

# Completeness Comments for Re-submittal

May 8, 2025

Hi Larissa,

This document has been provided as a response to the requests for a resubmittal to address comments about completeness. This clarifies the request for two variance requests regarding the fence:

1. Myself and my three adjacent neighbors are **requesting approval to maintain 7' fence height above grade around the entire property, matching existing/previous fence height.** Detail provided at the end of this document under "Variance Request Summary"
2. Specifically at the rear right of the property there is a 10' section (which the grade is locally 18" lower than the other 93' of fence on the right side because it is not impacted by the redwood tree roots or concrete walkway. We'd like to **request to keep the fence height the same across that 10' span for aesthetic consistency.** Detail provided at the end of this document under "Variance Request Summary"

We have also provided the completeness details requested for:

- **Acknowledgement statements** for all impacted neighbors across the shared property lines
- **Site plan showing the variance request** being 7' above grade for all fence, as well as **survey fence location**
- Fence detail by location showing how **grade difference change** within my property as well as when grade is higher than the adjacent property

Thank you for your time reviewing this resubmission,

**Justin Sawyer**

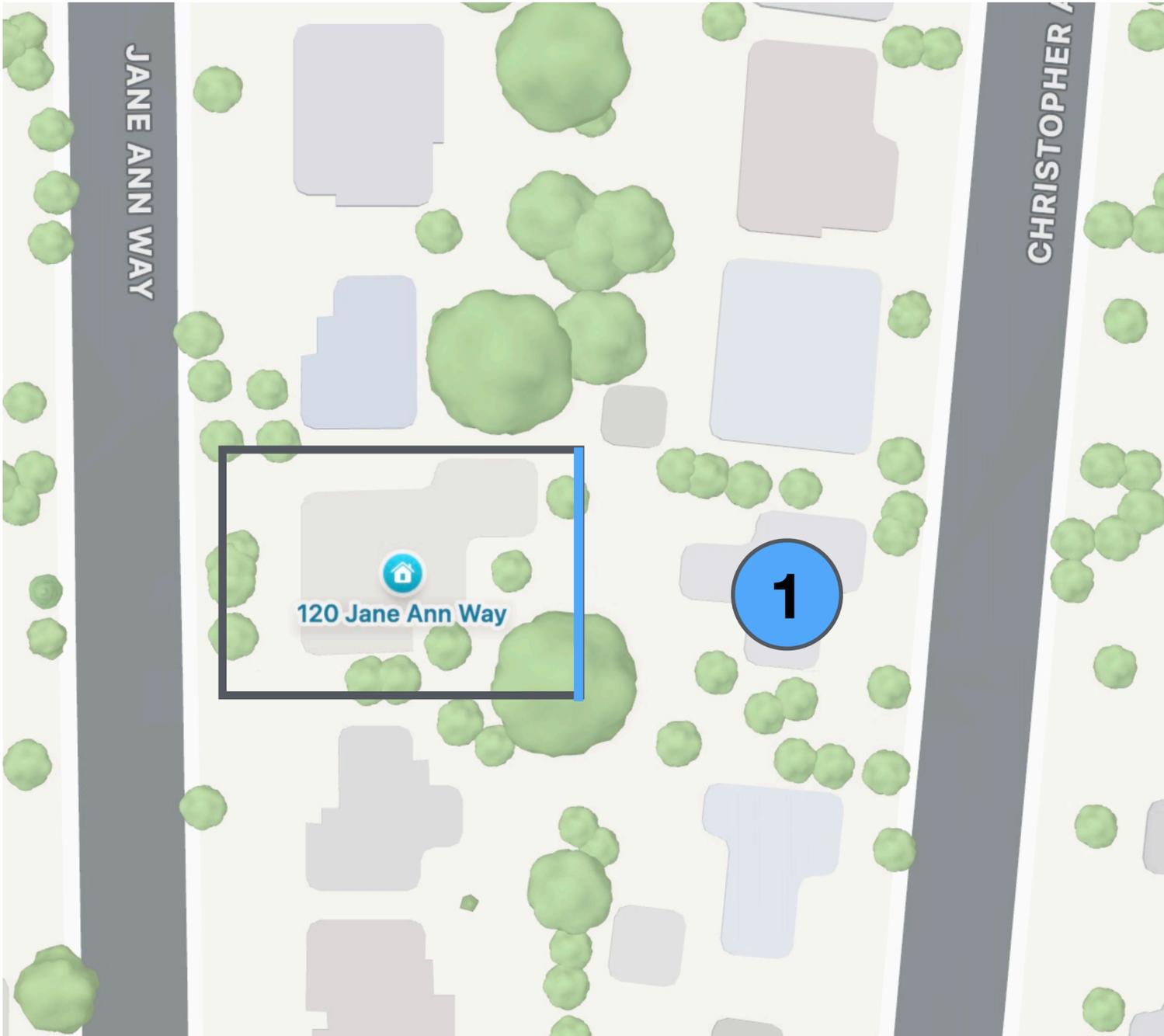
120 Jane Ann Way, Campbell, CA 95008

650-714-7945

## COMPLETENESS COMMENTS

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2. Site Plan. Submit an updated site plan that clearly indicates the height of the fence at each interval along the property line. Heights must be measured from the higher adjacent finished grade to the top of the fence, in accordance with CMC Section 21.18.060(B).
3. Fence Detail. The fence detail indicates a grade change between properties. Identify the specific location of this grade change on the site plan to ensure consistency between the detail and the plan.

# Neighbor Acknowledgements



**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:

- (1) The Project Site *is not* included on the [Hazardous Wastes and Substances Sites List](#) pursuant to Government Code [§ 65962.5](#);
- (2) 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](#);
- (3) A vested right to a land use entitlement or building permit *will not* be conferred without additional approval by the [West Valley Sanitation District](#);
- (4) 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 [§ 65103.5](#) (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](#);
- (5) 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*;
- (6) All notices and communications may be provided electronically via email through the MGO system. This acknowledgement 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](#);
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- (9) 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
- (10) The information submitted with the development application is true and correct to the best of my knowledge.

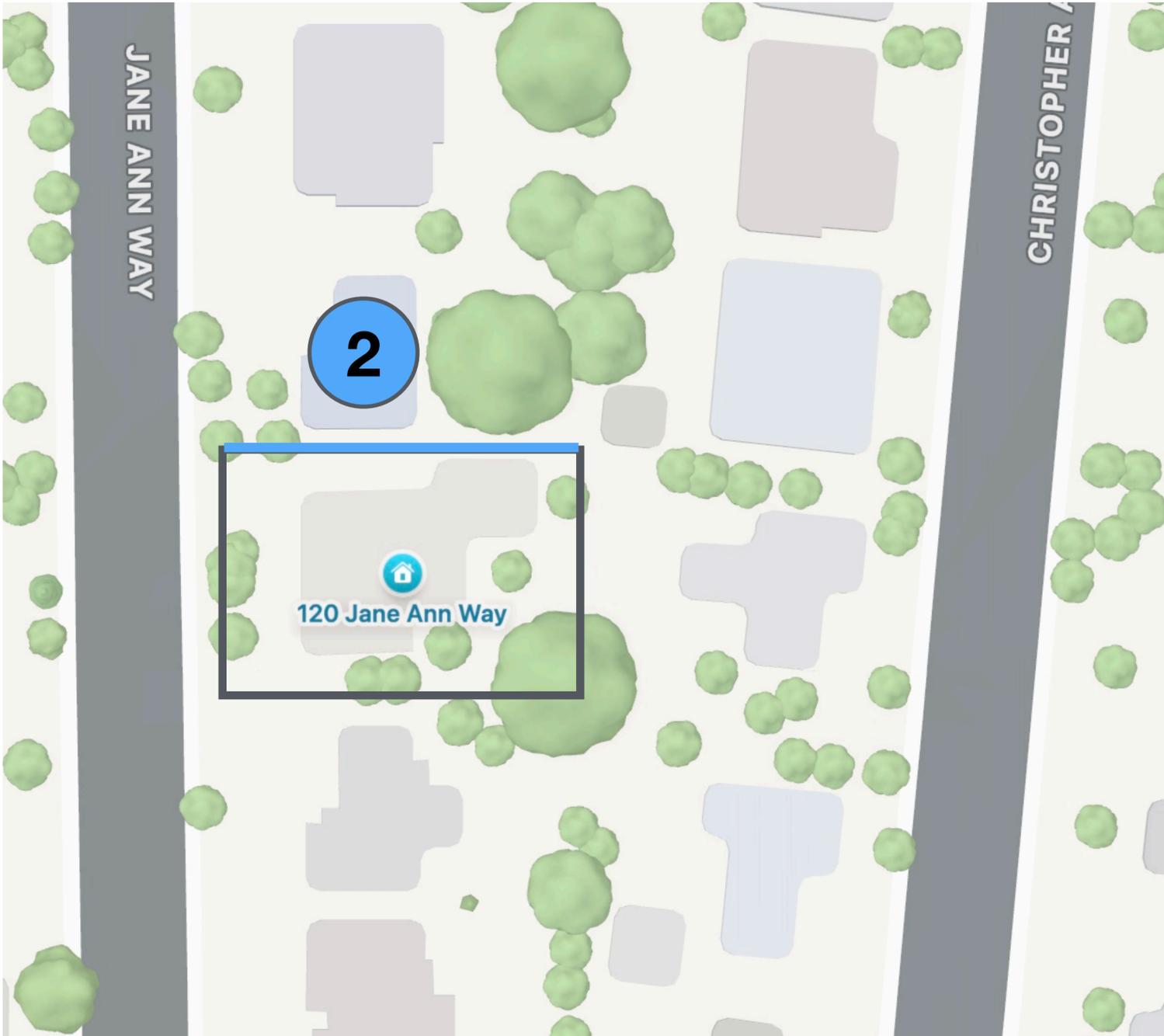
ATTEST:

**APPLICANT ACKNOWLEDGEMENT**

<b>Name:</b>	<b>Title (if applicable):</b>	<b>Signature:</b>	<b>Date:</b>
Justin Sawyer	120 Jane Ann Owner		5/8/25

**PROPERTY OWNER ACKNOWLEDGEMENT**

<b>Name:</b>	<b>Title (if applicable):</b>	<b>Signature:</b>	<b>Date:</b>
Catherine Bauer	113 Christopher Owner		5/8/25
<b>Company (if applicable):</b>	129 CB		



**CITY OF CAMPBELL**  
Community Development Department

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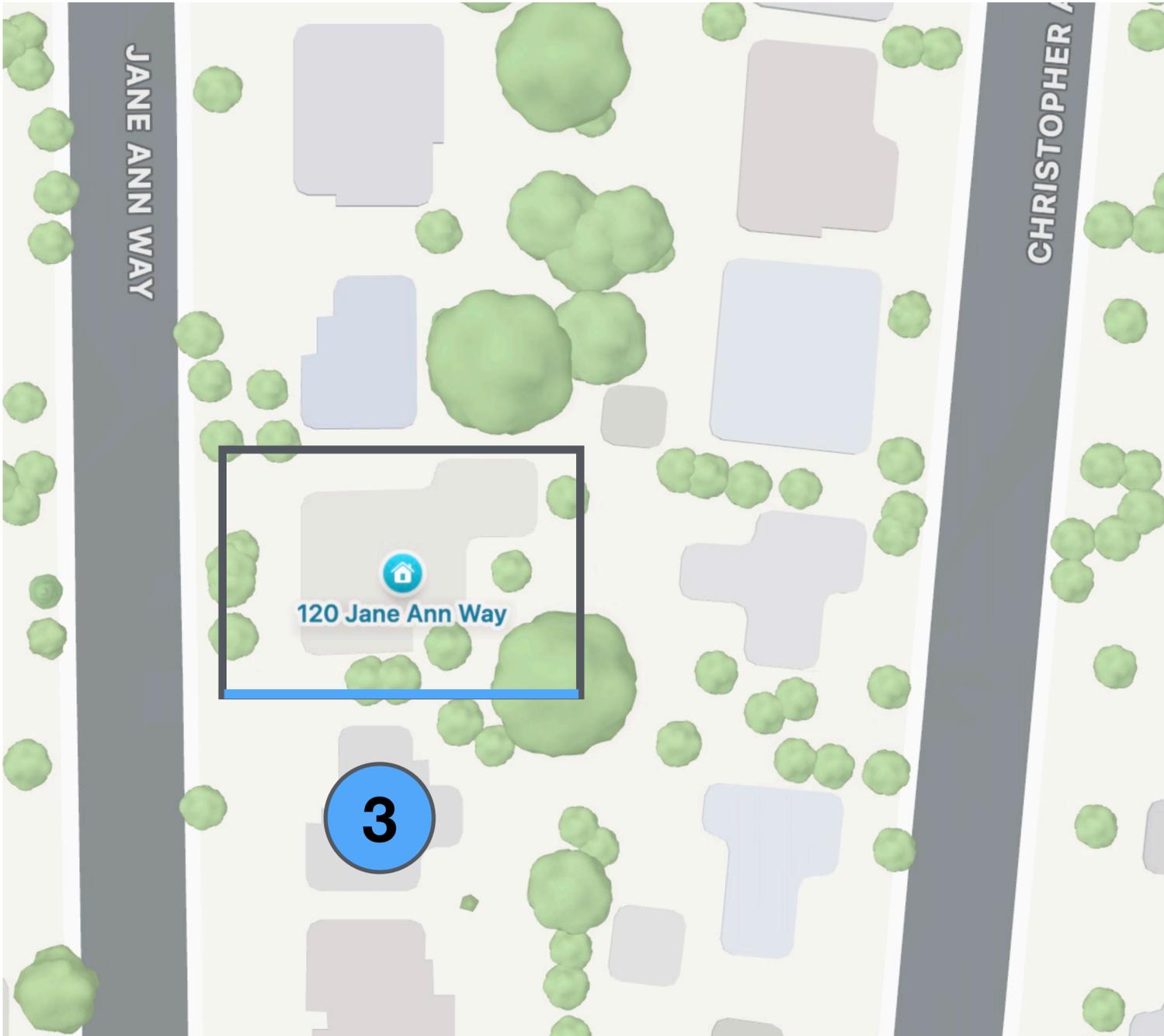
ATTEST:

**APPLICANT ACKNOWLEDGEMENT**

<b>Name:</b>	<b>Title (if applicable):</b>	<b>Signature:</b>	<b>Date:</b>
<u>Justin Sawyer</u>	<u>120 Jane Ann Owner</u>		<u>5/8/25</u>

**PROPERTY OWNER ACKNOWLEDGEMENT**

<b>Name:</b>	<b>Title (if applicable):</b>	<b>Signature:</b>	<b>Date:</b>
<u>Janice Nishijima</u>	<u>104 Jane Ann Owner</u>		<u>5-8-25</u>
<b>Company (if applicable):</b>			



**CITY OF CAMPBELL**  
Community Development Department

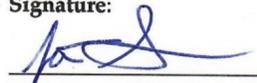
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ATTEST:

**APPLICANT ACKNOWLEDGEMENT**

<b>Name:</b>	<b>Title (if applicable):</b>	<b>Signature:</b>	<b>Date:</b>
<u>Justin Sawyer</u>	<u>120 Jane Ann Owner</u>		<u>5/8/25</u>

**PROPERTY OWNER ACKNOWLEDGEMENT**

<b>Name:</b>	<b>Title (if applicable):</b>	<b>Signature:</b>	<b>Date:</b>
<u>GARY MORTON</u>	<u>134 Jane Ann Owner</u>		<u>5/8/25</u>
<b>Company (if applicable):</b>			

## COMPLETENESS COMMENTS

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# Site Plan + Survey

# SITE PLAN + SURVEY

**GRADING AND DRAINAGE NOTES:**

- CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH PERMIT PLANS AND SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444 PRIOR TO EXCAVATION.
- THE SITE SHALL BE FINE GRADED TO PROVIDE A MINIMUM OF 5% SLOPE AWAY (2% IF THE SURFACE ADJACENT TO HOUSE IS HARDSCAPE) FROM THE BUILDING PERIMETER AND ADJACENT PROPERTY LINES. EXISTING DRAINAGE COMING FROM ADJACENT PROPERTIES SHALL BE MAINTAINED. IN NO CASE SHALL THE FINAL GRADING INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.
- UNLESS SHOWN OTHERWISE ON THE PLAN, THE HOUSE AND GARAGE MUST HAVE DOWN SPOUTS THAT ARE DIRECTED TO SPLASH BLOCKS (2 FEET LONG) THAT DEFLECT THE WATER AWAY FROM BUILDING FOUNDATION BY SURFACE DRAINAGE. ALL DOWNSPOUT AND GUTTER SHALL BE GALV. SHEET METAL.
- CONTRACTOR SHALL OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CONSTRUCTION WHICH WILL IMPACT THE USE OF THE SIDEWALK, STREET AND ALLEY OR ON THE PROPERTY IN WHICH THE CITY/COUNTY HOLDS AN INTEREST.
- ANY SIDEWALK AND CURB & GUTTER ARE REMOVED OR DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED PER THE CURRENT PUBLIC WORKS ENGINEERING STANDARDS.
- ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
- IF GROUNDWATER OR RUNOFF WATER IS ENCOUNTERED AND REQUIRES REMOVAL FROM THE EXCAVATION AREA, ALL EXCAVATION AND/OR BUILDING ACTIVITIES MUST IMMEDIATELY STOP. THE PLAN FOR THE WATERING OF THE EXCAVATION MUST BE DESIGNED AND SUBMITTED FOR APPROVAL TO THE PUBLIC WORKS-ENGINEERING DIVISION. ONCE APPROVAL OF THE PLAN DESIGN HAS BEEN RECEIVED, IMPLEMENTATION OF THE PLAN IS REQUIRED PRIOR TO THE COMMENCEMENT OF THE EXCAVATION AND/OR BUILDING ACTIVITIES.

