



CITY OF CAMPBELL
Community Development Department

July 20, 2017

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:

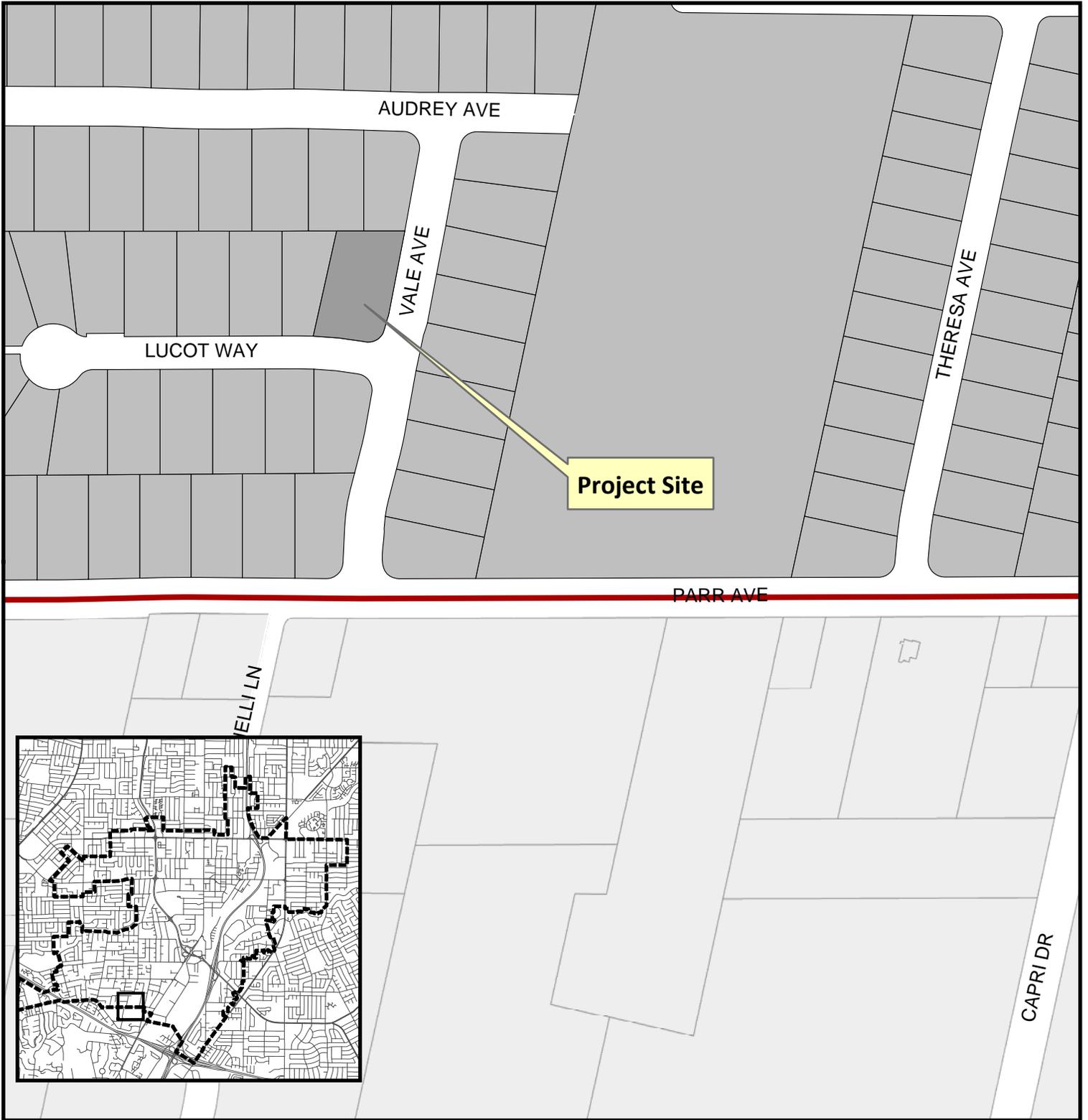
File No.:	PLN2017-203
Applicant:	David Lopez
Project Address:	1017 Lucot Way
Property Owner:	David Lopez
Zoning District:	R-1-10 (Single Family Residential)
General Plan:	Low Density Residential (Less than 6 units/Gr. Acre)
Project Description:	Fence Exception request for a 6-foot tall fence at the street side property line along Vale Avenue and two arbors over side yard gates

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 July 20, 2017 and end on July 31, 2017. Comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **July 31, 2017**, 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 \$750 appeal filing fee.

