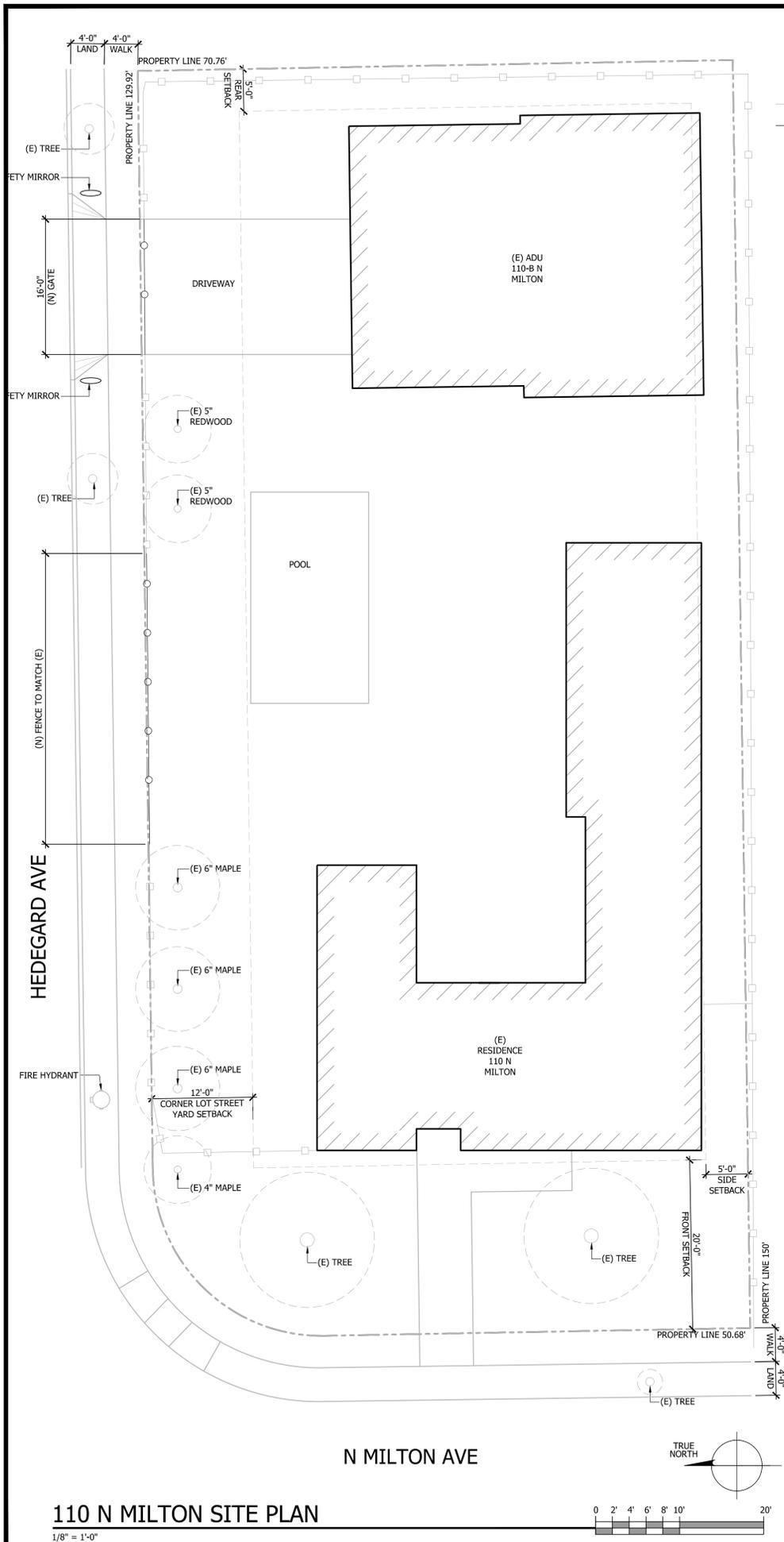


- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

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 traduccion en Español**





LEGEND

- EXISTING 6FT FENCE W/ 1FT LATTICE ON TOP
- NEW 6FT FENCE W/ 1FT LATTICE ON TOP TO MATCH EXISTING SEE FENCE DETAIL BELOW

FENCE EXCEPTION
**SALSAMENDI
 RESIDENCE**
 110-B N MILTON AVE
 CAMPBELL, CA 95008

OWNER

RYAN AND CHRISSIE SALSAMENDI
 110 N MILTON AVE
 CAMPBELL, CA 95008
 941.350.0989
 chrissie.conway@gmail.com

INDEX TO DRAWINGS

CS	COVER SHEET
1	SITE PHOTOS

PROJECT SCOPE

MINOR APPLICATION/REQUEST FOR FENCE AT PROPERTY LINE WITH SAFETY MIRRORS AT DRIVEWAY

PROJECT DATA

- APN: 305-22-023
- ZONING: SFR R-1-6
- OCCUPANCY: R-3 / U

PROJECT SUMMARY TABLE

NET LOT AREA	10,528 SF
FLOOR AREA	MAIN RESIDENCE GARAGE ADU
EXISTING	1,860 632 713

45% MAX FLOOR AREA RATIO
 MAX LOT FLOOR AREA RATIO 4.737.6SF

STANDARDS	REQUIRED (MAX)	PROPOSED
HEIGHT	16'-0"	15'-5 1/2"
SETBACKS		
FRONT	20'-0"	N/A
INTERIOR SIDE	4'-0"	4'-0"
STREET SIDE	12'-0"	25'-0"
REAR	4'-0"	4'-0"
BUILDING SEPARATION	10'-0"	19'-2"
DRIVEWAY LENGTH		
	25'-0"	25'-0"
ADU		
	BEDROOM	BATHROOM
	2	1