**GENERAL NOTES** 5

AB	AGGREGATE BASE	FS	FINISH SURFACE ELEV
AC	ASPHALT CONCRETE	FW	FIRE WATER LINE
AD	AREA DRAIN	GB	GRADE BREAK
BW	BOTTOM OF WALL	GM	GAS METER
CB	CATCH BASIN	GR	GRATE ELEVATION
CIP	CAST IRON PIPE	HP	HIGH POINT
CL	CENTER LINE	INV	INVERT ELEVATION
CONC	CONCRETE	JT	JOINT TRENCH
CS	CRAWL SPACE ELEV.	LF	LINEAR FEET
DD	DECK DRAIN	(N)	NEW
DIP	DUCT IRON PIPE	PKG	PARKING
DS	DOWNSPOUT	POC	POINT OF CONNECTION
DWY	DRIVEWAY	RET	RETAINING WALL
(E)	EXISTING	RIM	RIM ELEVATION
EG	EXISTING GRADING	S	SLOPE
EM	ELECTRICAL METER	SD	STORM DRAIN LINE
EP	EDGE OF PAVEMENT	SDCO	STORM DRAIN CLEANOUT
FC	FACE OF CURB ELEV.	SDFM	STORM DRAIN FORCED MAIN
FD	FRENCH DRAIN	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GROUND ELEV.	TW	TOP OF WALL ELEVATION
FL	FLOW LINE ELEVATION	TYP	TYPICAL
FM	FORCE MAIN LINE	W	DOMESTIC WATER LINE
FP	FINISHED PAVEMENT	WM	WATER METER

**ABBREVIATION** 4

—SS—	SANITARY SEWER	—SL—	STREET LIGHT
—E—	ELECTRIC	—IRR—	IRRIGATION
—TV—	TV/CABLE TV	—X—	FENCE
—FS—	FIRE SERVICE	—JT—	JOINT TRENCH
—W—	DOMESTIC WATER SERVICE	—O/H—	OVERHEAD WIRES
—T—	TELEPHONE	×101.52	(E) SPOT ELEVATION
—G—	NATURAL GAS	×102.1 FS	(N) SPOT ELEVATION
—FM—	FORCE MAIN		
DS	SPLASH BLOCK, MIN. 2 FEET LONG DEFLECT THE WATER AWAY FROM BOTH BLDG. DOWNSPOUT		

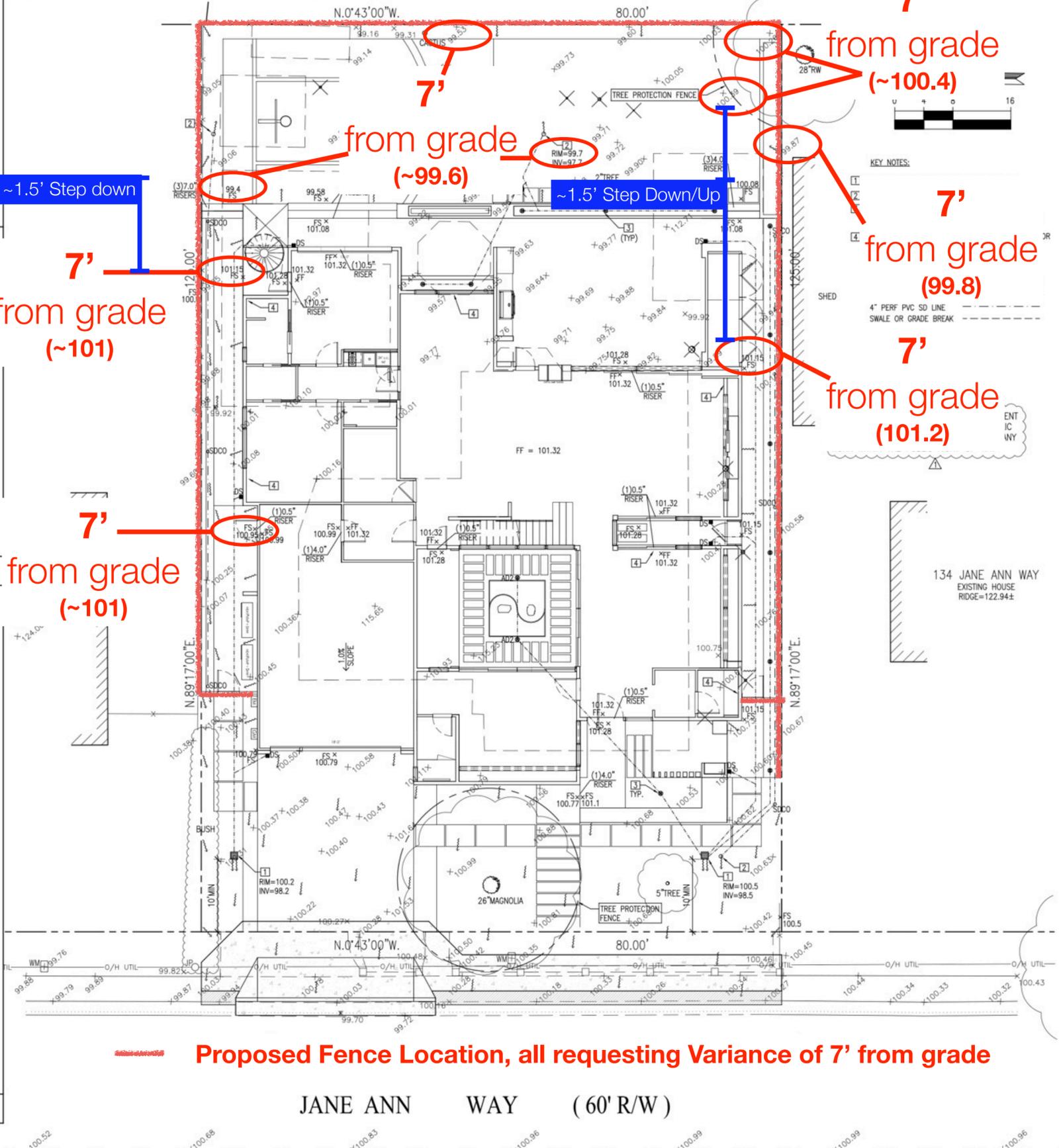
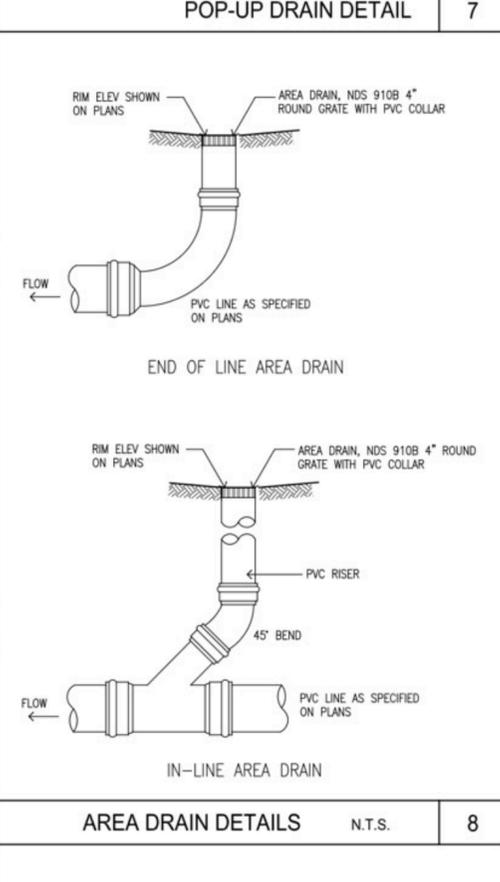
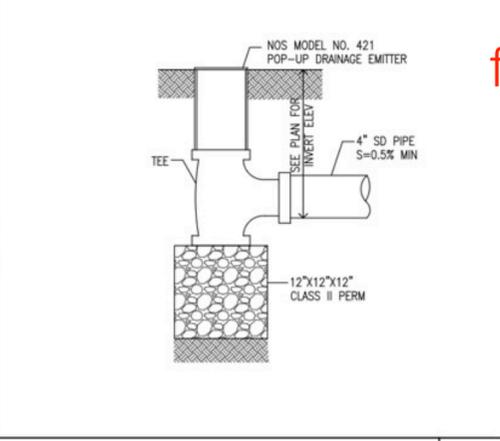
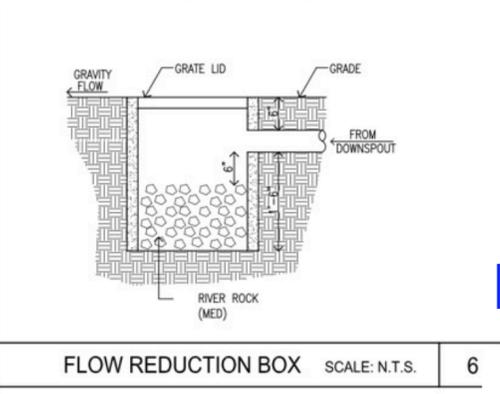
**LEGEND** 3

**EARTHWORK QUANTITIES:**

CUT(OUTSIDE BLDG FOOTPRINT)	5 C.Y.
CUT(INSIDE BLDG FOOTPRINT)	80 C.Y.
FILL	10 C.Y.
BALANCE	75 C.Y.