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

Project Location Map

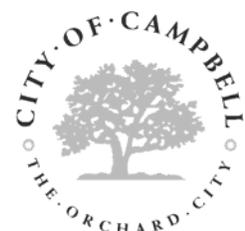
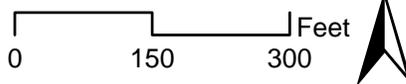


Project Location: 1017 Lucot Way

Application Type: Fence Exception

Planning File No.: PLN2017-203

Description: Request for 6-foot tall fence at street side property line along Vale Avenue and two arbors over side yard gates



Community Development Department
Planning Division



Development Application

FILE NO: PW2017-203

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

PROJECT LOCATION: 1017 LUCOT WAY, CAMPBELL 406-24-029
(Address) (Assessor's Parcel Number)

GENERAL PROJECT DESCRIPTION: Fence Exception

ZONING: R-1-10 GENERAL PLAN: Residential

APPLICANT INFORMATION:

NAME: David Lopez
ADDRESS: 1017 LUCOT WAY
TELEPHONE: (408) 373-9686
CITY/STATE: CAMPBELL, CA ZIP: 95008
CELL: _____
EMAIL: davy_lopez@hotmail.com

PROPERTY OWNER INFORMATION:

NAME: Same as above
ADDRESS: _____
TELEPHONE: _____
CITY/STATE: _____ ZIP: _____
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.

David Lopez 6/14/17 David Lopez 6/14/17
Applicant's Signature Date 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 checked="" 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) | |

RECEIVED
JUN 14 2017
CITY OF CAMPBELL
PLANNING DEPT.

6/14/17

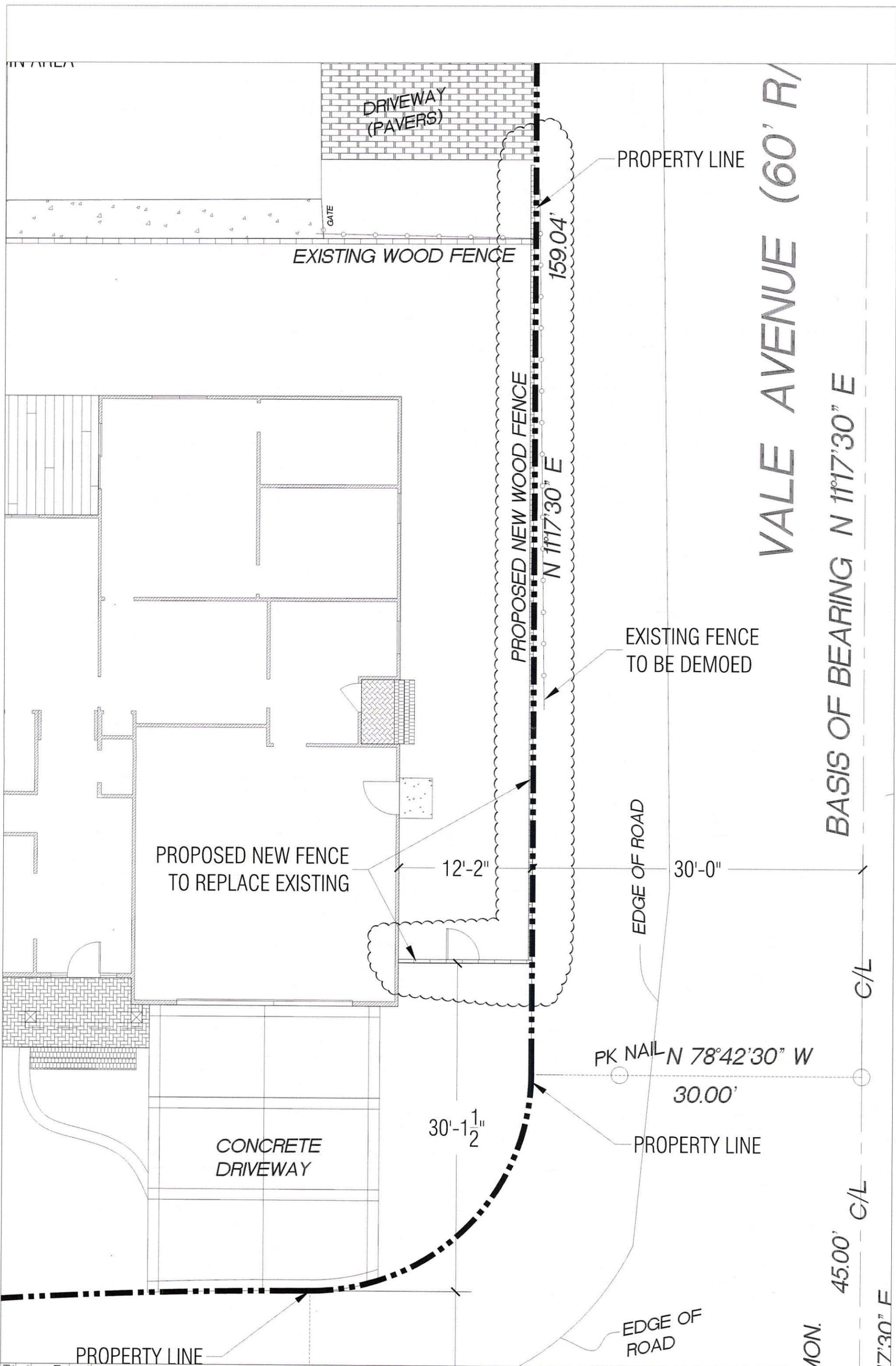
City of Campbell/Community Development Director,

