



CITY OF CAMPBELL
Community Development Department

August 17, 2016

**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:

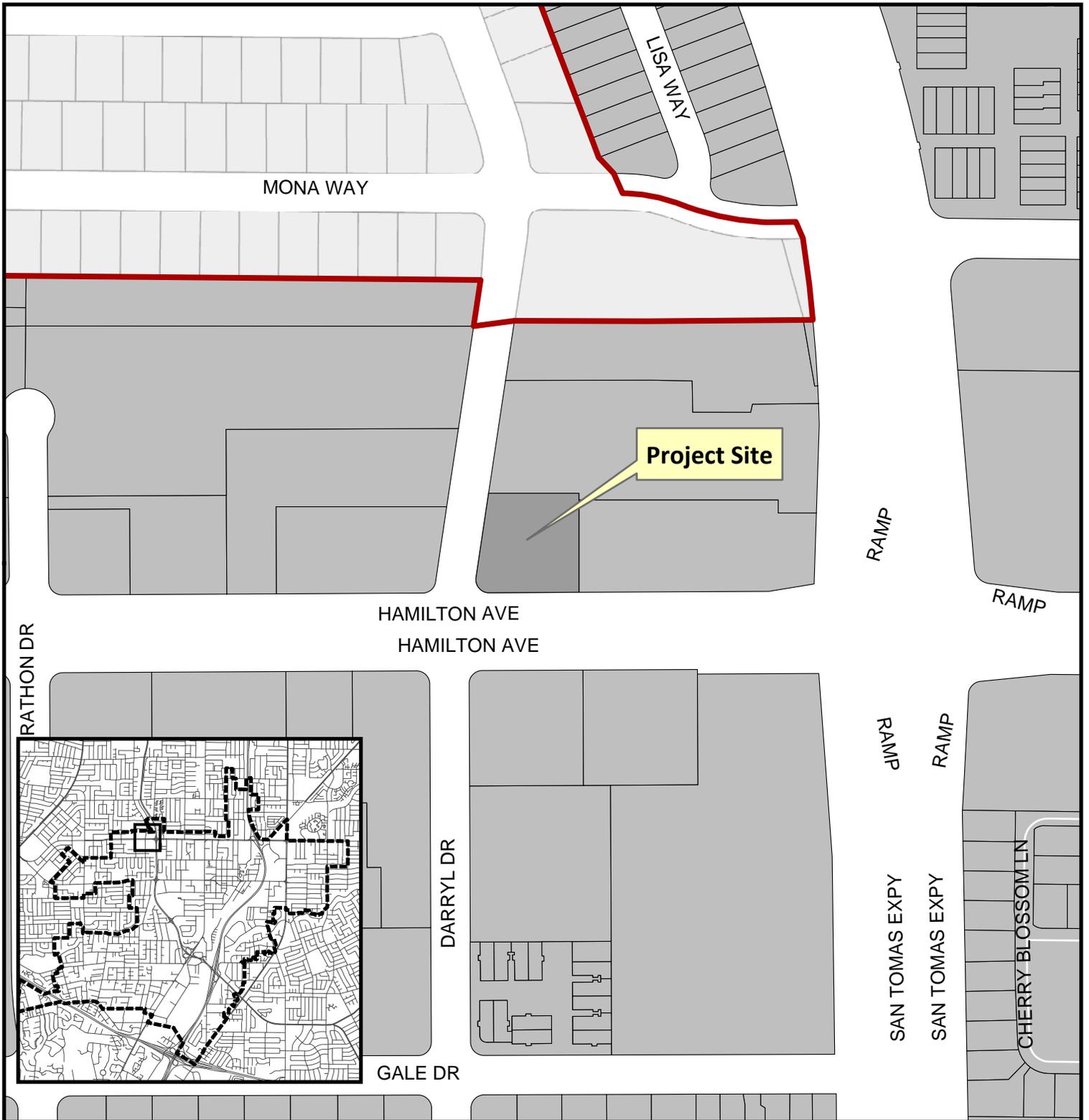
File No.: PLN2016-243
Applicant: Richard Yee
Project Address: 771 W. Hamilton Ave
Property Owner: Pink Magnolias, LLC
Zoning District: P-D (Planned Development)
General Plan: Commercial/Professional Office/Residential (Up to 27 Units/Gr. Acre)
Project Description: Fence Exception request to allow 8-foot tall fence along the east and north property lines.