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

**CUT AND FILL ESTIMATE** 2



**GRADING AND DRAINAGE PLAN** SCALE: 1/8"=1'-0" 1

**SAWYER RESIDENCE**

120 JANE ANN WAY  
CAMPBELL, CA  
APN: 404-06-037

**W E C & ASSOCIATES**

2625 MIDDLEFIELD RD #658  
PALO ALTO, CA 94306  
TEL: (650) 823-6466  
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



**ISSUED**

No.	Description	Date
1	REVISION	2/4/2023

DATE: MAR 22, 2022  
SCALE: AS SHOWN  
DRAWN: J  
JOB: 10078

SHEET TITLE:  
**GRADING AND DRAINAGE EROSION CONTROL & UTILITY PLAN**

SHEET NO.

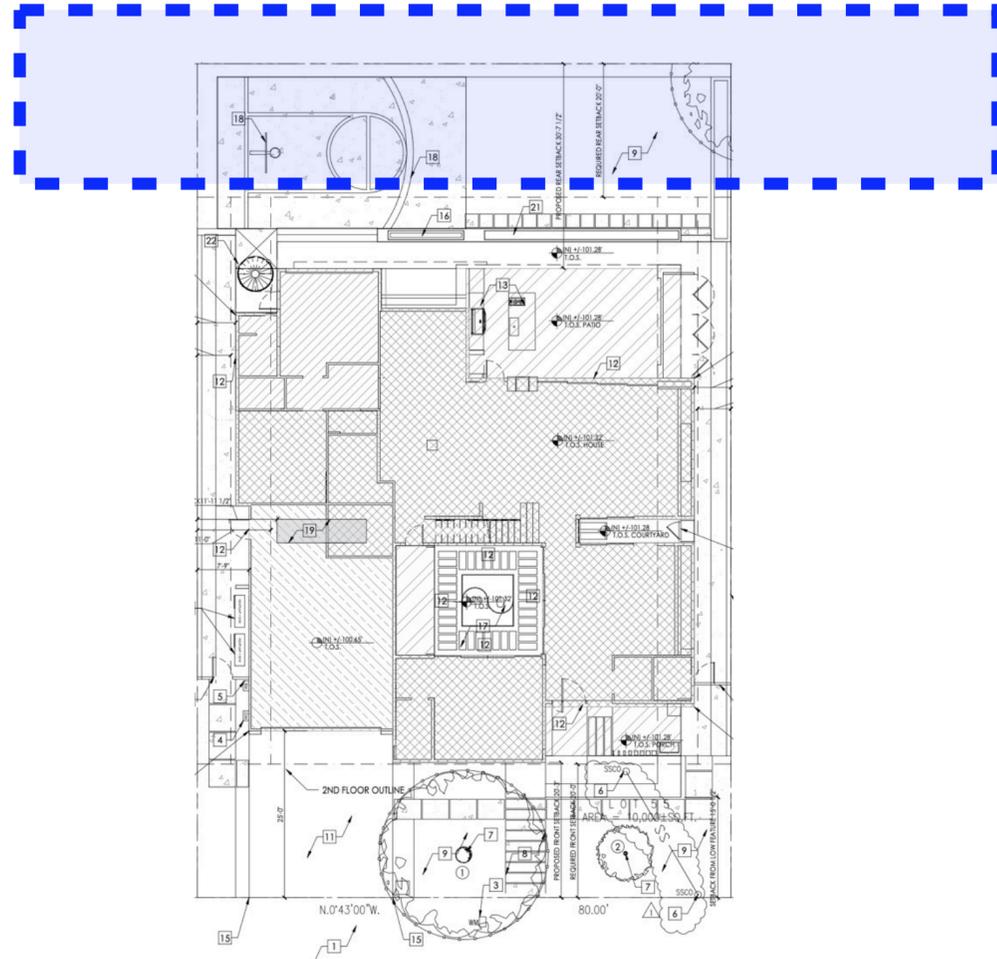
**C.1**

## COMPLETENESS COMMENTS

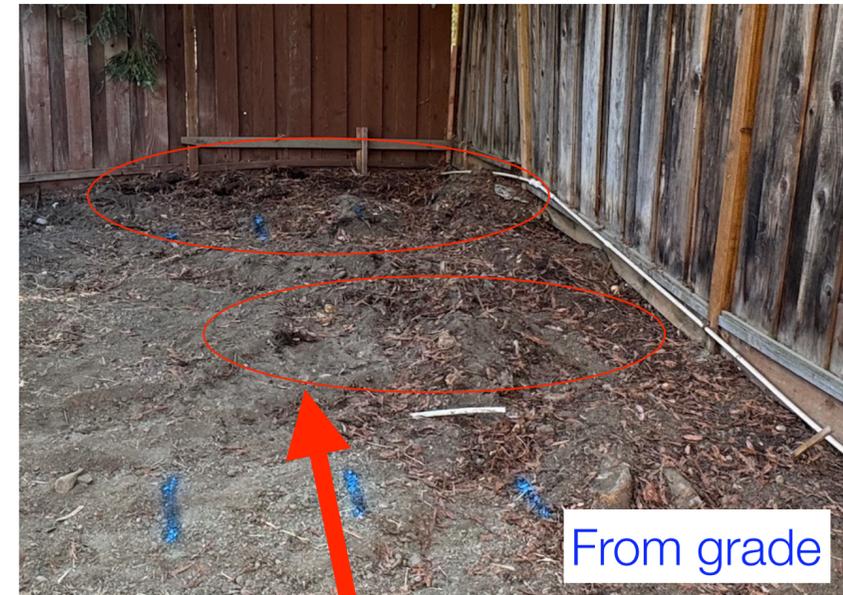
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# Fence Detail