We are submitting a fence exception request for our home at 1017 Lucot Way. I am an owner/builder and we've been under construction on our home for over two and a half years. We're nearly tapped out of all our resources and we're glad to be nearly complete with the project. In the final stages, we replaced an old redwood fence that was badly in need of repair. The old fence was on our property line and we replaced it with a beautiful new redwood fence in the same location. The fence has a maximum height of 6' and it meets the 30' front setback, but not the side setback because it's on a corner lot. The fence does not impair pedestrian or vehicular safety, it's not detrimental to the health, safety, peace, morals, comfort or general welfare of anyone residing or working in the neighborhood, it's not detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City, and it gives a more desirable site layout. We're planning on putting our recycle, yard waste and trash bins behind this fence as well as an air conditioning unit in the future. Our laundry room is adjacent to the side yard and we plumbed a gray water system from here with plans of recycling our gray water into a garden. We're currently working on our landscaping plans and we were planning on a side yard large enough for trees and a garden-like setting. Many of the large mature trees in our neighborhood have disappeared over the years and we're hoping to plant a lot of trees around our yard including in the side yard. If we're required to relocate the fence 5' into our side yard however, it only leaves 7' between the fence and our house— which barely leaves a corridor to get to our back yard, definitely not enough room for the trees and garden we planned for. The recycle bins will take much of the room. The existing fence was clearly marked on our approved building permit plans and we have planned to make use of our side yard. If only we had kept our existing fence, but this new fence looks so much better than the old one and we've received many compliments from the neighbors on it. Please consider letting us keep our new fence in its current location.