This application 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 will begin on August 17, 2016 and end on August 29, 2016. Comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **August 29, 2016**, as a decision will be rendered after this time. No additional notice will be provided. A copy of the Fence Exception application, and all associated documents, are available for review from 8:00 a.m. to 5:00 p.m. at the Community Development Department, City Hall, 70 North First Street, Campbell, California and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'.

Decisions by the Community Development Director are final in 10 calendar days following the decision date, unless an appeal is received in writing (including email) at the 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.

Questions or comments regarding this application may be addressed to Naz Pouya, Project Planner, in the Community Development Department at (408) 866-2144 or nazp@cityofcampbell.com.

Project Location Map

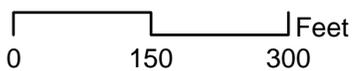


Project Location: 771 W. Hamilton Ave.

Application Type: Fence Exception

Planning File No.: PLN2016-243

Description: Request to allow 8-foot tall wall along east and north property lines



Community Development Department
Planning Division

HAMILTON
CAMPBELL, CA 95130

LAYOUT
PLAN

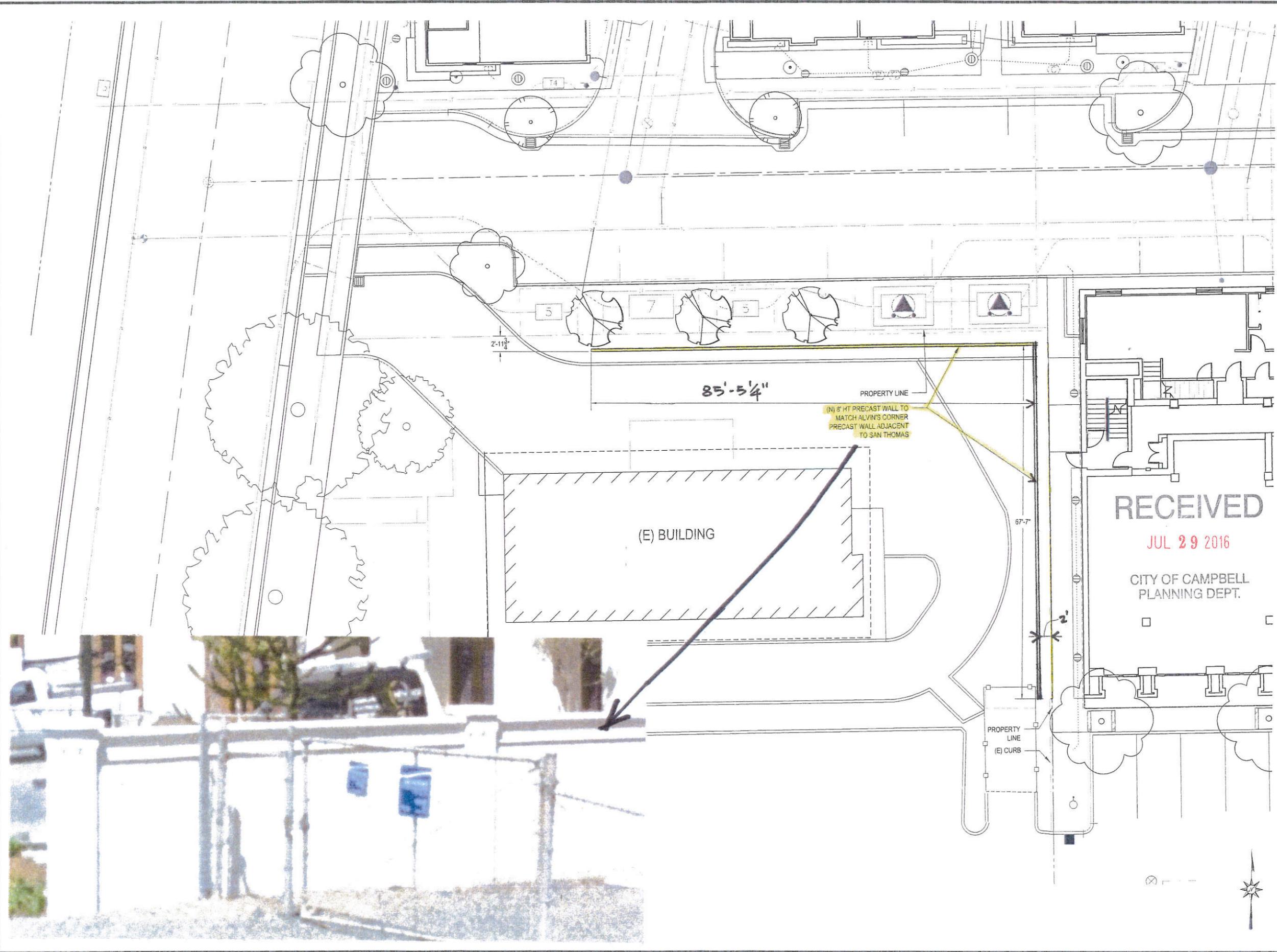
DESIGN
PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 7/7/2016
DESIGN BY: RJD
DRAWN BY: CJ
SCALE: 1/8"=1'-0"



