

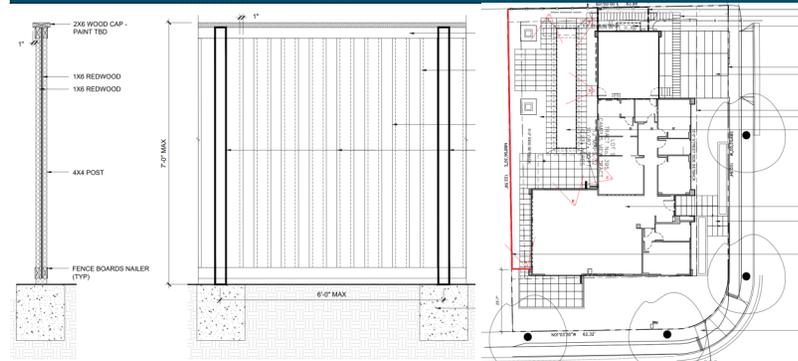
## Location of Proposed Project





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

## Project Image



# Notice of Decision on Proposed Project

Dear Campbell Resident,

March 31, 2025

The Community Development Director will be rendering a decision on the following project.

**Project Address:** 326 W Latimer Avenue

**Zoning | Area Plan:** R-1-6 | N/A

**Neighborhood Association(s):** Campbell Community Center Neighborhood Group

**File No:** PLN-2025-22

**APN:** 305-23-060

**Applicant:** Damir Hurdich Design

**Property Owner:** Jeff and Patricia Gonion

**Application Type:** Fence Exception Permit

**Project Planner:** Larissa Lomen, Assistant Planner

**Email Contact:** larissal@campbellca.gov

**Phone Contact:** (408) 866-2144

## Project Description:

Request to install a 7-foot-tall redwood fence, where a 6-foot tall fence would otherwise be allowed along the interior and rear property lines. The proposed fence will be fully constructed within the subject property boundaries.

## Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **March 31, 2025**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **April 9, 2025**. The director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



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



Gonion Residence

Address  
326 West Latimer Avenue  
Campbell, California

REVISIONS

DATE SET DH  
02.10.2025 PERMIT SET

FENCE LOCATION PLAN  
NOTES:

GENERAL CONTRACTOR TO VERIFY ALL  
DIMENSIONS AND RELATIONSHIPS IN  
FIELD

- LINE OF 7'-0" TALL FENCE  
SEE 12/L0.2 FOR DETAILS
- DASHED LINE OF 7'-0" TALL GATES SEE 1/L0.2 FOR DETAILS
- 3'-0" WIDE STONE PATHWAY
- POOL EQUIPMENT LOCATION
- PROPERTY LINE
- CONCRETE DRIVEWAY
- SETBACK LINE (TYP)
- PLANTED AREA
- LOCATION OF FUTURE ZERO EDGE POOL  
(UNDER SEPARATE PERMIT)

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CITY OF CAMPBELL  
Community Development Department

ACKNOWLEDGEMENT STATEMENT

Please read carefully. These are legally binding statements that may warrant consultation with legal counsel and/or a translator prior to signing. Misrepresentation is grounds for revocation of an approved land use entitlement pursuant to [Campbell Municipal Code \(CMC\) 21.68.030.B](#). Signature by the Applicant and Property Owner (or a duly authorized individual who may sign on behalf of a corporation, non-profit organization, limited liability company, joint partnership, homeowner associations, etc.) constitutes acknowledgment and/or acceptance of the following by all parties:

- The Project Site is not included on the [Hazardous Wastes and Substances Sites List](#) pursuant to Government Code [§ 65962.5](#);
- A political donation(s) of \$250 or more to any City of Campbell Planning Commissioner has not been made pursuant to the [Political Reform Act](#);
- A vested right to a land use entitlement or building permit will not be conferred without additional approval by the [West Valley Sanitation District](#);
- On behalf and with the permission of the design professional(s) associated with the project, the City of Campbell is granted release to copy and reproduce electronically, in whole or in part, drawings and all other submitted materials, including waiving of any limitations provided in Government Code [§ 65100.5](#) (SB 1214), for the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the [California Public Records Act](#);
- As specified by [CMC Sec. 21.38.040.C](#), if an application is deemed incomplete revised Application Materials must be submitted within one hundred eighty calendar days after notification of incompleteness, or the application shall be deemed withdrawn without refund of application fees;
- All notices and communications may be provided electronically via email through the MGO system. This acknowledgment also constitutes an intelligent, voluntary, and knowing waiver to receive a physical copy of any notice required or implied to be required by the [Permit Streamlining Act](#);
- An application for a development permit is not deemed submitted for the purposes of the [Permit Streamlining Act](#) until all required materials have been received and all fees have been paid;
- For the purposes of the Telecommunications Act 47 U.S.C. §332(c)(7), Government Code [§ 65964.1](#), the [Permit Streamlining Act](#), and any applicable Federal Communications Commission orders or regulations, an application for a development permit is not deemed submitted, and therefore any applicable shot clocks will not be deemed triggered, until all required materials have been received and all fees have been paid;
- A project shall not be construed as operative, vested, or final nor shall City permits be considered valid, until the filing fees for a Notice of Determination (NOD) have been paid (Fish & Game Code [§711.4\(c\)\(3\)](#)); and
- The information submitted with the development application is true and correct to the best of my knowledge.

ATTEST:

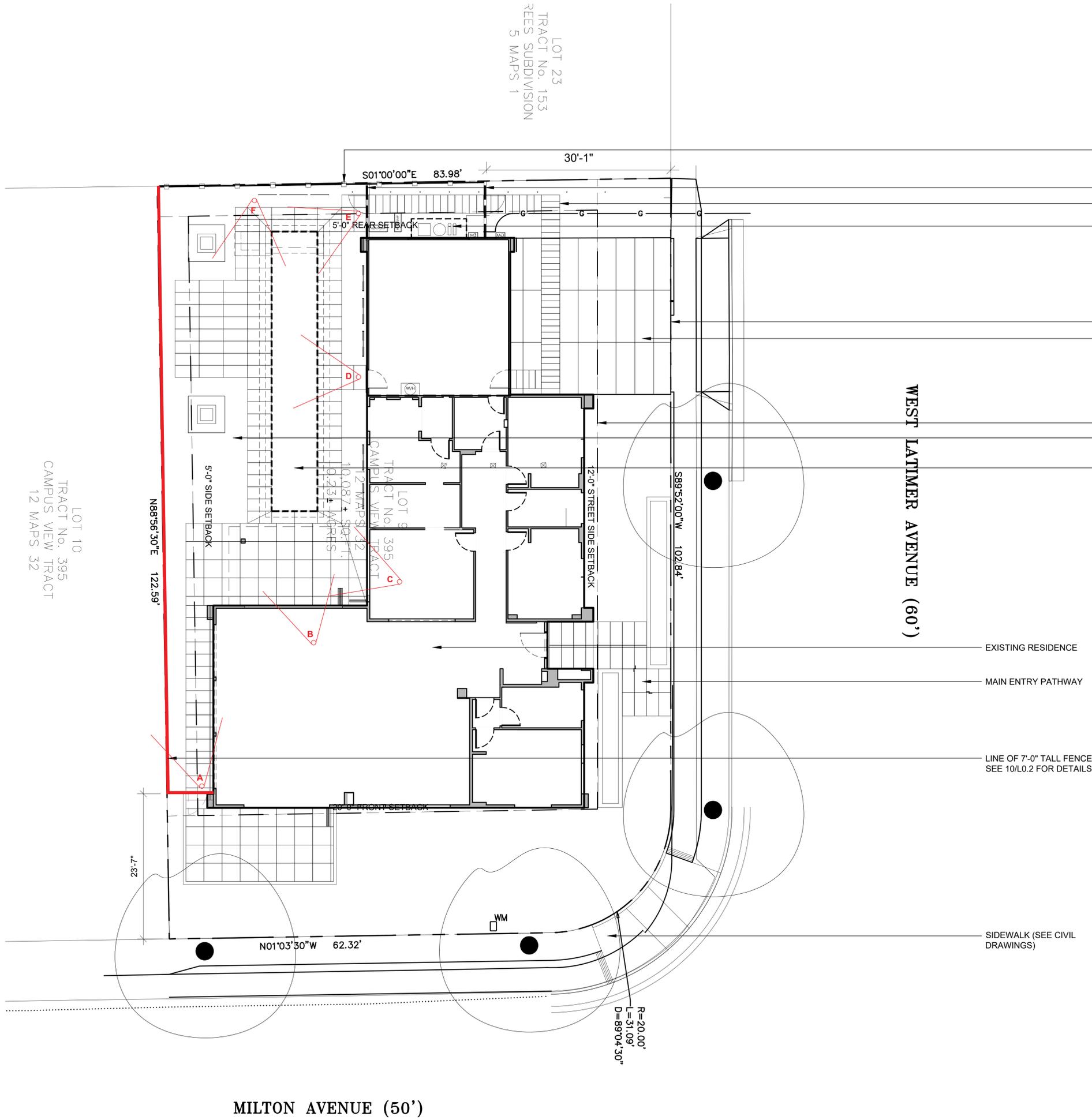
APPLICANT ACKNOWLEDGEMENT			
Name:	Title (if applicable):	Signature:	Date:
Jeff Gonion	Mr		1/18/2025