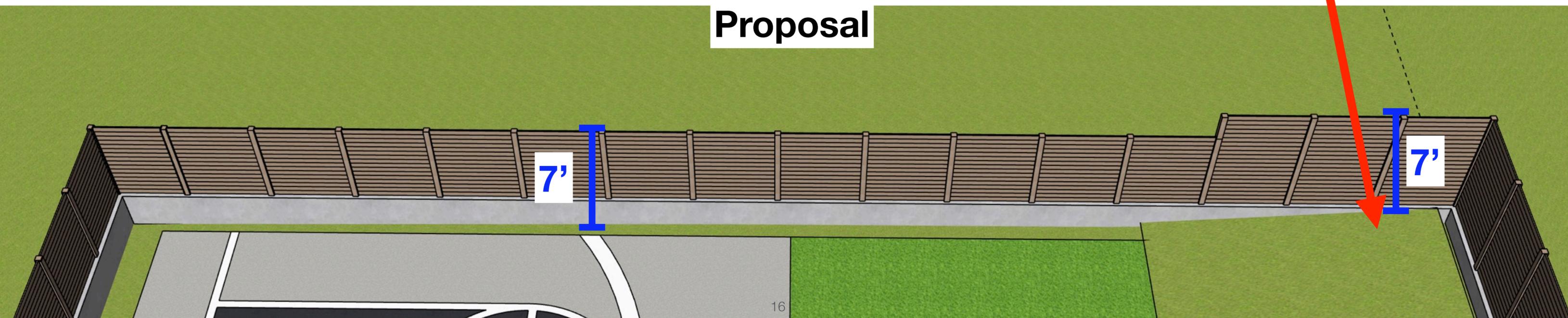
# Before



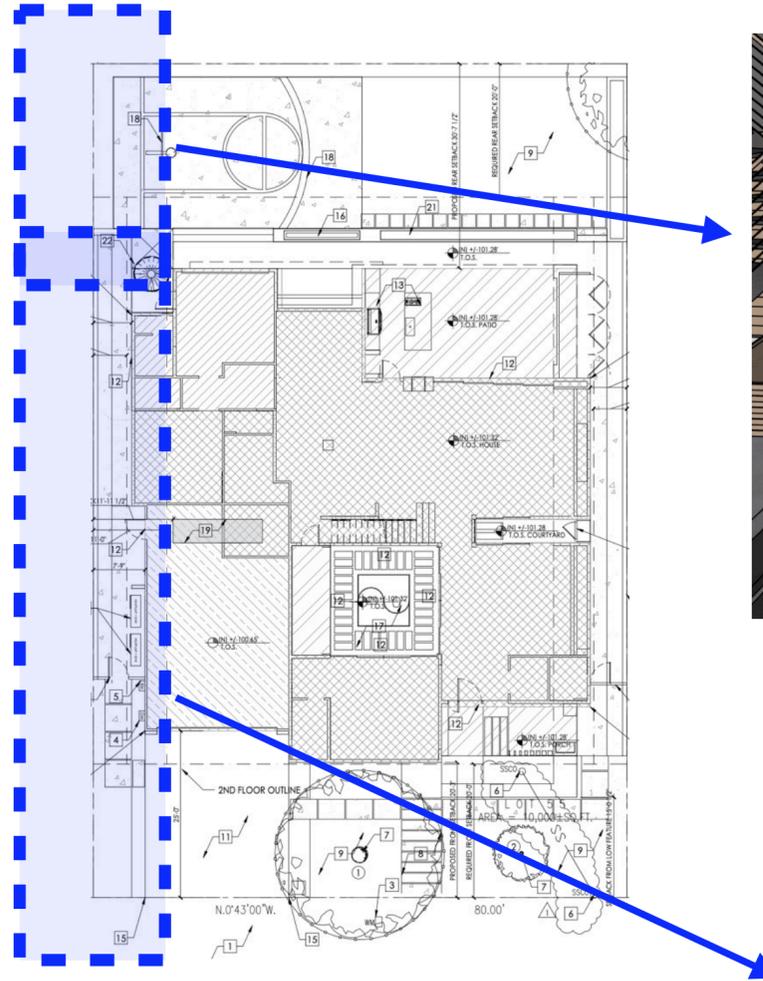
Grade is higher (18") here because of redwood  
Tree roots (cannot cut)  
Fence will be staggered higher locally here



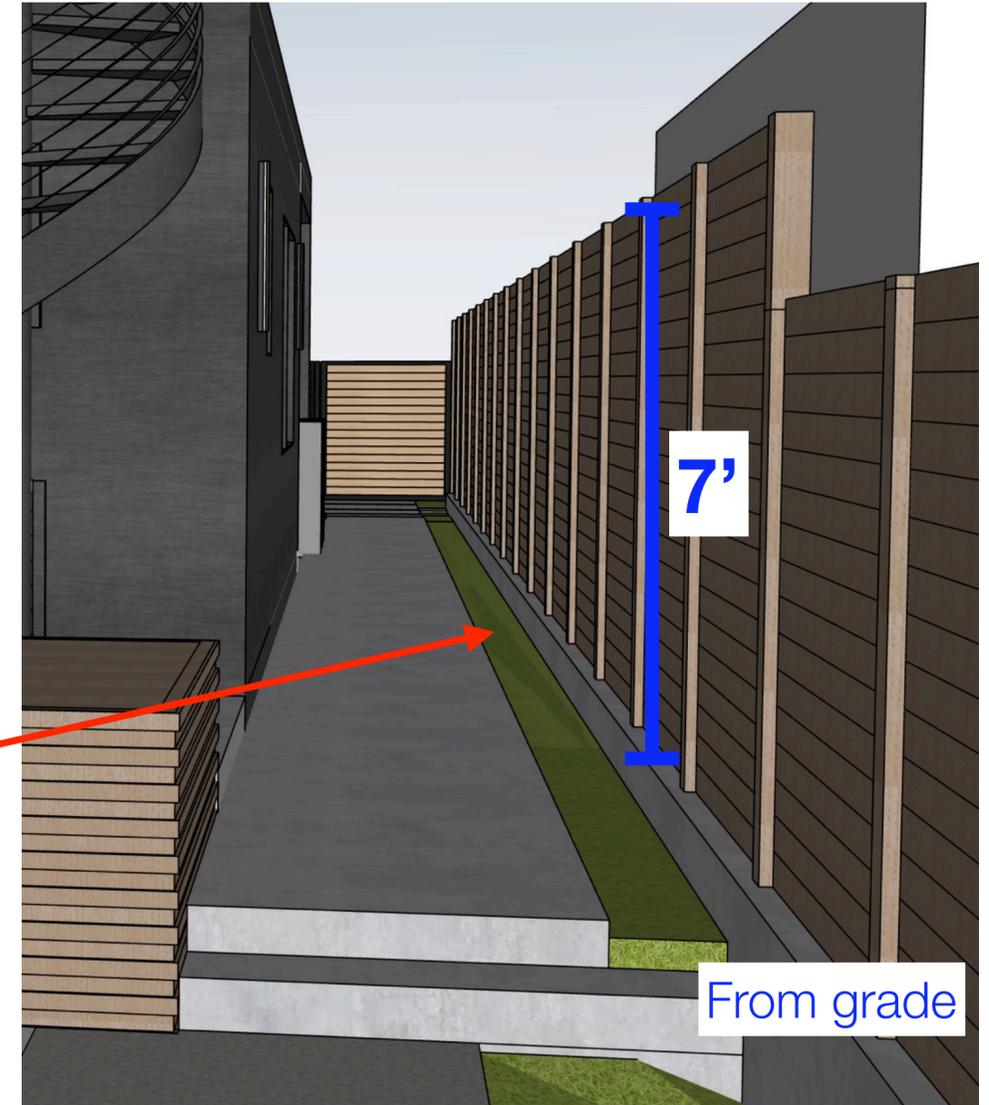
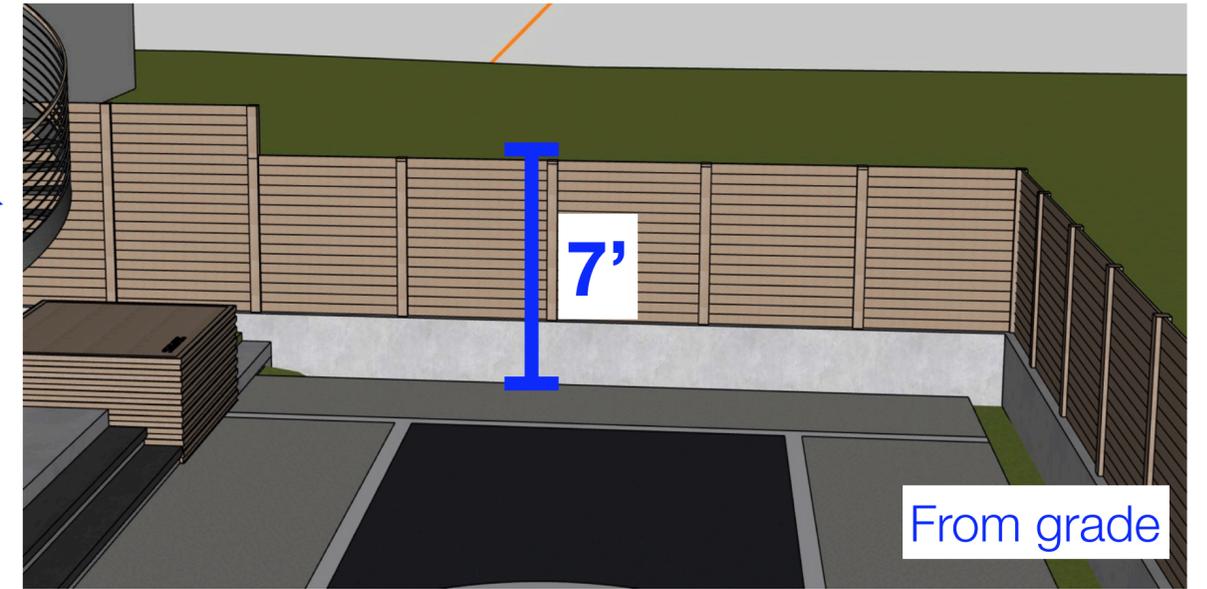
# Proposal