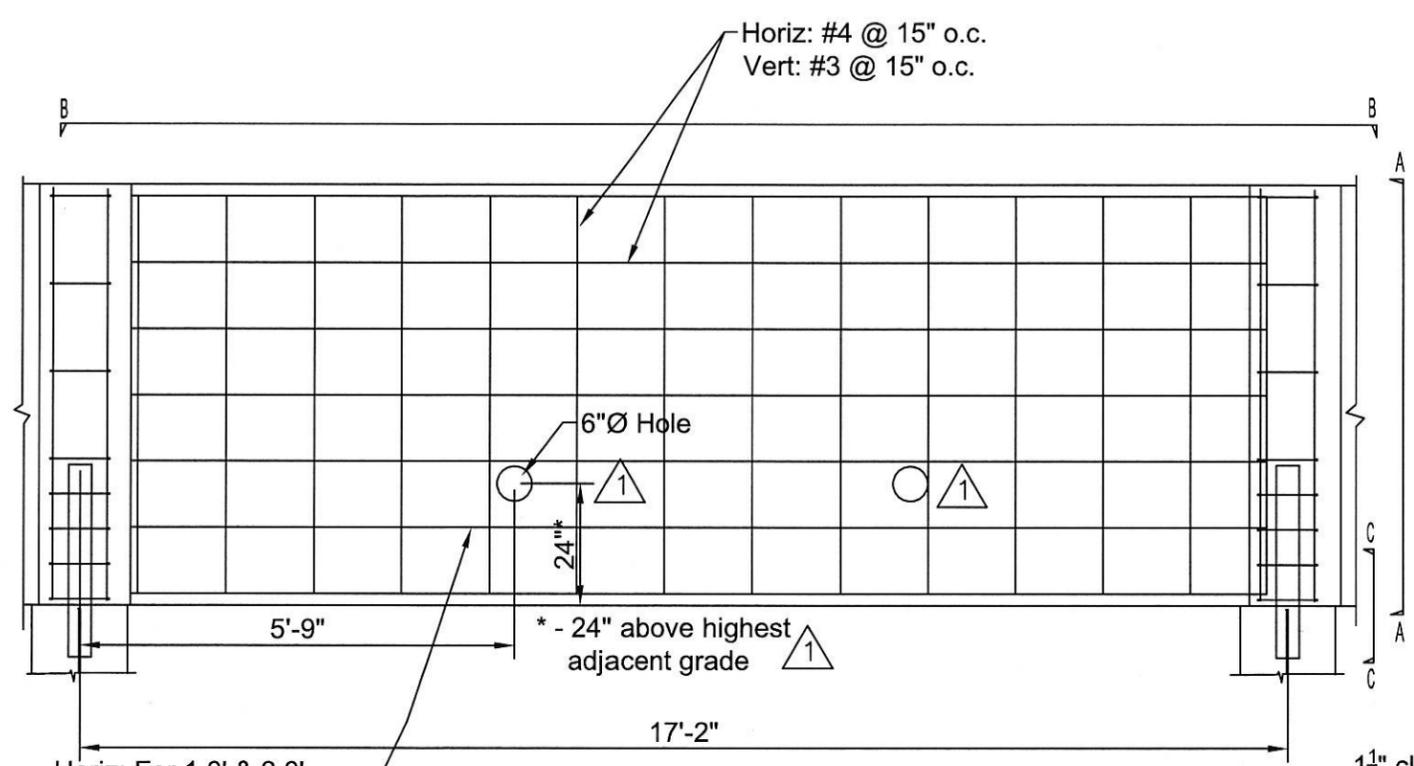
REVISIONS	
11/12/13	Added Holes

Oldcastle Precast, Inc.
 Sierra Precast
 Morgan Hill, Ca. 95038
 One Live Oak Avenue Tel: (408) 779-1000

Product:
 Up to 11.0' H Wall Panel
 W/Up to 2.0' Retained
 at Perimeter Wall Locations

Tract 10042
 651, 655 through 671
 West Hamilton
 Campbell, CA.