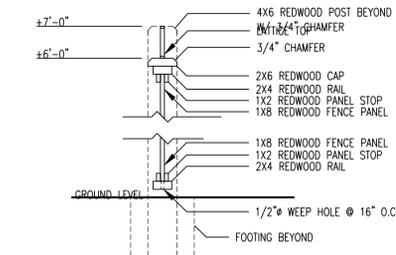
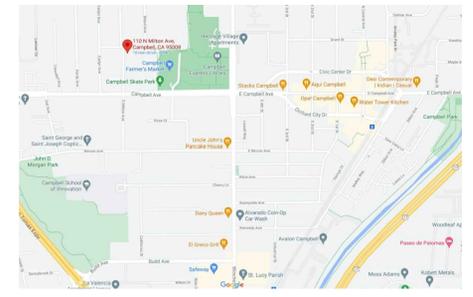
APPLICABLE CODES

2019 CALIFORNIA CODE OF REGULATIONS (CCR) APPLICABLE CODES EFFECTIVE JAN 1, 2019:

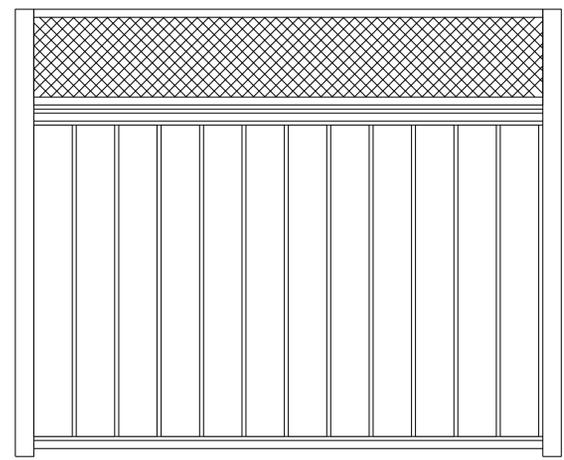
TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
 TITLE 24 CCR, PART 1 - 2019 BUILDING STANDARDS ADMINISTRATIVE CODE
 TITLE 24 CCR, PART 2 - 2019 CALIFORNIA BUILDING CODE, VOL. 1 & 2 (CBC)
 TITLE 24 CCR, PART 2.5 - 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
 TITLE 24 CCR, PART 3 - 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 TITLE 24 CCR, PART 4 - 2019 CALIFORNIA MECHANICAL CODE (CMC)
 TITLE 24 CCR, PART 5 - 2019 CALIFORNIA PLUMBING CODE (CPC)
 TITLE 24 CCR, PART 6 - 2019 CALIFORNIA ENERGY CODE
 TITLE 24 CCR, PART 7 - 2019 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
 TITLE 24 CCR, PART 8 - 2019 CALIFORNIA HISTORICAL BUILDING CODE
 TITLE 24 CCR, PART 9 - 2019 CALIFORNIA FIRE CODE (CFC)
 TITLE 24 CCR, PART 10 - 2019 EXISTING BUILDING CODE
 TITLE 24 CCR, PART 11 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 TITLE 24 CCR, PART 12 - 2019 CALIFORNIA REFERENCED STANDARDS

LOCAL MUNICIPAL CODE

PROJECT LOCATION



FENCE PANELING DETAIL



FENCE PANELING ELEVATION

REVISIONS	DATE
△ BLDG	2022.07.25
△ FIRE	2023.02.03
△ ENG	2022.07.25

Ownership of Documents
 This document and the ideas and designs incorporated herein, as an agent for the client, are the property of KUOP Designs LLC and is not to be used in whole or in part for any other project without written authorization.
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 408.357.0818
 3141 STEVENS CREEK BLVD. #104
 SAN JOSE, CA 95117

David Kuoppamaki

PAGE TITLE
COVER SHEET

RESIDENTIAL GARAGE/ADU FOR:
 RYAN AND CHRISSIE SALSAMENDI
 110-B N MILTON AVE
 CAMPBELL, CA 95008
 APN# 305-22-023

DATE: 2022.03.10
 SCALE: PER SHEET
 DRAWN BY: DAVID
 PLAN NO.: 2121

SHEET:
CS

REVISIONS	DATE
△ BLDG	2022.07.25
△ FIRE	2023.02.03
△ ENG	2022.07.25

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David Kuoppamaki

PAGE TITLE

SITE PHOTOS

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SHEET: **1**



HEDEGARD AVE LOOKING AT FRONT OF 110 N MILTON AND INTERSECTION OF N MILTON AVE



HEDEGARD AVE OTHER PROPERTIES WITH FENCES AT SIDEWALK/DRIVEWAY



HEDEGARD AVE LOOKING AT BACK OF 110 N MILTON



HEDEGARD AVE OTHER PROPERTIES WITH FENCES AT SIDEWALK/DRIVEWAY



CORNER OF N MILTON AND HEDEGARD LOOKING AT FRONT OF 110 N MILTON WITH EXISTING FENCES



N MILTON AVE OTHER PROPERTIES WITH FENCES AT SIDEWALK