PROPERTY OWNER ACKNOWLEDGEMENT			
Name:	Title (if applicable):	Signature:	Date:

Company (if applicable):

FENCE LOCATION  
PLAN  
L0.1

SCALE:  
1/8" = 1'-0"

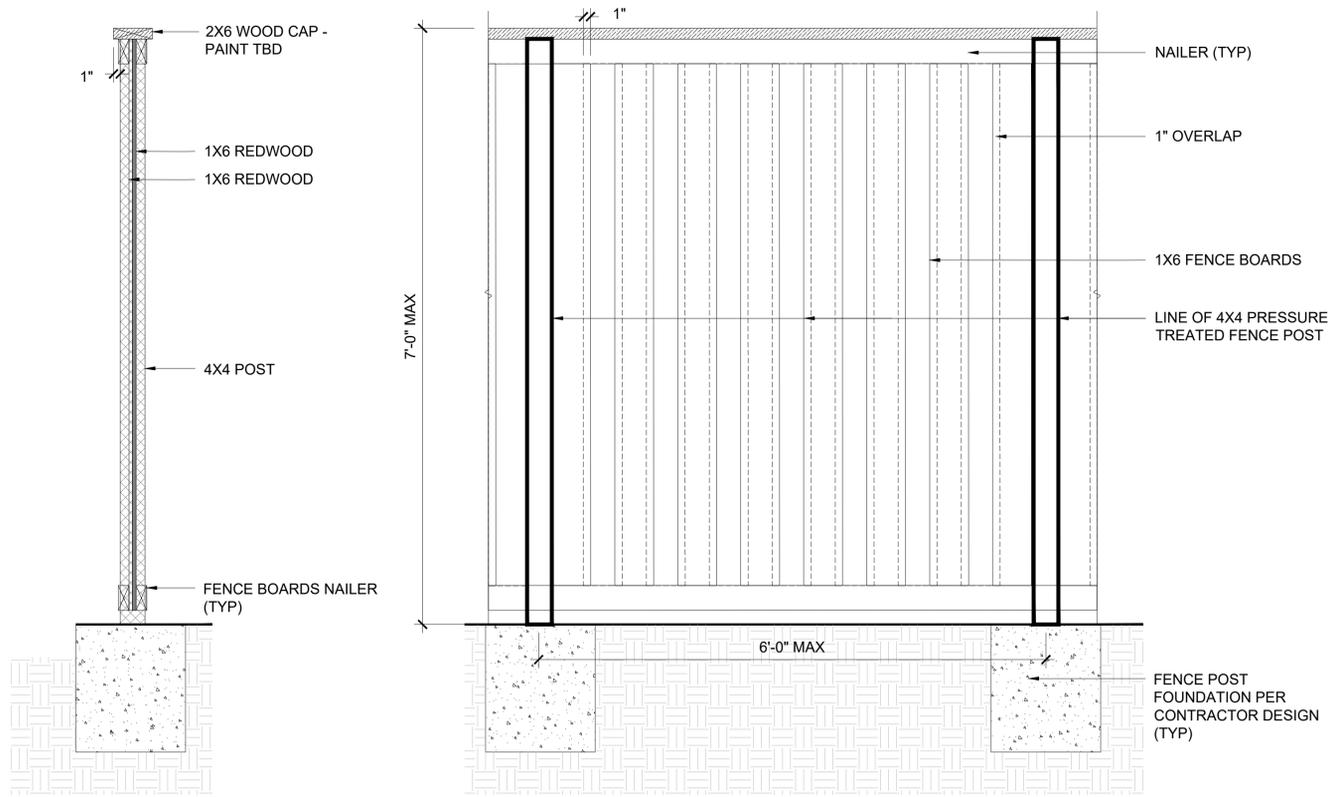


MILTON AVENUE (50')

