

## Location of Proposed Project




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

## Project Image



# Notice of Public Hearing

Dear Campbell Resident,

October 29, 2024

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday November 12, 2024, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

**Project Address:** 110 N. Milton Avenue  
**Zoning | Area Plan:** R-1-6 | N/A  
**Neighborhood Association(s):** CCCNG  
**Council District:** 3  
**File No:** PLN-2024-75  
**APN:** 305-22-023  
**Applicant:** David Kuoppamaki  
**Property Owner:** Ryan and Christine Salsamendi  
**Application Type:** Fence Exception Permit  
**Project Planner:** Tracy Tam, Associate Planner  
**Email Contact:** tracyt@campbellca.gov  
**Phone Contact:** (408) 871-5103

**Project Description:**

To consider an appeal of the Community Development Director’s denial of a Fence Exception for a 7-foot tall fence and vehicular gate with a zero-foot setback along the street side property line (where a 3 ½ foot tall fence is normally allowed).

**You may participate virtually or watch online:**

- ◇ Register online to speak via Zoom:  
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:  
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS ) or by telephoning any other providers’ CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.

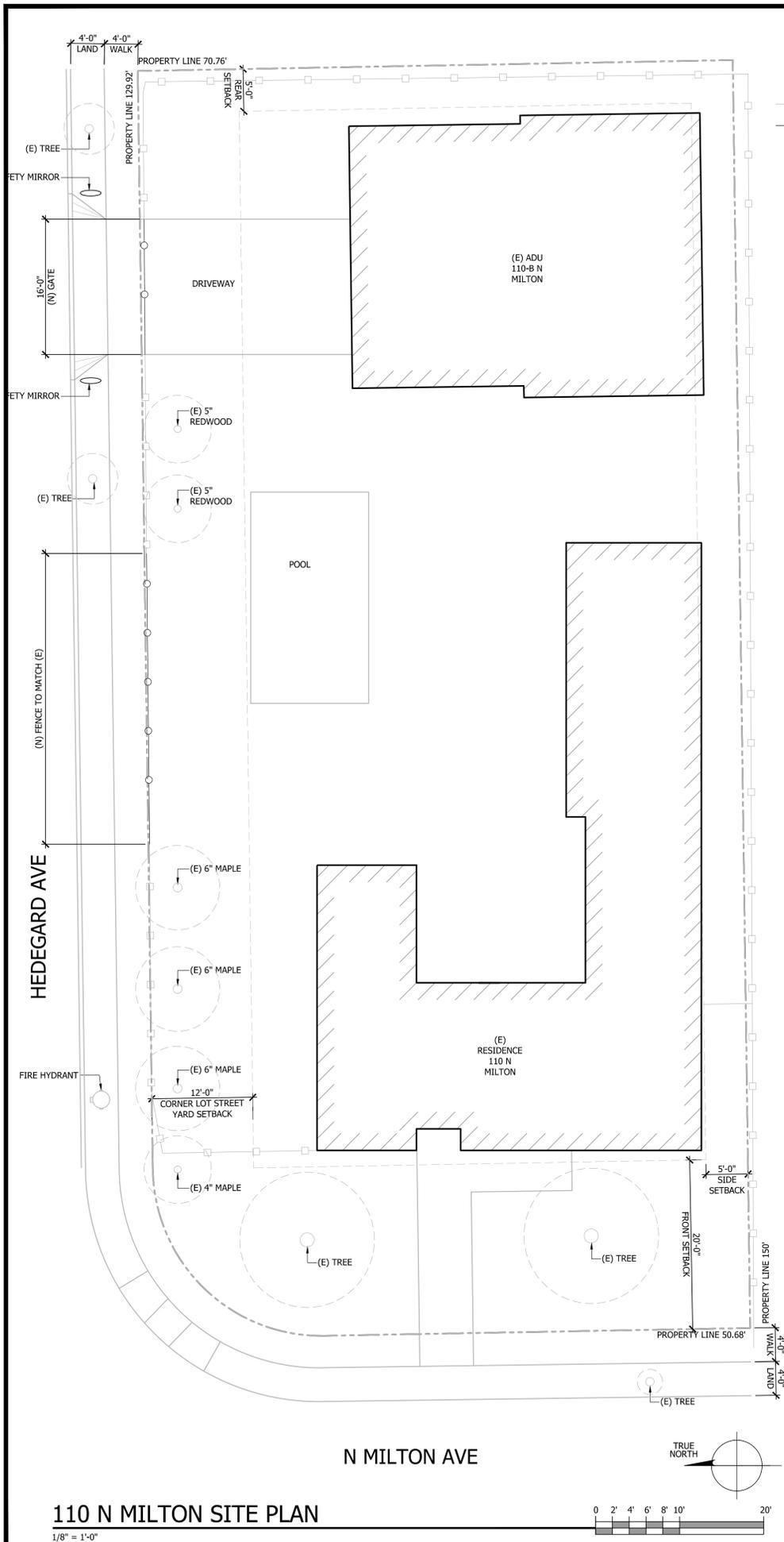


- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

**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 traduccion en Español**





**LEGEND**

- EXISTING 6FT FENCE W/ 1FT LATTICE ON TOP
- NEW 6FT FENCE W/ 1FT LATTICE ON TOP TO MATCH EXISTING SEE FENCE DETAIL BELOW