Thank you,

David and Megan Lopez

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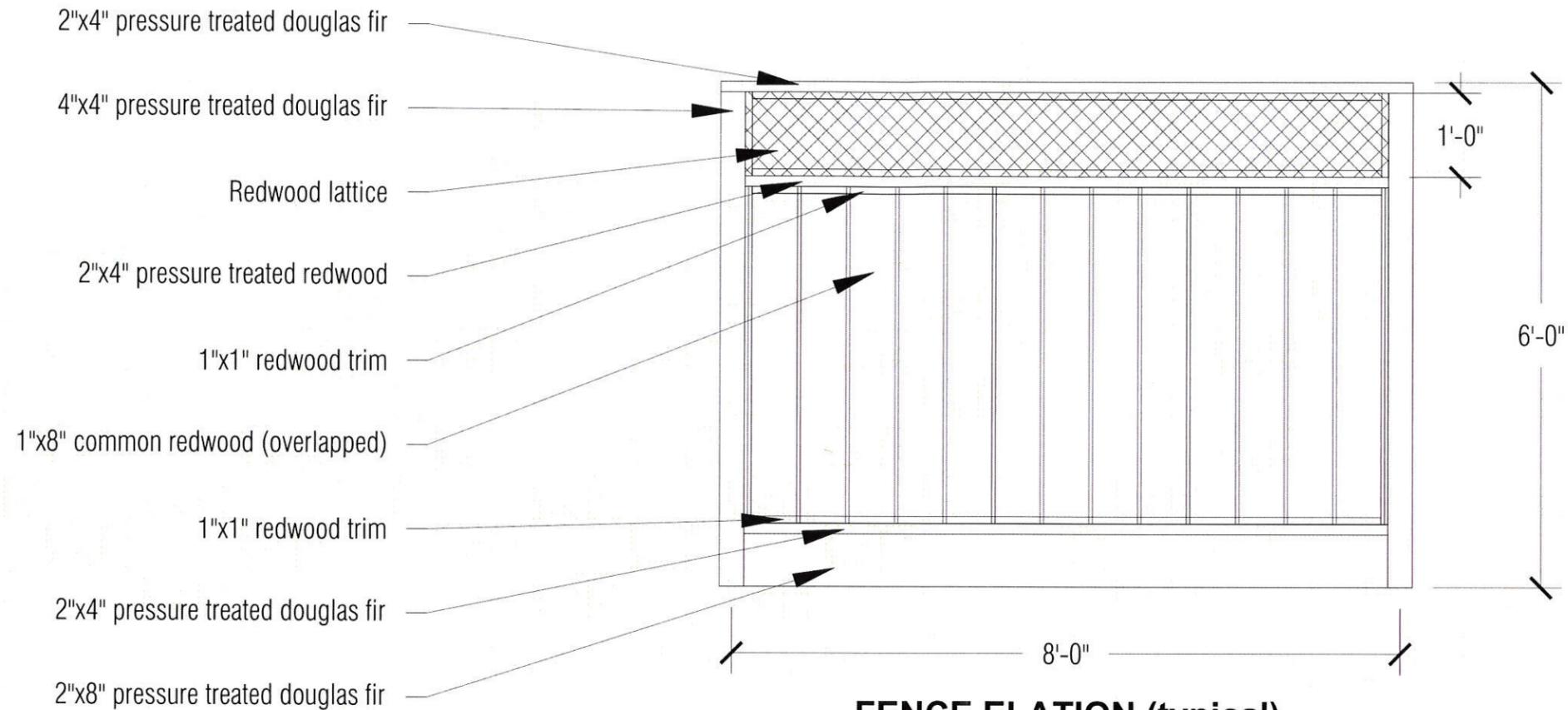
VALE AVENUE (60' R/
 BASIS OF BEARING N 11°17'30" E

