



CITY OF CAMPBELL
Community Development Department

March 14, 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:

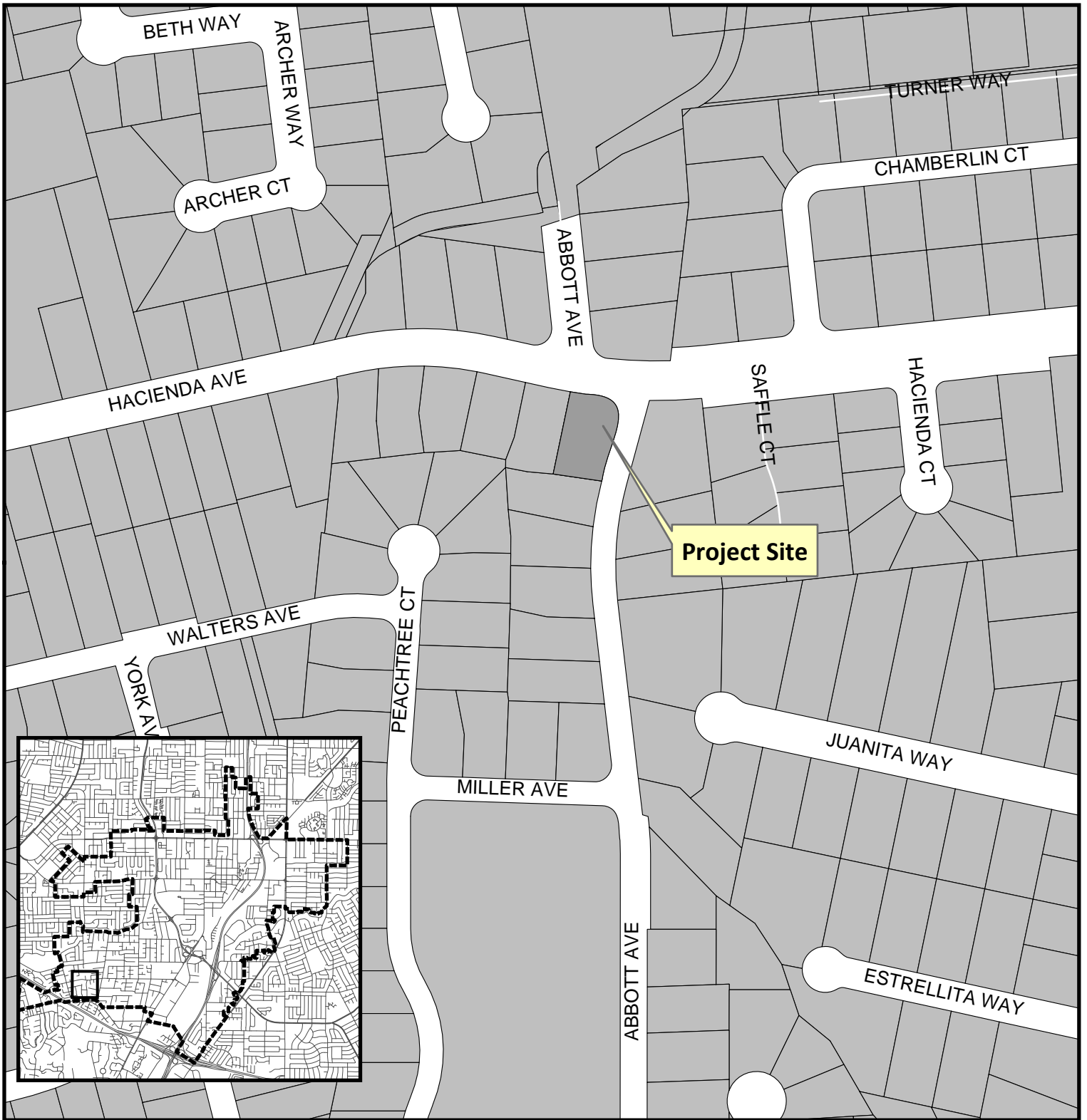
File No.:	PLN2017-87
Applicant:	Michelle Law
Project Address:	1476 W. Hacienda Ave
Property Owner:	Michelle and Kenneth Law
Zoning District:	R-1-9 (Single Family Residential)
General Plan:	Low Density Residential (Less than 6 units/Gr. Acre)
Project Description:	Fence Exception request for 1-foot lattice extension on 6-foot tall fence at 5-foot setback from street side property line along Abbott Avenue.