Date:	4/25/13
Scale:	3/8" = 1'-0"
Drawn:	RAS
Job:	13-015
CAD File:	13-015-S
Sheet:	S1



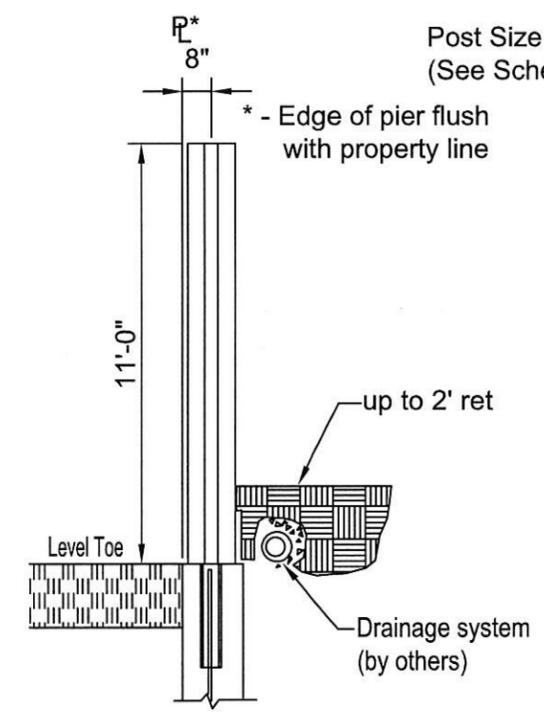
ELEVATION

Horiz: For 1.0' & 2.0'
 Retaining Wall
 #5 @ 6" o.c.
 1/2" clr of outside face

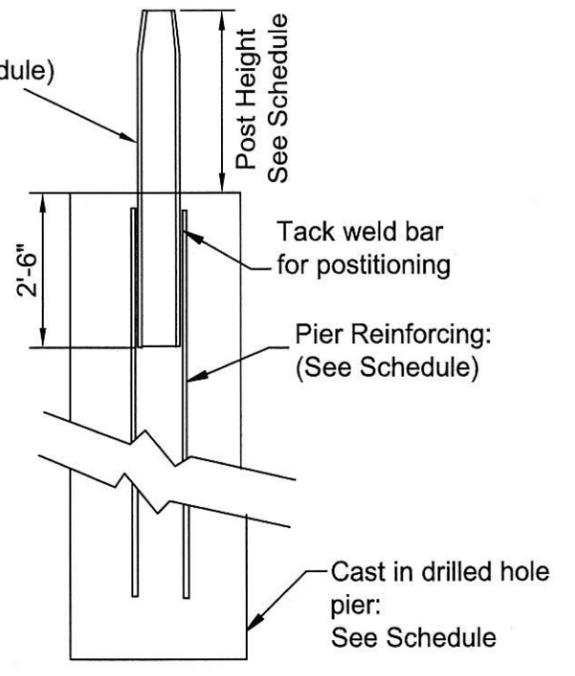
2" min embedment
 into keyway

6" wall for 2'
 retained height

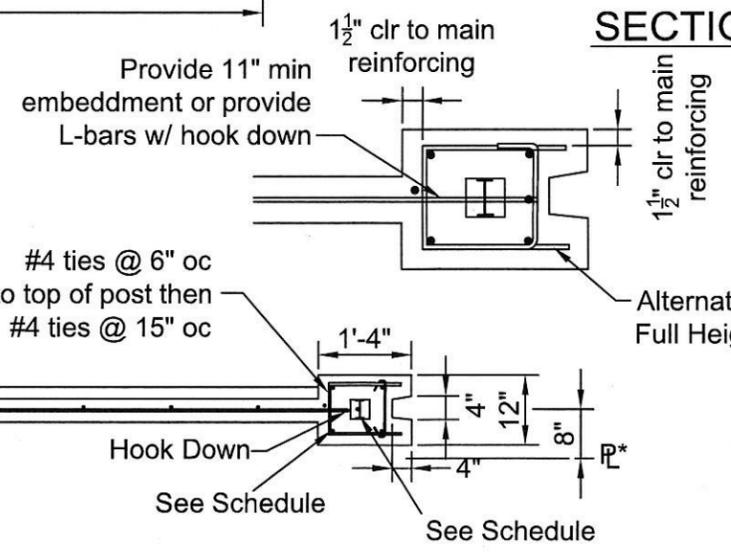
SECTION B



SECTION A



SECTION C



SECTION B

GENERAL NOTES:

MATERIALS:

- CONCRETE: $f_c = 2,500$ psi, 28 days compressive strength.
- REINFORCEMENT: ASTM A-615 or ASTM A-706, Grade 60.
- STEEL SHAPES: ASTM A-572, Grade 50 ksi

- Wall design is based on seismic load of 24.28 psf and wind load of 10.0 psf. and passive soil pressure of 300 pcf over 1.5 pier diameters. Soils information is per Pacific Geotechnical Geotechnical Report.
- All pier steel may be "wet set".
- Piers are friction piers, therefore bottom of hole does not require to be cleaned out.
- Shimming of panels to achieve a level wall line is approved with the use of high strength plastic shims.

Schedule							
Wall Ht.	Retaining Ht.	Toe Condition	Post Size	Post Height	Pier Size	Pier Reinforcing	Pilaster Reinforcing
7'-0"	1'-0"	Level Toe	S5 x 10	2'-0"	16" dia x 11'-0"	(1) #7 each face	(2) #4 each face
8'-0"	2'-0"	Level Toe	S6 x 12.5	4'-0"	16" dia x 12'-0"	(1) #8 each face	(2) #5 each face
11'-0"	1'-0"	Level Toe	S6 x 17.25	6'-6"	16" dia x 13'-3"	(1) #9 each face	(2) #6 each face



11/12/13

Naz Pouya

From: Yee, Richard <RYee@robsonhomes.com>
Sent: Monday, August 15, 2016 5:46 PM
To: Naz Pouya
Cc: Daniel Fama
Subject: RE: 771 W. Hamilton Ave Fence Exception Application