LOPEZ RESIDENCE- APN#406-24-029
 1017 LUCOT WAY CAMPBELL, CA 95008

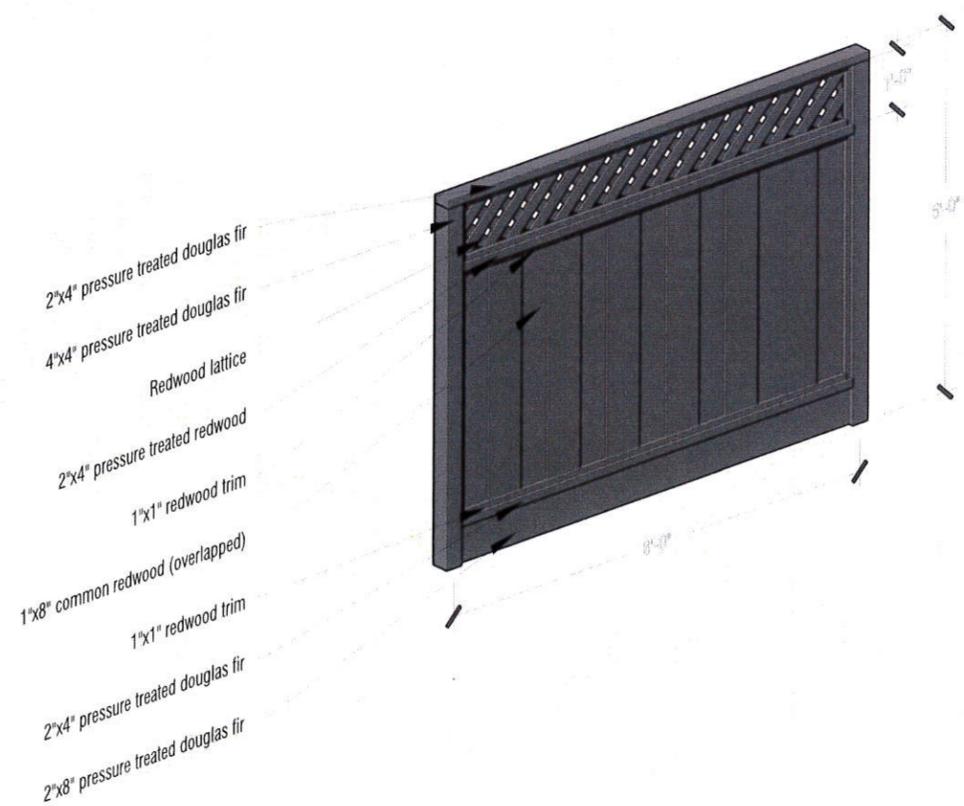
DATE	6/14/17
BY	BR/PL
SCALE	1/8" = 1'-0"
TITLE	FENCE PLAN
PROJECT	FENCE PLAN 2

MON. 45.00' C/L
 17'30" F

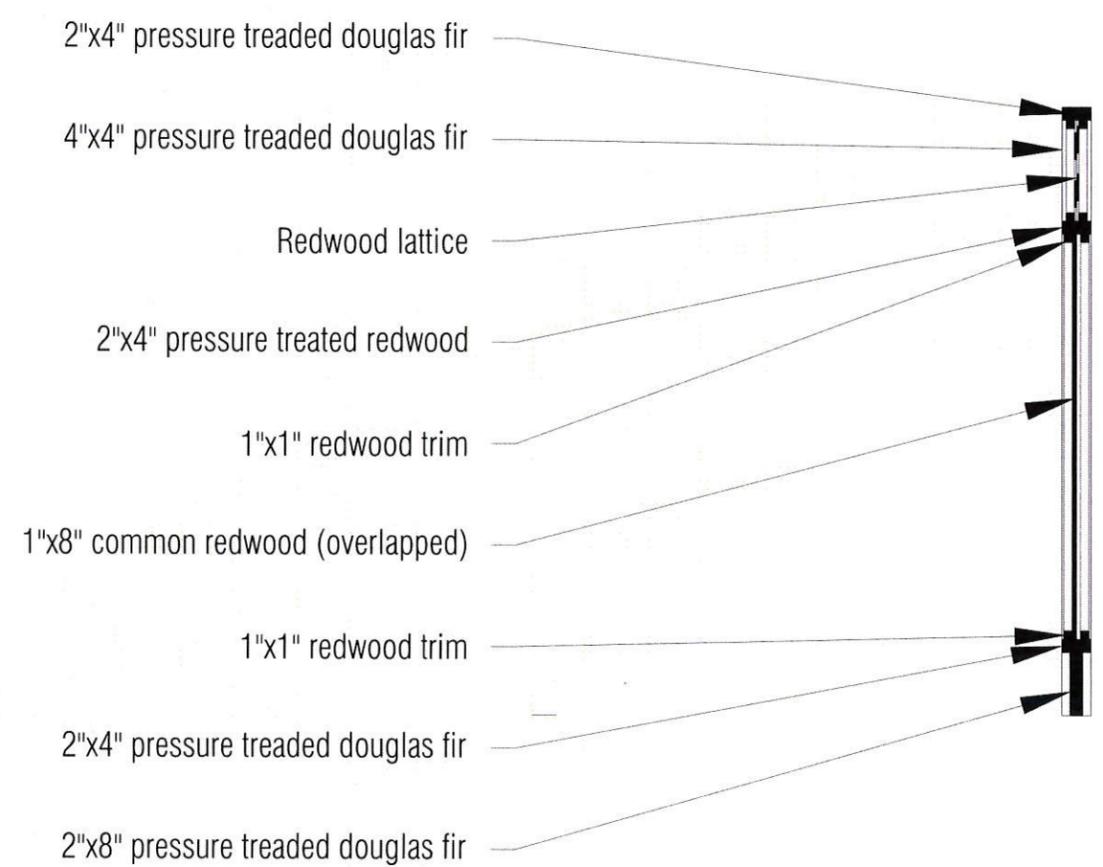
REVISIONS:



1 FENCE ELATION (typical)
SCALE: 1-1/2" = 1'-0"



2 FENCE ISOMETRIC VIEW
SCALE: 1" = 1'-0"



3 FENCE SECTION
SCALE: 1-1/2" = 1'-0"

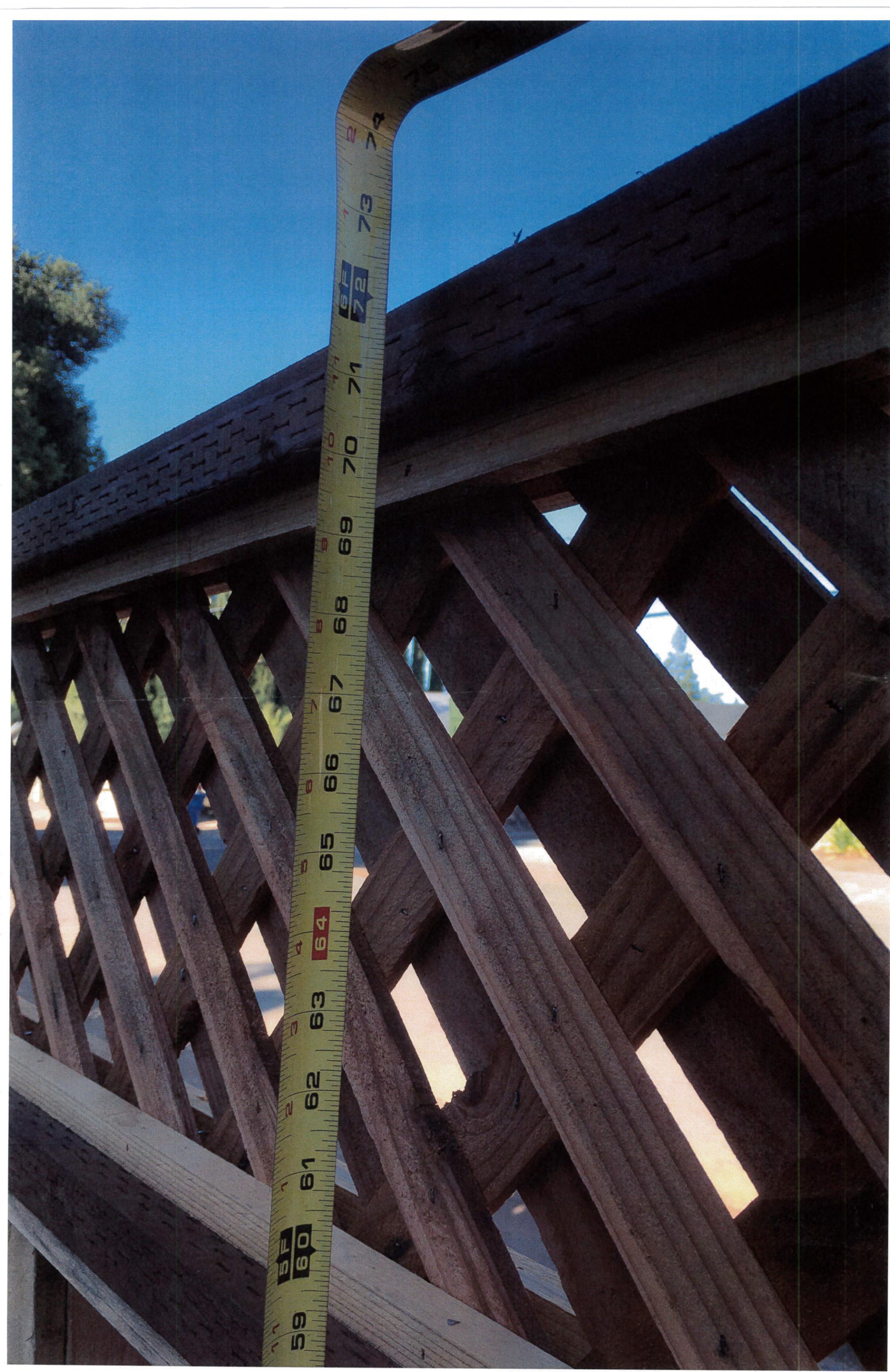
LOPEZ RESIDENCE
1017 LUCOT WAY CAMPBELL, CA 95008