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 March 14, 2017 and end on March 24, 2017. Comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **March 24, 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 \$200 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

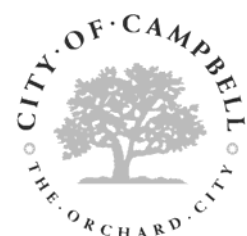
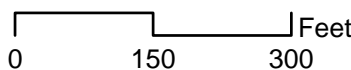


Project Location: 1476 W. Hacienda Ave.

Application Type: Fence Exception

Planning File No.: PLN2017-87

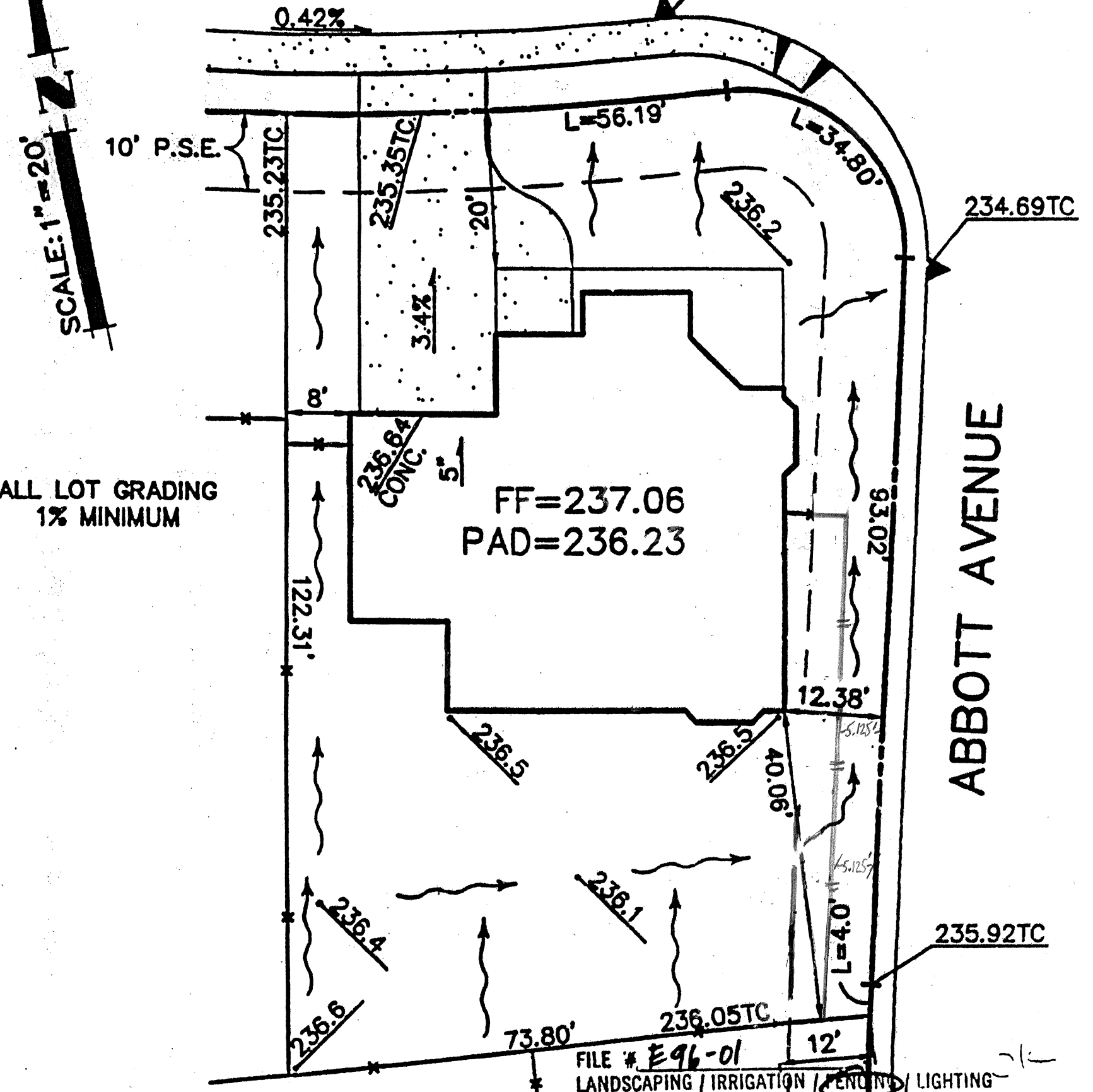
Description: Request for 1-foot lattice extension on 6-foot tall fence at 5-foot setback from street side property line along Abbott Ave.