# Before



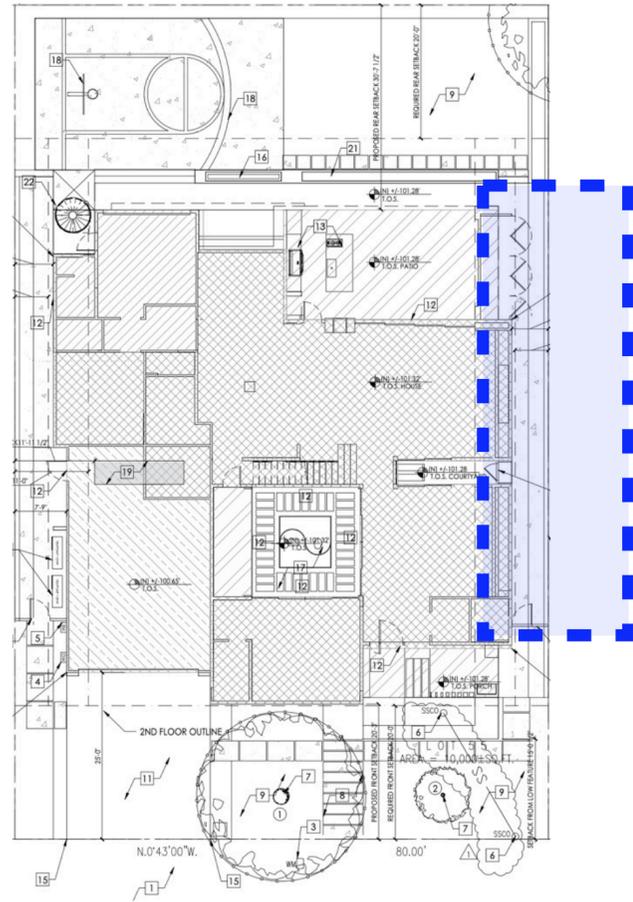
# Proposal



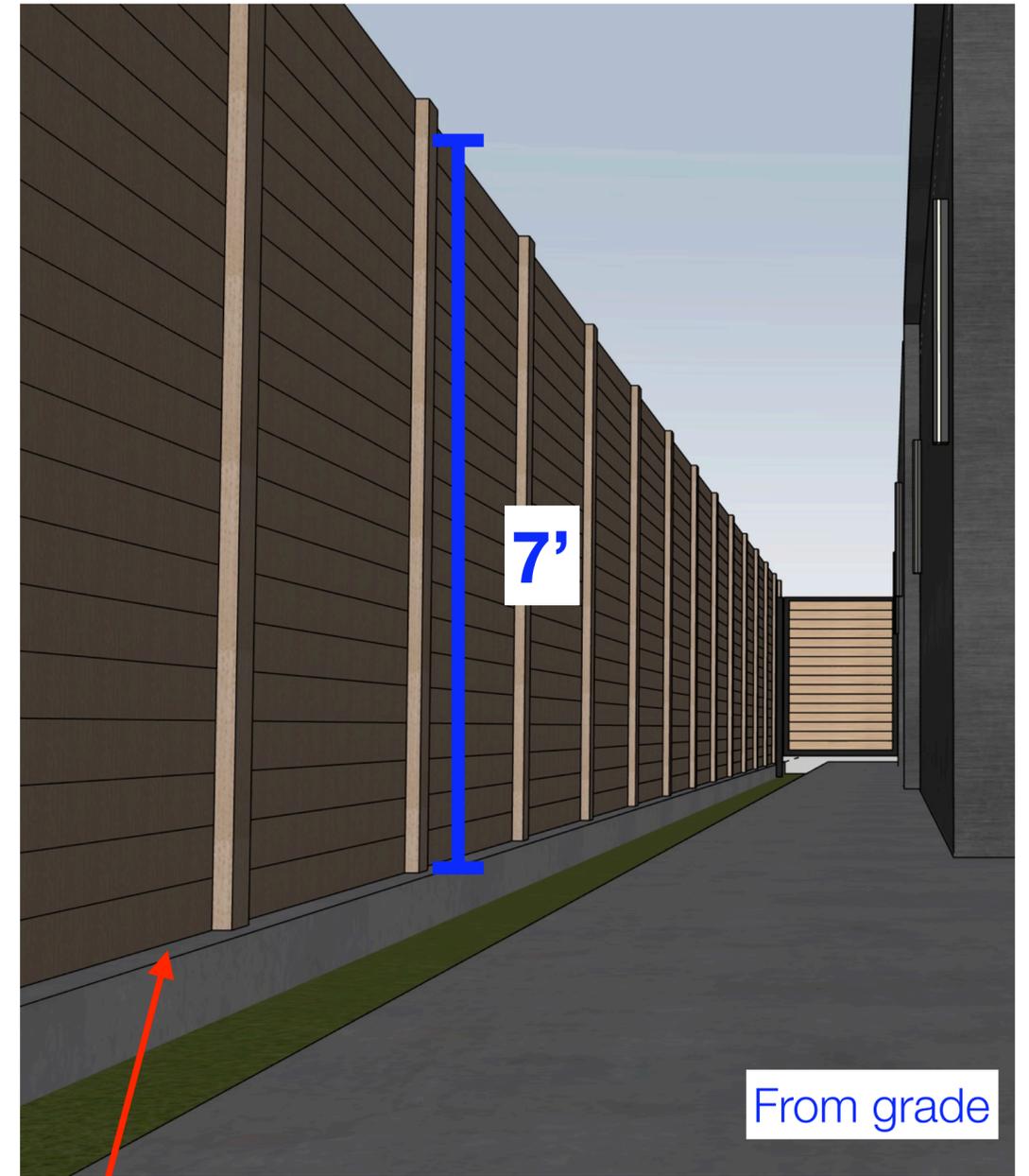
## Completeness Detail Request:

New grade of side-of-house is 18" higher than adjacent property grade due to concrete walkway. Will see fence step down behind building structure

