



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

### Project Image



# Notice of Decision on Proposed Project

Dear Campbell Resident,

September 18, 2025

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

**Project Address:** 1381 Sheffield Av

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

**Neighborhood Association(s):** Pruneyard-Dry Creek Neighborhood Association

**File No:** PLN-2025-96

**APN:** 288-13-045

**Applicant:** Anuj Dalal

**Property Owner:** Anuj Dalal

**Application Type:** Fence Exception Permit

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

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

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

## Project Description:

To legalize an existing fence with a zero-foot setback along the front property line on Manchester Avenue, extending back along the house plane. The side fence will angle inward so it does not encroach into the triangular visibility area measured ten feet along the street property line and ten feet along the driveway. The portion of the fence along Manchester Avenue will be modified to ensure at least 50% openness for light and air.

## 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 **September 22, 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 **October 2, 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



**1381 Sheffield Ave, Campbell**

**Fence Notice - CE-2025-171**

**Anuj Dalal | Owner**

# Owners Letter

City of Campbell  
Community Development Department

June 22, 2025

**Subject:** Request for Fence Height Exception – Privacy Concerns Due to School Proximity

Dear Stephen,

I hope this message finds you well. I'm writing to formally request an exception to the standard fence height limit for my property located at 1381 Sheffield Avenue, Campbell, CA 95008.

Due to the close proximity of a nearby school (San Jose Christian Elementary), we experience a significant amount of pedestrian traffic, car parking and visibility into our backyard, which directly impacts our privacy. This is especially concerning given that our home has a large sliding glass door that faces this area, offering a direct access into our primary bedroom.

To help address these privacy concerns, we've maintained the previous owners 6'-6" fence along the affected sides of our property (Manchester Ave, Sheffield Ave, and adjacent lot) but extended it out to our property line of the sidewalk. We understand the city's guidelines and are more than willing to comply with the requirement to provide sight lines and community aesthetics per the attached site plan.

Two proposal we are requesting are (1) to replace the top 12" of our current fence with lattice or (2) remove every other vertical slat of the current fence We hope this adequately addresses the City's concern and maintains a solution for the unique privacy challenges posed by our home's layout and the school's location.

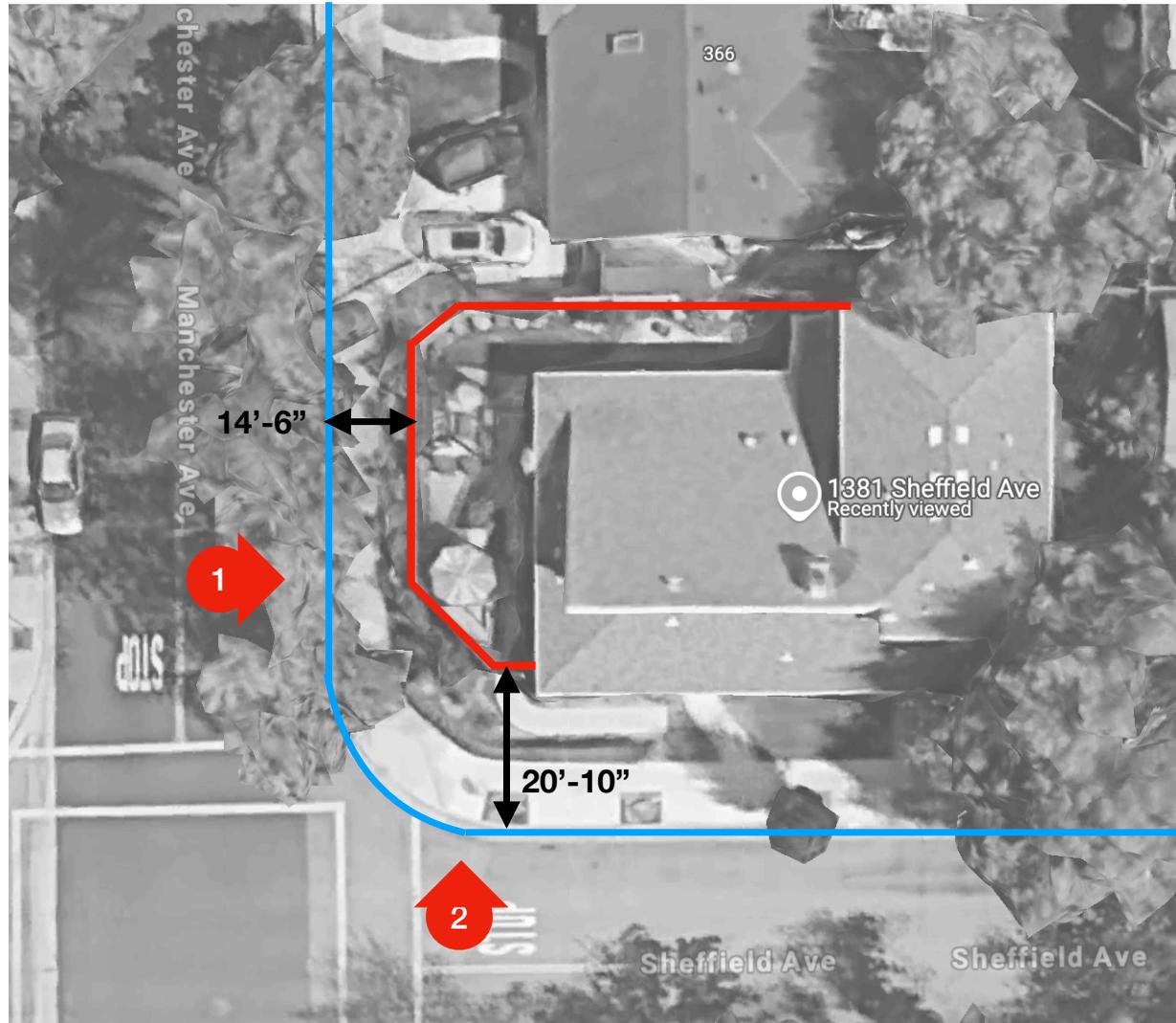
We're committed to working collaboratively and ensuring the solution aligns with neighborhood standards while also providing our family with a reasonable level of privacy.