LOT 23  
TRACT No. 153  
REES SUBDIVISION  
5 MAPS 1

LOT 10  
TRACT No. 395  
CAMPUS VIEW TRACT  
12 MAPS 32

WEST LATIMER AVENUE (60')



**12** FENCE @ WEST PROPERTY LINE  
SCALE 1"=1'-0"

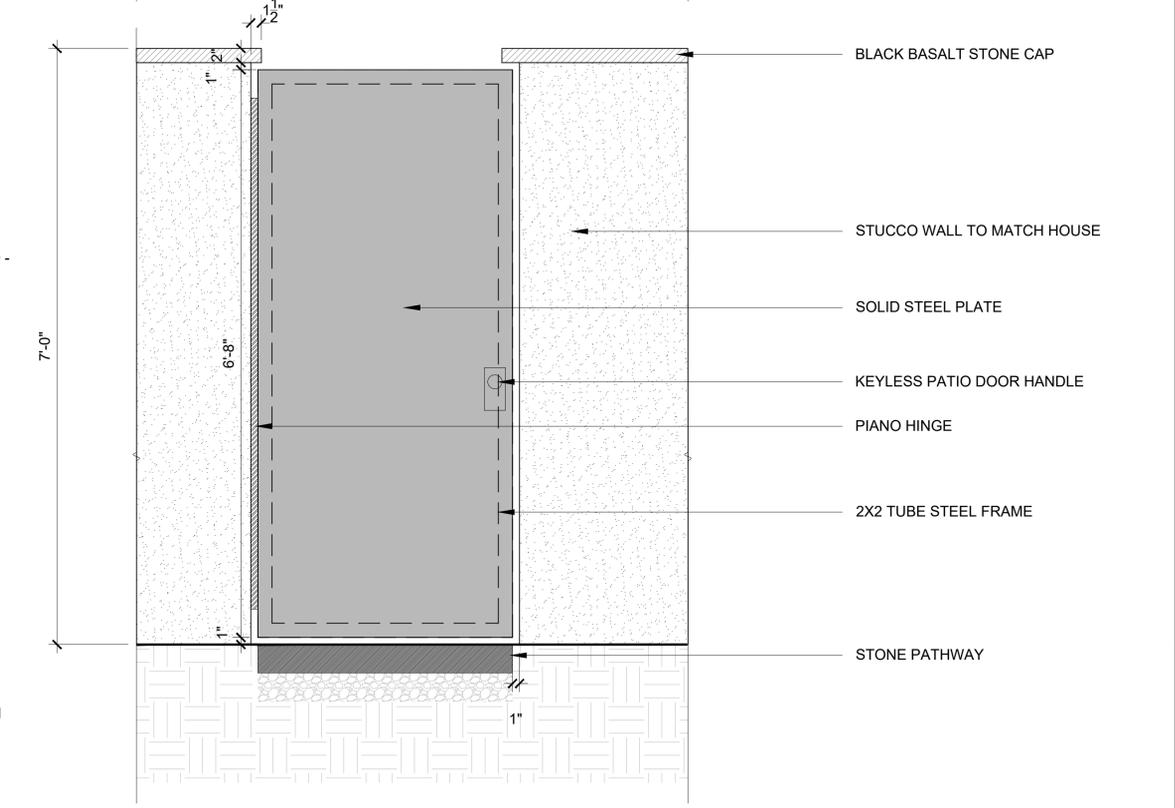
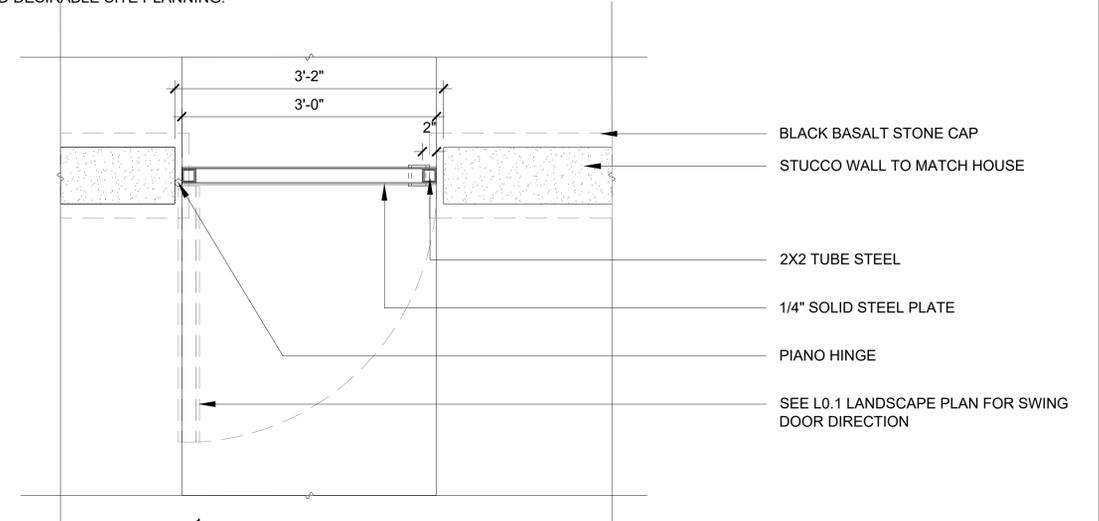
**WRITTEN REQUEST** EXPLAINING WHY A FENCE EXCEPTION IS BEING REQUESTED AND HOW THE PROPOSED REQUEST SATISFIES THE REQUIRED FINDINGS SPECIFIED BY CMC SECTION 21.18.060:

- IT WOULD NOT IMPAIR PEDESTRIAN OR VEHICULAR SAFETY;
- IT WOULD RESULT IN A MORE DESIRABLE SITE LAYOUT;
- 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; AND
- IT WOULD NOT BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD OR TO THE GENERAL WELFARE OF THE CITY.

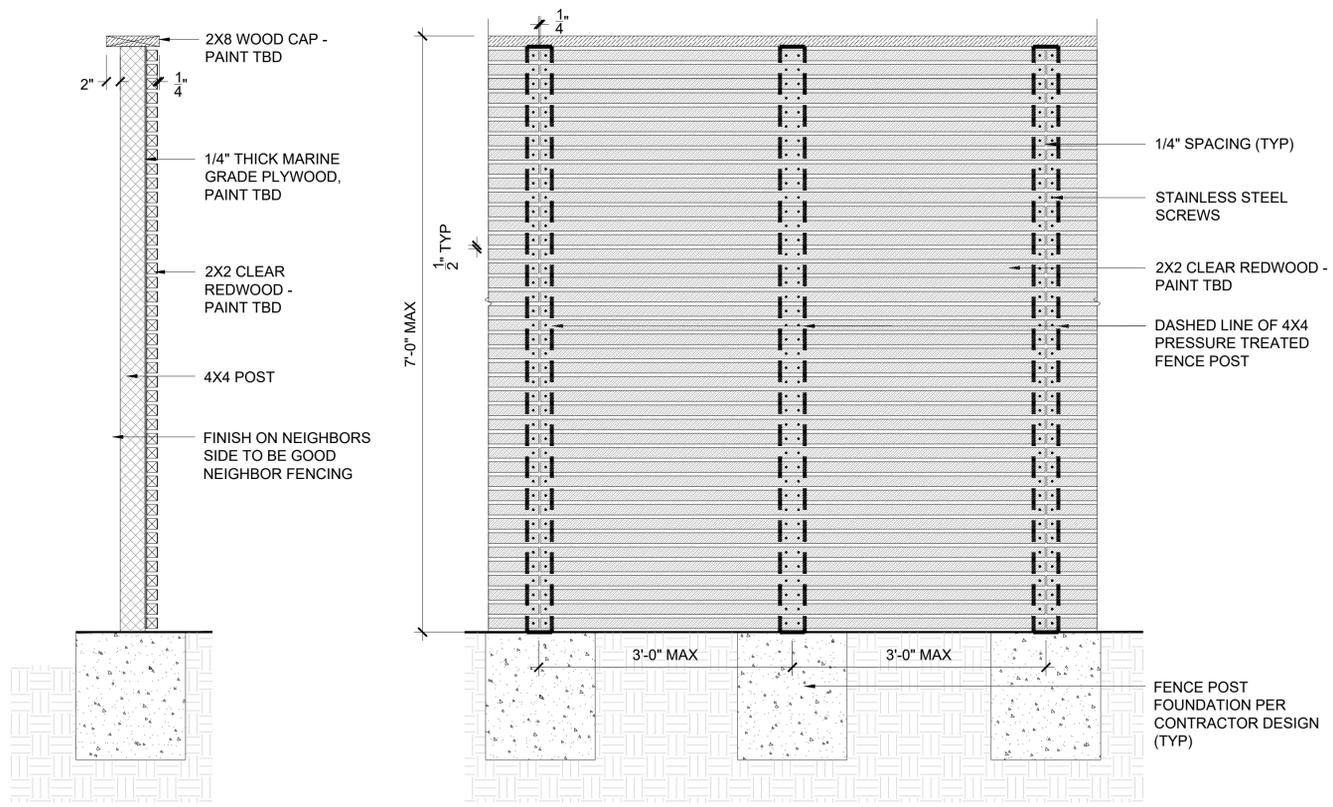
WE ARE REQUESTING APPROVAL TO CONSTRUCT A 7'-0" FENCE ON THE SOUTH AND WEST SIDES OF THE PROPERTY, WHERE THE NEW POOL WILL LOCATED, FOR THE FOLLOWING REASONS:

- PEDESTRIAN AND VEHICULAR SAFETY: THERE WILL BE NO IMPACT TO PEDESTRIAN OR VEHICULAR SAFETY, AS THE FENCE WILL BE CONFINED TO THE BACKYARD AND DOES NOT OBSTRUCT SIGHTLINES OR PATHWAYS.
- IMPROVED SITE LAYOUT: A 7'-0" FENCE WOULD RESULT IN A MORE DESIRABLE SITE LAYOUT BY PROVIDING ENHANCED PRIVACY TO BOTH PROPERTIES. THIS IS ESPECIALLY IMPORTANT GIVEN THE POOL'S VISIBILITY, WHICH MAY AFFECT THE COMFORT OF THOSE USING THE POOL AND POTENTIALLY THE NEIGHBORS AS WELL. IT WILL ALSO MITIGATE SOUND AND VISUAL POLLUTION FROM POOL EQUIPMENT AND OTHER UTILITIES.
- HEALTH, SAFETY, AND GENERAL WELFARE: THE INCREASED PRIVACY AFFORDED BY THE TALLER FENCE WOULD REDUCE NOISE DISTURBANCES, CREATE A MORE PEACEFUL ENVIRONMENT, AND MITIGATE CONCERNS RELATED TO UNWANTED OVERSIGHT FROM NEIGHBORING PROPERTIES, ENSURING THE COMFORT AND GENERAL WELFARE OF THE COMMUNITY.
- PROTECTION OF PROPERTY AND NEIGHBORHOOD INTEGRITY: THE FENCE WOULD BE CONSTRUCTED WITH TWO DIFFERENT STYLES THAT COMPLEMENT THE AESTHETICS OF EACH PROPERTY. THIS CHANGE WOULD NOT BE INJURIOUS TO NEARBY PROPERTIES BUT INSTEAD PROMOTE A SENSE OF WELL-BEING AND MUTUAL RESPECT FOR SHARED PRIVACY.

BY ADDRESSING THESE POINTS, WE BELIEVE THE PROPOSED 7'-0" FENCE ALIGNS WITH THE CITY'S GOALS FOR SAFETY, COMMUNITY WELFARE, AND DESIRABLE SITE PLANNING.



**1** GATE (TYPE A)  
SCALE 1"=1'-0"



**10** FENCE @ SOUTH PROPERTY LINE  
SCALE 1"=1'-0"

**dhd**  
dhd damir hurdich design  
633 quarry rd. suite a  
san carlos, ca 94070  
67 otsego avenue  
san francisco, ca 94112  
tel.415.786.6427

**Gonion Residence**  
Address  
326 West Latimer Avenue  
Campbell, California

**REVISIONS**  
DATE SET DH  
02.10.2025 PERMIT SET

**FENCE LOCATION NOTES L0.2**

SCALE:  
1/8" = 1'-0"



A SOUTH PATHWAY

Scale: N.T.S.



B LIVING ROOM VIEW

Scale: N.T.S.



C OFFICE VIEW

Scale: N.T.S.



D GARAGE DOOR

Scale: N.T.S.



E WEST PATHWAY

Scale: N.T.S.



F POOL DECK VIEW

Scale: N.T.S.

dhd

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SITE PHOTOS  
L0.3

SCALE:  
N.T.S.