Attachments: Tract 10042 - Structural Plans - 2.pdf

Naz,

Attached is a sample copy of the shop drawings that we would submit to Building for a permit once Planning approves the fence/ wall design.

Additionally, below is an excerpt from the actual contract for the installed San Tomas precast wall. As you can see, the specific precast wall style (Sierra Precast "Classic") is called out:

Specific Inclusions:

1. Sound and Retaining Walls shall be as follows:
 - A. Wall style facing the *interior* of community shall be **"Smooth Finish, Textured Paint, Single Cornice Beam"** with stucco textured paint with color to be specified by Contractor.
 - B. Wall style facing the *exterior* of community shall be **"Classic"** with color to be specified by Contractor.

As I stated in the application, this precast wall around the former Del Taco property will match the precast wall that was installed adjacent to San Tomas.

Thank you.

Richard

From: Naz Pouya [<mailto:nazp@cityofcampbell.com>]
Sent: Monday, August 15, 2016 3:36 PM
To: Yee, Richard
Subject: 771 W. Hamilton Ave Fence Exception Application

Hi Richard,

Please email me a detail drawing of how the proposed wall would be constructed (or the detail drawing of the existing wall at the east property line that you'll be matching). Let me know if you have questions.

Regards,

Naz Pouya | Project Planner
Community Development Department
P 408.866.2144 | F 408.871.5140
70 N. First Street, Campbell, CA 95008

[City Home](#) | [Planning Division](#) | [Municipal Code](#)

July 15, 2016

RECEIVED

JUL 29 2016

CITY OF CAMPBELL
PLANNING DEPT.