# Before



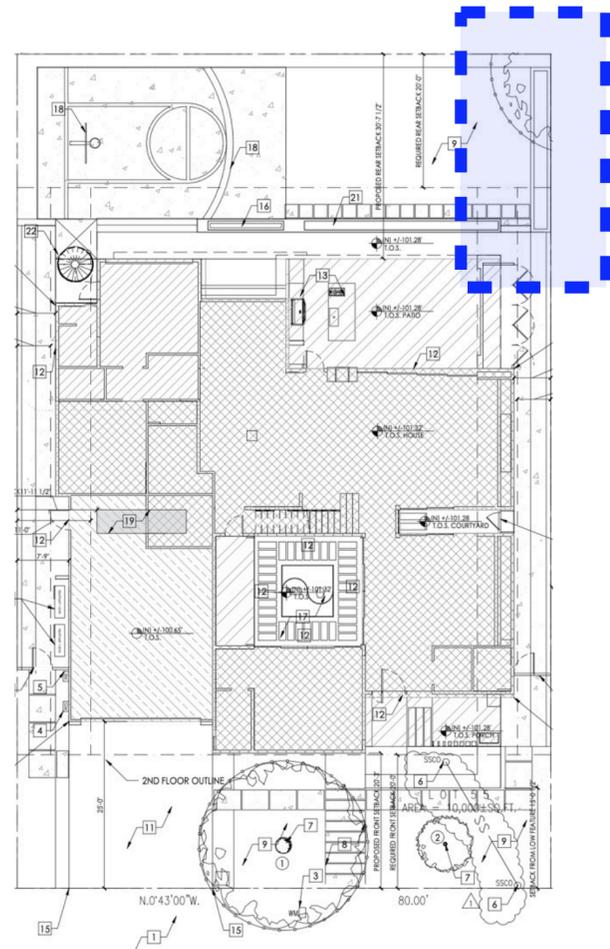
# Proposal



### Completeness Detail Request:

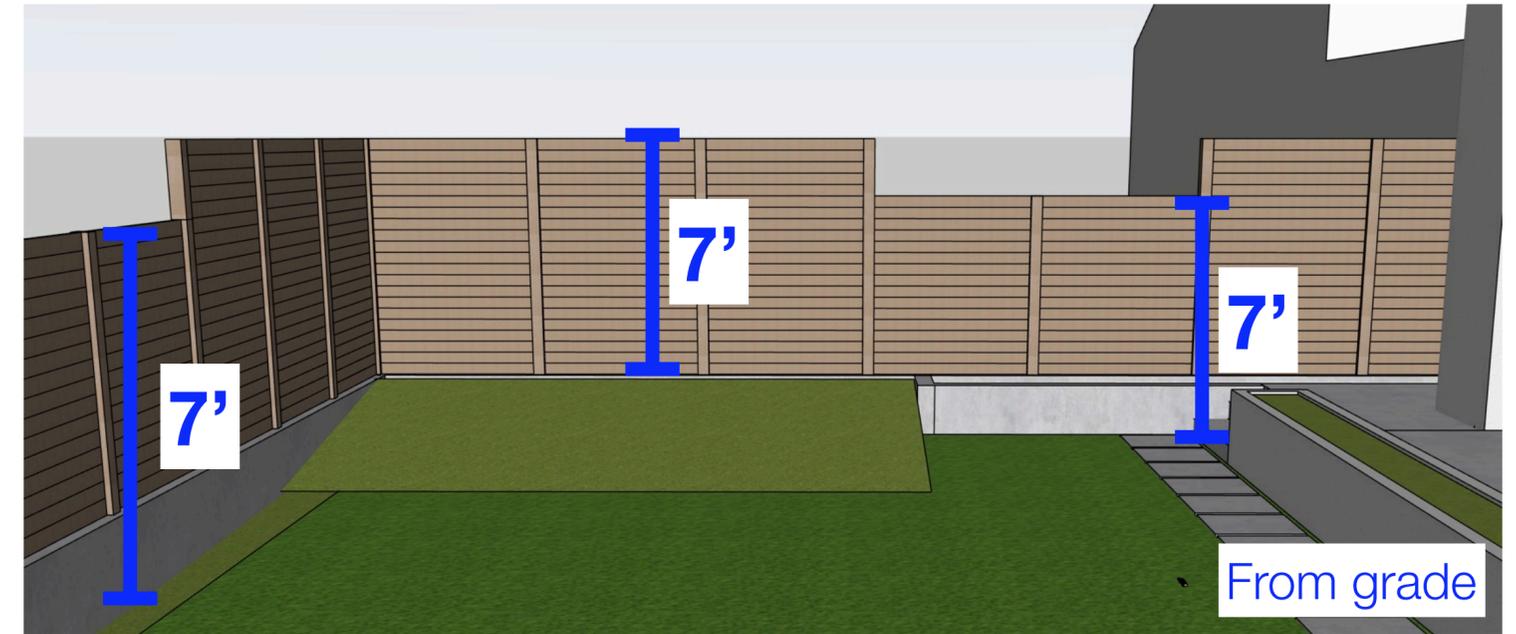
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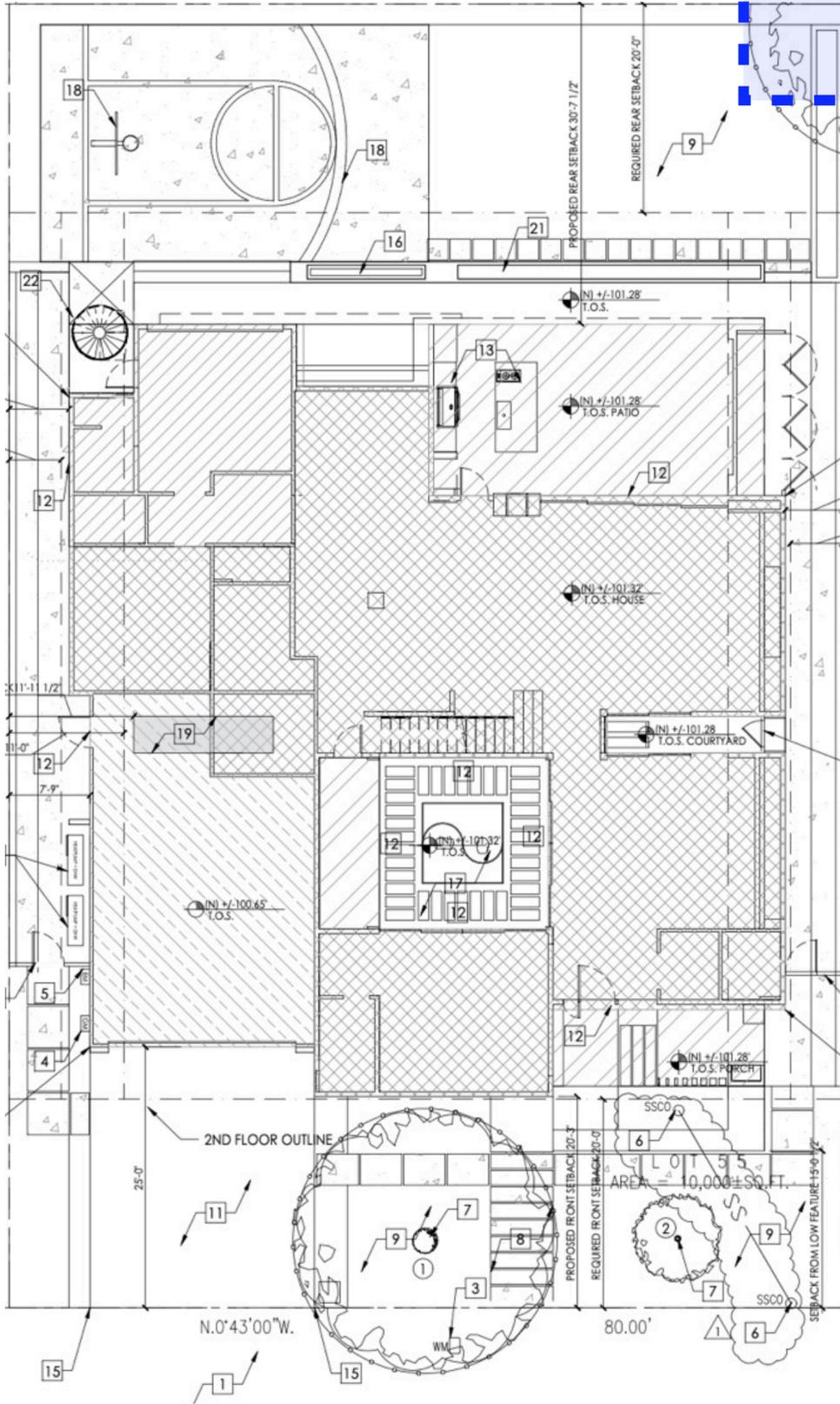
# Proposal

Fence step (18") up due to higher grade because of redwood roots (Same as existing/previous fence)