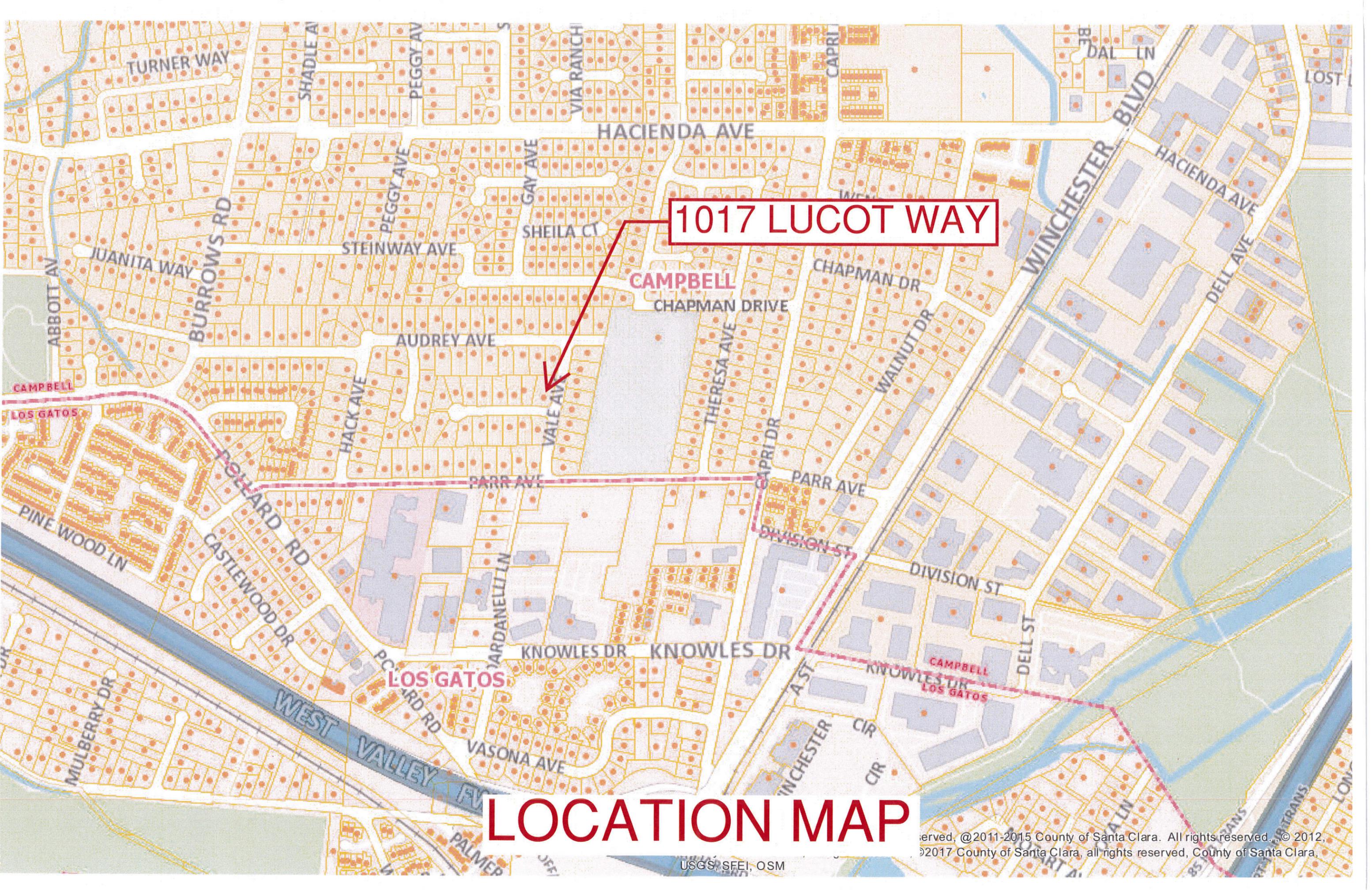












1017 LUCOT WAY

LOCATION MAP

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USGS, SFEI, OSM