Community Development Department
Planning Division

HACIENDA AVENUE

Assessors Parcel Number 403-17-012-00



ALL LOT GRADING
1% MINIMUM

FILE # E96-01
LANDSCAPING / IRRIGATION / PENDING LIGHTING
OR PLANS APPROVED BY
THE SITE & ARCHITECTURAL REVIEW COMMITTEE/
PLANNING DIRECTOR ON 4/24/96

1476 HACIENDA AVENUE *Dei Blonda* REVISED 3-15-96

LOT 31 TRACT NO. 8726

PLAN 3R ELEV.



CIVIL ENGINEERING ASSOCIATES

CIVIL ENGINEERS : PLANNERS : SURVEYORS
1641 N. First Street • Suite 250 • San Jose, CA 95112 • (408) 452-1066

BY: C.H.

DATE: 7-10-95

SCALE: 1"=20'

JOB NO. 94-118

SHT.NO.

Piano Key style fence for...
1476 W. Hacienda Avenue, Campbell 95008



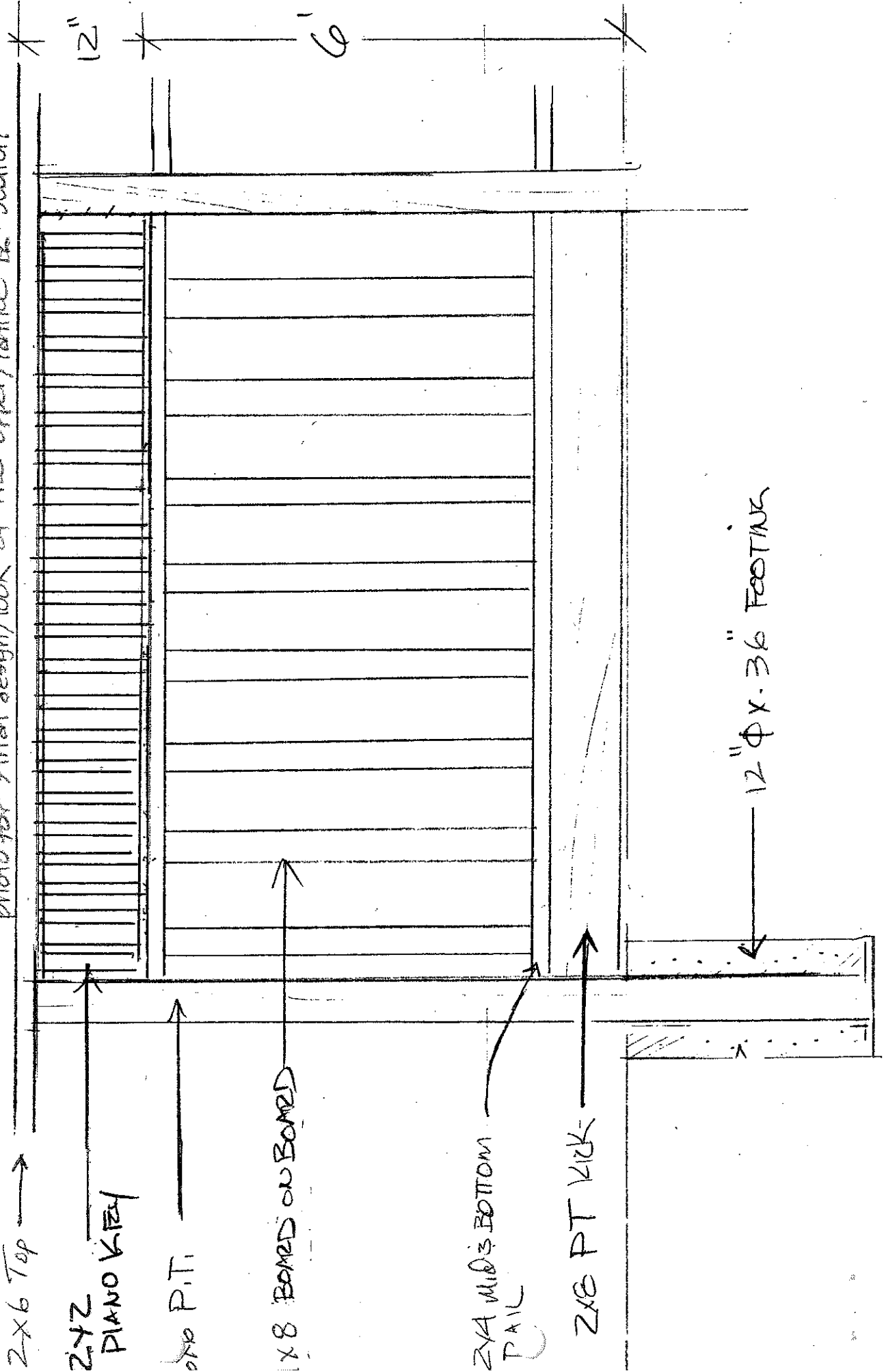
RECEIVED

MAR 09 2017

**CITY OF CAMPBELL
PLANNING DEPT.**

8 Ft

Elevation Drawing of the Piano Key fence style before
CAP on post AND "curved cut of keys" - See attached
photo for final design/look of the upper/lattice 12" section



2x6 Top

2x2 PIANO KEY

2x6 P.T.

1x8 BORED ON BOARD

2x4 MID & BOTTOM PAUL

2x6 PT KICK

12" ϕ x 3/8" FOOTING

12"

6'

1476 W. Hacienda Avenue
Campbell, CA 95008

March 9, 2017

To The Community Development Director and The Director of Public Works
City of Campbell
70 N. First Street
Campbell, CA 95008

Letter of Explanation regarding our Fence Exception Request:

To Whom It May Concern:

Our house sits on a corner lot. We need to replace our worn-out fence that runs along the Abbott Avenue side of our property. Having shopped around while comparing & researching three contractors and several styles of fences, we have chosen a reputable contractor who is prepared to construct a quality built fence that would surely be an enhancement to our property. (See, enclosed pictures.) Similar to lattice, the fence would have a decorative upper section. Overall, the proposed fence would be much more aesthetically attractive than our current fence but in order to accomplish that effect the fence height needs to be increased to 7 feet which exceeds the City's fence height guidelines by 12 inches. As it turns out, while considering the impact of a new fence on the neighborhood we have noticed that 7 foot high fences are not uncommon in Campbell and as such we believe that our proposed new fence would fit in very nicely in the neighborhood.