**7' 2" Above Grade**

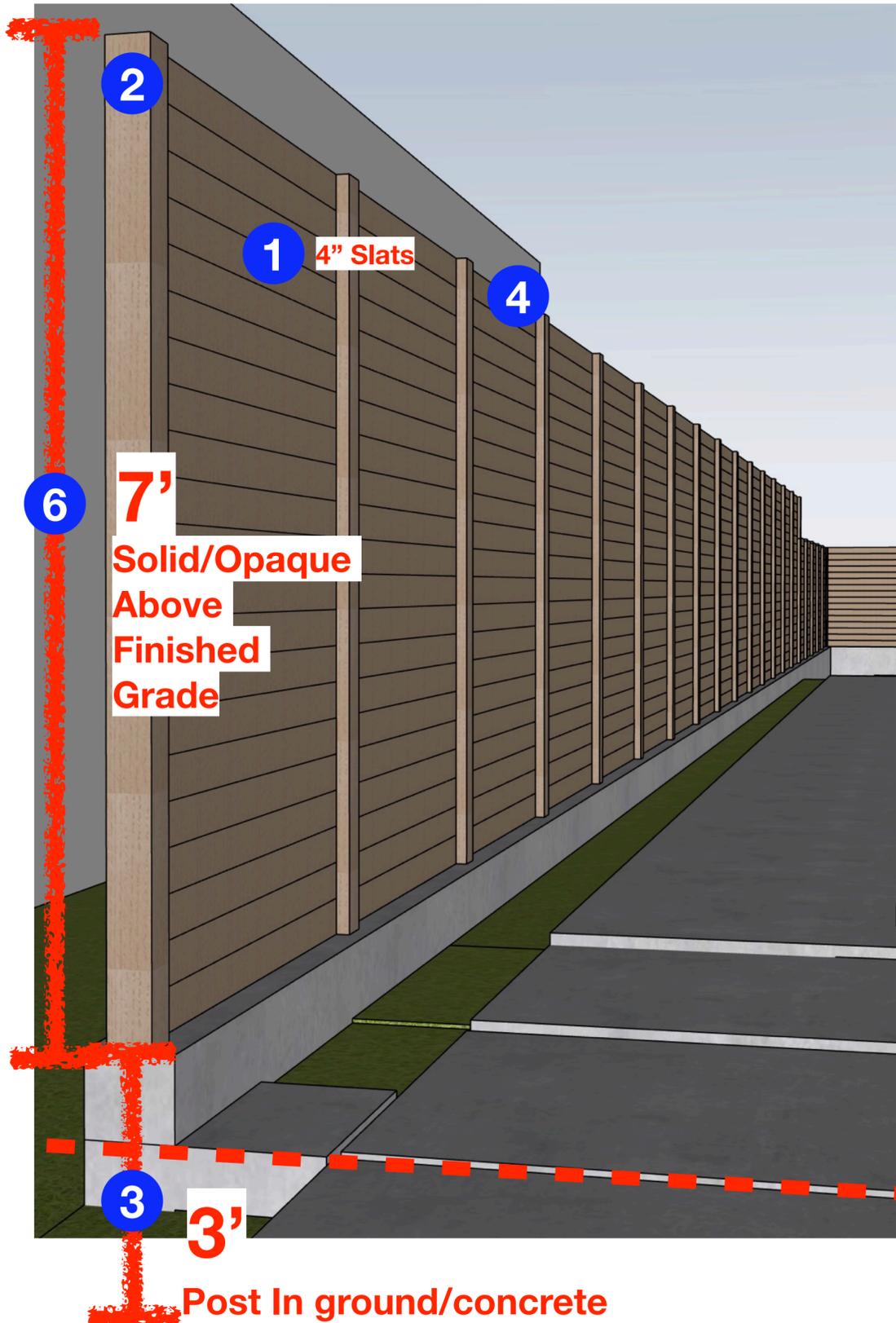


**Previous/Existing Fence Measurement**  
(For reference)

# **Variance Request Summary**

## **(2 items)**

# Fence Design — Variance Request 1: 7' Fence to match existing fence height

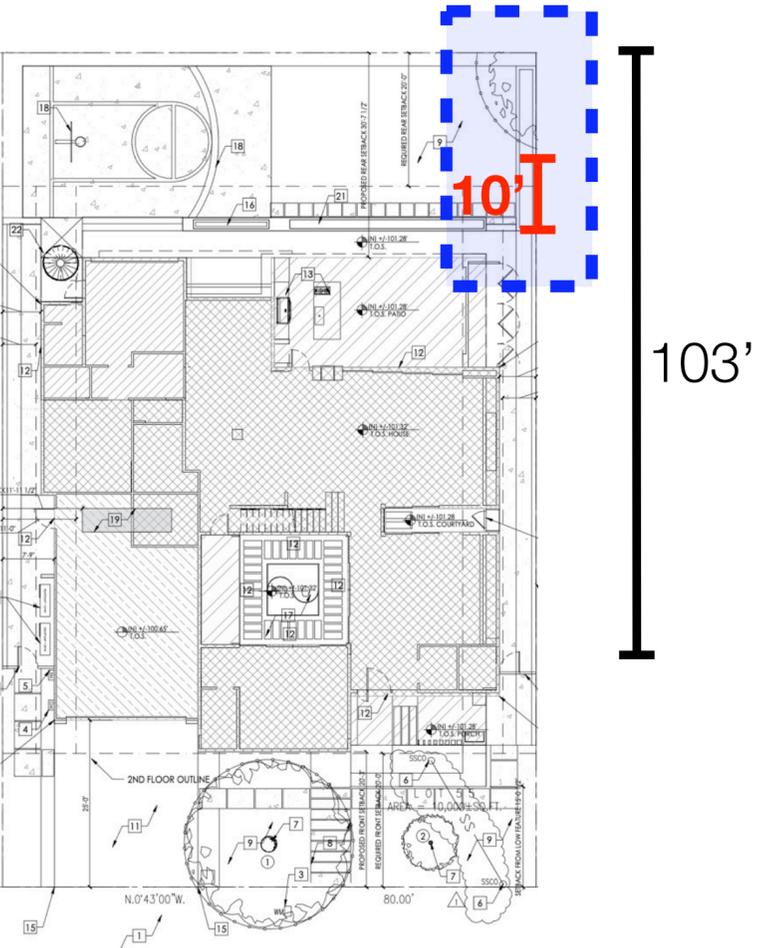


- 1 4" Slat, opaque (Oak-Grain Aluminum)
- 2 2.5" Post (Oak-Grain Aluminum)
- 3 Post extends 3" through bottom concrete
- 4 5' spacing between posts
- 5 Finished Grade
- 6 Opaque fence finish 7' above grade

## Variance Request

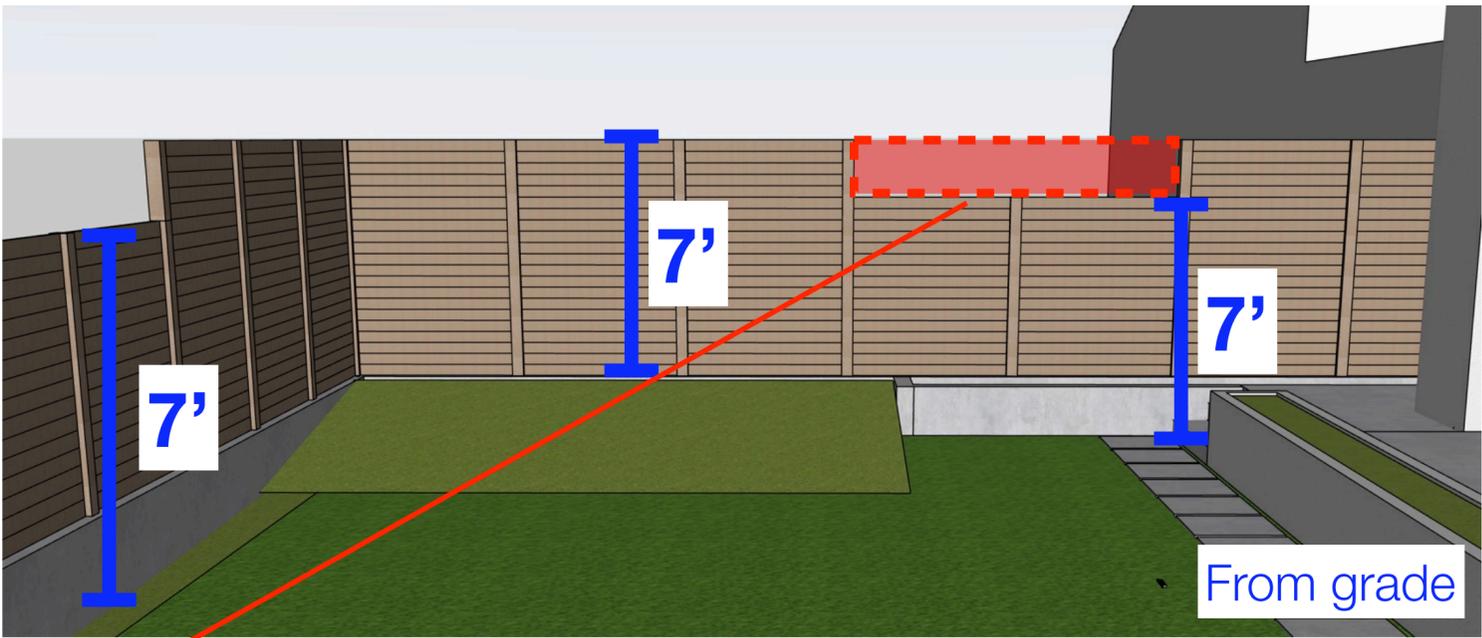
- (1) the change would not impair pedestrian or vehicular safety;
  - Does not impair
- (2) would result in a more desirable site layout
  - Yes, matches existing fencing + privacy with neighbors
- (3) would not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood of the change
  - Not Detrimental, is current design (see final slide), neighbors and myself appreciate the extra privacy
- (4) would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.
  - Does not impact

# Fence Design — Variance Request 2: Keep height consistent in back right fence



## Proposal

Fence step up due to higher grade because of redwood roots to the left (Same as existing/previous fence) and concrete walkway to the right



**Variance request:** to fill this area (~10' wide) to match surrounding fence height for better aesthetics given the other 93' out of 103' of fence on the right are the same grade.

The grade difference is 18" lower for this section.

- (1) the change would not impair pedestrian or vehicular safety;
  - **Does not impair**
- (2) would result in a more desirable site layout
  - **Yes, keeps consistency with other 90%+ of fence on right side**
- (3) 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
  - **Not Detrimental, neighbors and myself appreciate the extra privacy and cosmetic look**
- (4) would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.
  - **Does not impact**

# Notice of Decision on Proposed Project

Dear Campbell Resident,

May 30, 2025

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

**Project Address:** 120 Jane Ann Way

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

**Neighborhood Association(s):** N/A

**File No:** PLN-2025-58

**APN:** 404-06-037

**Applicant:** Justin Sawyer

**Property Owner:** Justin Thomas Sawyer & Nojopran Widyasita

**Application Type:** Fence Exception Permit

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

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

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

## Project Description:

To allow a 7-foot-tall solid wood fence along the side and rear property lines of an existing single-family residence.

## 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 **May 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 **June 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 traducción en Español