Daniel Fama
Planning
City of Campbell
70 N. First Street
Campbell, CA 95008

**RE: FENCE EXCEPTION
771 W. Hamilton Avenue
Campbell, CA 95008**

Dear Daniel,

We are proposing to install an 8' height concrete precast wall along the east and north property line of the property located at 771 W. Hamilton Avenue, Campbell (see Exhibit A). The design of this wall will match the precast wall along the east property line for the Alvin's Corner at Penny Lane, adjacent to the San Tomas expressway. The proposed wall is consistent with the City's municipal code which requires screening between different land uses. We are requesting a solid wall height greater than 6' height as it is in compliance with Code Section 21.18.060. Further, the proposed wall satisfies the required findings for a Fence Exception as it does not impair pedestrian or vehicular safety, provides a more desirable site layout (isolating the drive-thru/noise from the adjacent mixed-use building), and is not detrimental in any way to the people residing or working in the neighborhood, property and improvements in the neighborhood, or to the general welfare of the City of Campbell.

Thank you for your time and consideration. We look forward to an approval for the Fence Exception request. Please contact me at (408) 345-1767 if you have any questions.

Sincerely,
Pink Magnolias, LLC



Mark Robson,
President



RECEIVED

JUL 29 2016

CITY OF CAMPBELL
PLANNING DEPT.

FILE NO: PW2016-243

Development Application

Planning Division - City of Campbell - 70 N. First Street, Campbell, California 95008 (408) 866-2140

PROJECT LOCATION: 771 W. HAMILTON AVE. 307-38-071
(Address) (Assessor's Parcel Number)

GENERAL PROJECT DESCRIPTION: INSTALL 8' HT PRE-CAST WALL

ZONING: _____ GENERAL PLAN: _____

APPLICANT INFORMATION:

NAME: RICHARD YLBE
ADDRESS: 2185 THE ALAMEDA, STE 150
TELEPHONE: 408 345-1767
CITY/STATE: SAN JOSE, CA ZIP: 95126
CELL: 408 761-0354
EMAIL: RYLBE@ROBSONHOMES.COM

PROPERTY OWNER INFORMATION:

NAME: PINK MAGNOLIAS, LLC
ADDRESS: 2185 THE ALAMEDA, STE 150
TELEPHONE: 408 345-1767
CITY/STATE: SAN JOSE, CA ZIP: 95126
CELL: _____
EMAIL: _____

Attach a separate sheet listing any additional people to receive copies of reports and agendas.

AFFIDAVIT/SIGNATURE(S):

The undersigned person(s), having an interest in the above-described property, hereby make this application in accordance with the provisions of the Campbell Municipal Code; and, hereby certify that the information given herein is true and correct to the best of my/our knowledge and belief.

[Signature] 7/15/16
Applicant's Signature Date

[Signature] 7/19/2016
Property Owner's Signature Date

The City will review the application for completeness and will notify the applicant within 30 days of submittal of a complete or incomplete application.

Types of Application(s) - Check off all that apply for this project:

- | | |
|---|---|
| <input type="checkbox"/> Administrative Planned Development Permit | <input type="checkbox"/> Reasonable Accommodation |
| <input type="checkbox"/> Administrative Site and Architectural Review Permit | <input type="checkbox"/> Sign Application - Single Sign |
| <input type="checkbox"/> Extension of Approval | <input type="checkbox"/> Signs - Additional Signs per business filed at same time |
| <input type="checkbox"/> Fence Exception | <input type="checkbox"/> Signs - Program - (five or more signs) |
| <input type="checkbox"/> Environmental Impact Report Review | <input type="checkbox"/> Signs - Downtown (C-3) Exceptions |
| <input type="checkbox"/> Fire Review | <input type="checkbox"/> Signs - Exception |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Signs - Freeway Oriented |
| <input type="checkbox"/> Heritage Tree Designation | <input type="checkbox"/> Site and Architectural Review Permit |
| <input type="checkbox"/> Home Occupation Permit | <input type="checkbox"/> Subdivision Map (five lots or more) |
| <input type="checkbox"/> Initial Study/Negative Declaration | <input type="checkbox"/> Temporary Sign(s) |
| <input type="checkbox"/> Landmark Designation | <input type="checkbox"/> Tree Removal Permit |
| <input type="checkbox"/> Alteration to Designated Landmark | <input type="checkbox"/> Use Permits |
| <input type="checkbox"/> Minor Modifications to Side Yard Setback (residential) | <input type="checkbox"/> Underground Utility Waiver |
| <input type="checkbox"/> Modifications | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Outdoor Seating and Display Permit | <input type="checkbox"/> Zoning Certification Letter |
| <input type="checkbox"/> Parcel Map (four lots or fewer) | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Planned Development Permit | |
| <input type="checkbox"/> Pre-Application (Tier 1 or Tier 2) | |