Thank you for your consideration, and please let us know if you have any questions about our submission.

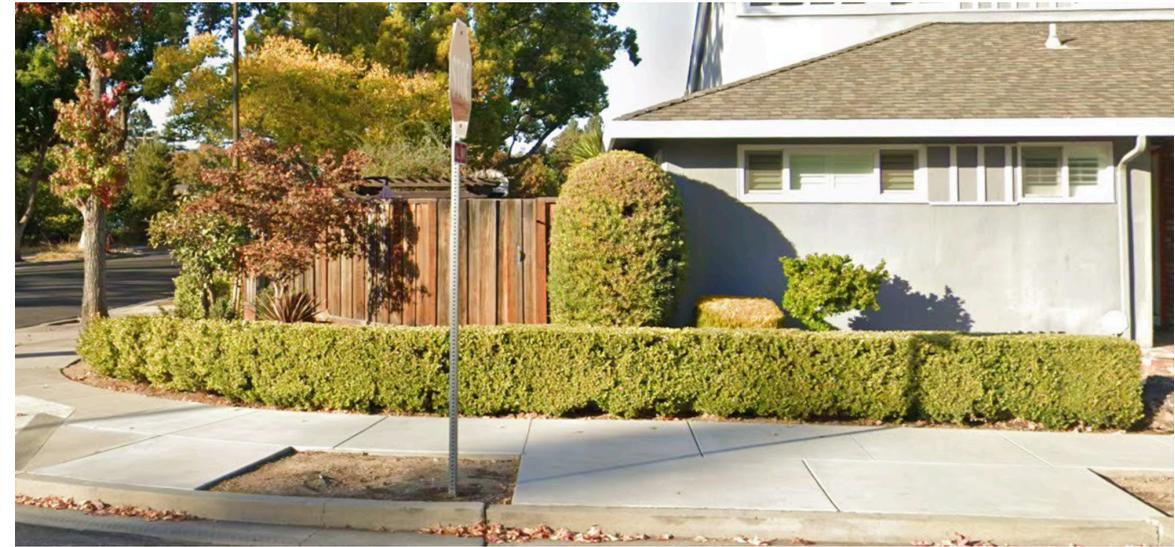
Warm regards,

Anuj Dalal  
415 509 7102  
anuj.dalal@gmail.com  
1381 Sheffield Ave, Campbell CA 95008