The reason we are requesting a "fence exception" is because if we wish to proceed with our project, according to the City of Campbell's rules we are required to formally make this request.

Given the layout of our lot and the setback from the street (See, Plot Plan), just like with the current fence, the height of our proposed new fence would not obstruct the view of the street or neighborhood from either direction from the perspective of pedestrians, nor would our proposed new fence impair vehicular safety from either direction, as far as we can tell.

Given the dilapidated state of our current fence, most people would readily agree that the overall look, including the style and even the increased height we are proposing for a replacement fence would be a lot more attractive within the neighborhood compared to doing nothing and leaving the current fence in place.

We have discussed our proposed new fence with our adjacent neighbors as well as other neighbors on our street and have encountered only positive response and encouragement. No one has hinted or implied that our proposed fence would be detrimental to anyone's health, safety, peace of mind, comfort or general welfare. And we are confident that such a fence would not cause any negative fallout towards the morals or even the morale of the neighborhood.

Again, we believe that our proposed new fence, including with the increased height, would have no detrimental or potentially injurious impact to any property or improvements that make up our neighborhood, nor to the general welfare of the City. On the contrary, we think that our proposed fence will draw compliments and positive feedback and will only serve to enhance the attractiveness of our neighborhood.

Respectfully submitted,


Michelle & Ken Law

RECEIVED

MAR 09 2017

CITY OF CAMPBELL
PLANNING DEPT.