# Previous Configuration (Site Plan View)



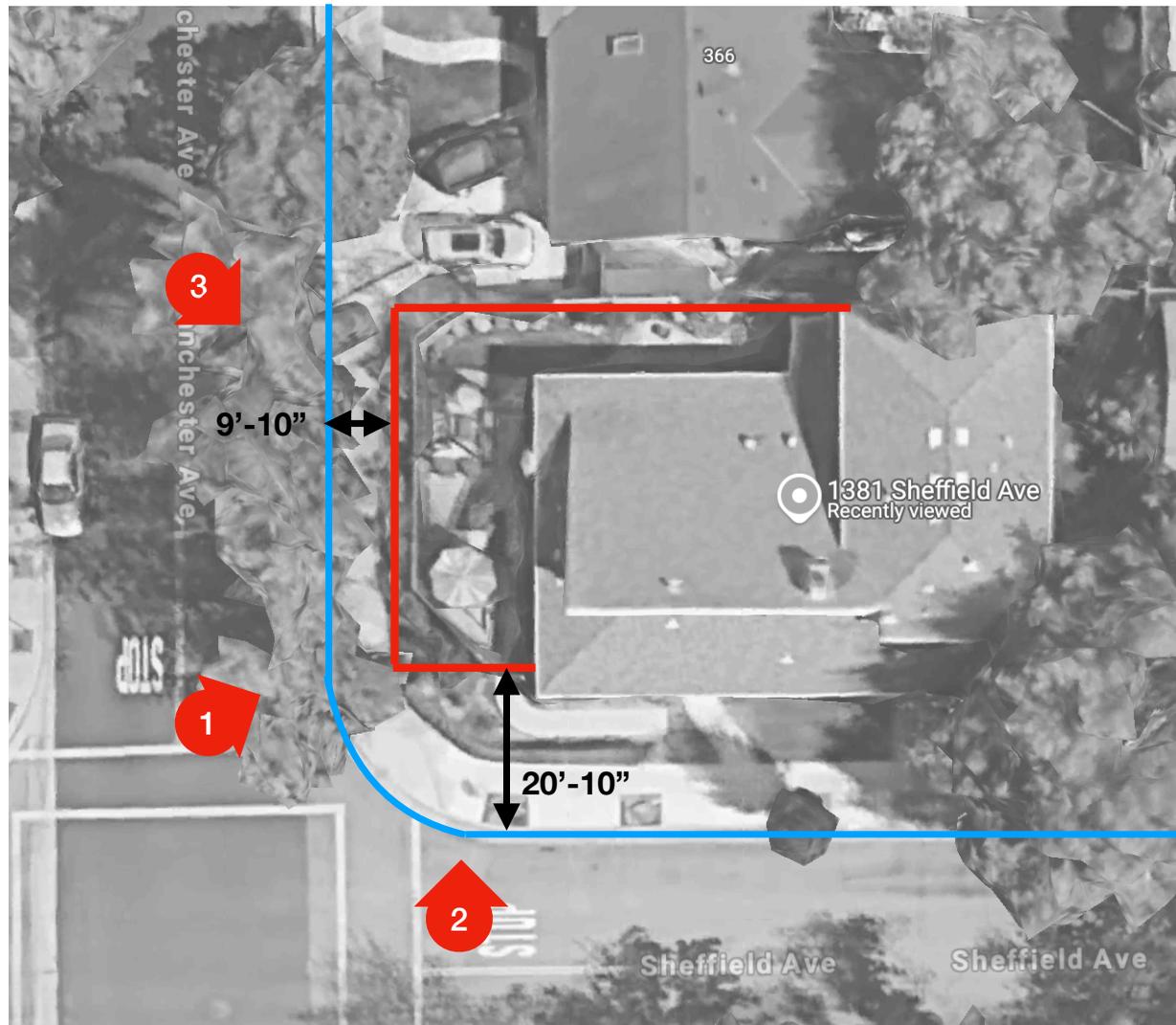
1



2



# Current Configuration (Site Plan View)



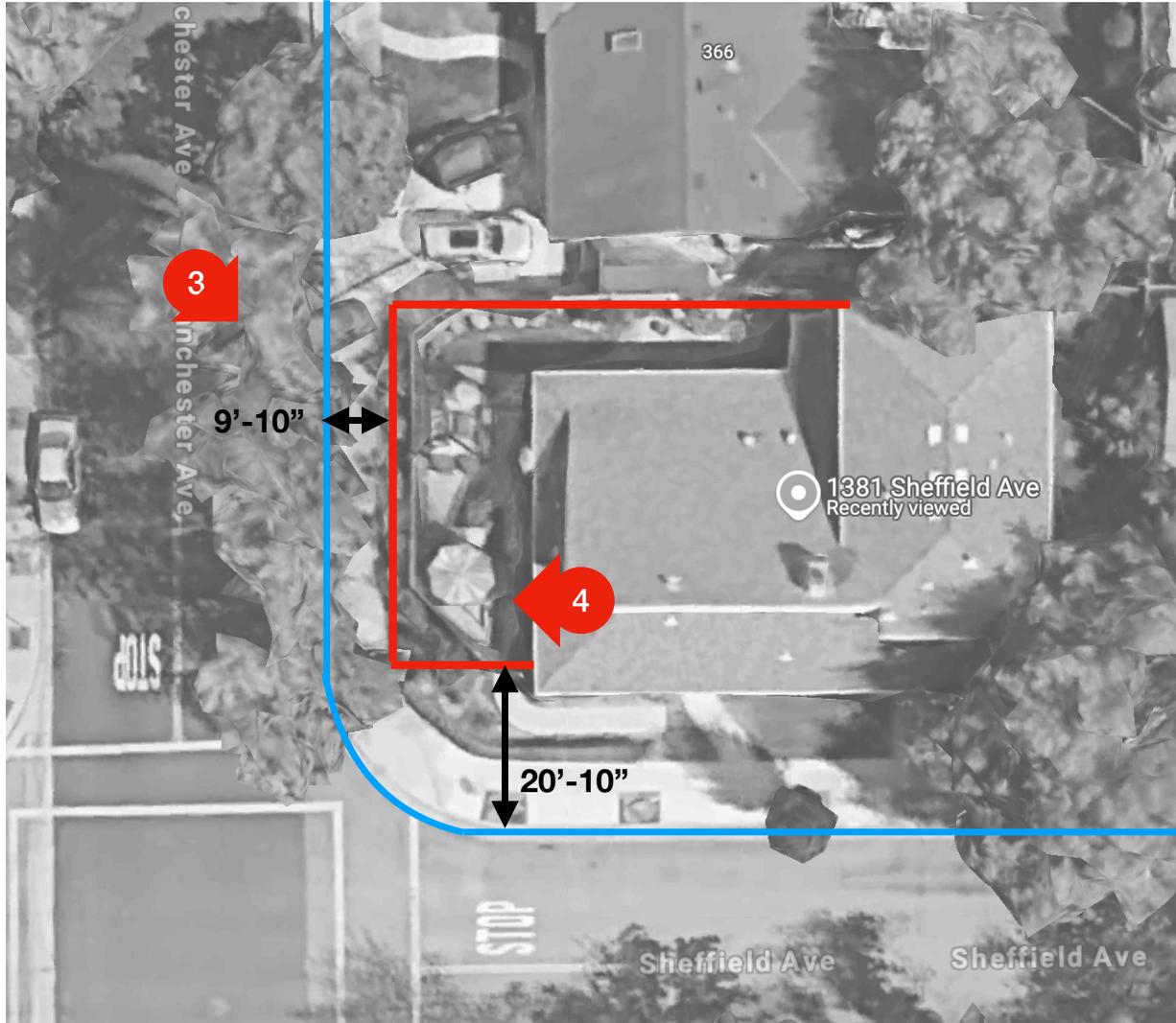
1



2



# Current Configuration (Site Plan View)



3



2



# Proposed Configuration

Current height of fence is 6'-6"



1

Reduce height by 12" and install lattice along Manchester Ave, Sheffield Ave, and adjacent lot



2

Remove every other vertical plank along Manchester Ave, Sheffield Ave, and adjacent lot