FENCE EXCEPTION  
**SALSAMENDI RESIDENCE**  
 110-B N MILTON AVE  
 CAMPBELL, CA 95008

**OWNER**

**RYAN AND CHRISSIE SALSAMENDI**  
 110 N MILTON AVE  
 CAMPBELL, CA 95008  
 941.350.0989  
 chrissie.conway@gmail.com

**INDEX TO DRAWINGS**

| REVISIONS | DATE       |
|-----------|------------|
| △ BLDG    | 2022.07.25 |
| △ FIRE    | 2023.02.03 |
| △ ENG     | 2022.07.25 |

**PROJECT SCOPE**

MINOR APPLICATION/REQUEST FOR FENCE AT PROPERTY LINE WITH SAFETY MIRRORS AT DRIVEWAY

**PROJECT DATA**

- APN: 305-22-023
- ZONING: SFR R-1-6
- OCCUPANCY: R-3 / U

**PROJECT SUMMARY TABLE**

|              |                           |
|--------------|---------------------------|
| NET LOT AREA | 10,528 SF                 |
| FLOOR AREA   | MAIN RESIDENCE GARAGE ADU |
| EXISTING     | 1,860 632 713             |

45% MAX FLOOR AREA RATIO  
 MAX LOT FLOOR AREA RATIO 4.737.6SF

| STANDARDS           | REQUIRED (MAX) | PROPOSED   |
|---------------------|----------------|------------|
| HEIGHT              | 16'-0"         | 15'-5 1/2" |
| SETBACKS            |                |            |
| FRONT               | 20'-0"         | N/A        |
| INTERIOR SIDE       | 4'-0"          | 4'-0"      |
| STREET SIDE         | 12'-0"         | 25'-0"     |
| REAR                | 4'-0"          | 4'-0"      |
| BUILDING SEPARATION | 10'-0"         | 19'-2"     |
| DRIVEWAY LENGTH     |                |            |
|                     | 25'-0"         | 25'-0"     |
| ADU                 |                |            |
|                     | BEDROOM        | BATHROOM   |
|                     | 2              | 1          |

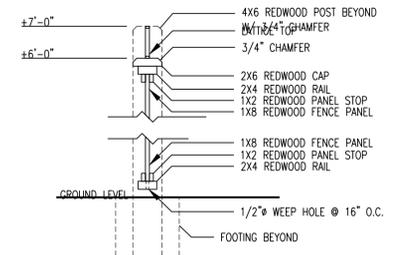
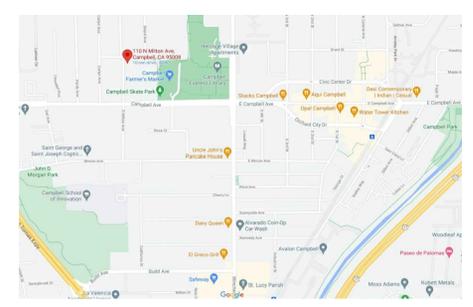
**APPLICABLE CODES**

2019 CALIFORNIA CODE OF REGULATIONS (CCR) APPLICABLE CODES EFFECTIVE JAN 1, 2019:

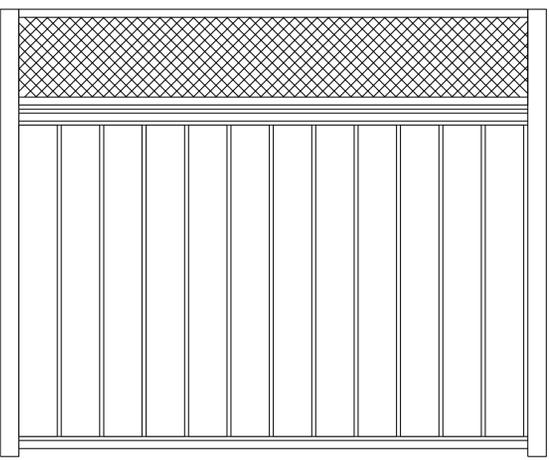
TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS  
 TITLE 24 CCR, PART 1 - 2019 BUILDING STANDARDS ADMINISTRATIVE CODE  
 TITLE 24 CCR, PART 2 - 2019 CALIFORNIA BUILDING CODE, VOL. 1 & 2 (CBC)  
 TITLE 24 CCR, PART 2.5 - 2019 CALIFORNIA RESIDENTIAL CODE (CRC)  
 TITLE 24 CCR, PART 3 - 2019 CALIFORNIA ELECTRICAL CODE (CEC)  
 TITLE 24 CCR, PART 4 - 2019 CALIFORNIA MECHANICAL CODE (CMC)  
 TITLE 24 CCR, PART 5 - 2019 CALIFORNIA PLUMBING CODE (CPC)  
 TITLE 24 CCR, PART 6 - 2019 CALIFORNIA ENERGY CODE  
 TITLE 24 CCR, PART 7 - 2019 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE  
 TITLE 24 CCR, PART 8 - 2019 CALIFORNIA HISTORICAL BUILDING CODE  
 TITLE 24 CCR, PART 9 - 2019 CALIFORNIA FIRE CODE (CFC)  
 TITLE 24 CCR, PART 10 - 2019 EXISTING BUILDING CODE  
 TITLE 24 CCR, PART 11 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
 TITLE 24 CCR, PART 12 - 2019 CALIFORNIA REFERENCED STANDARDS

LOCAL MUNICIPAL CODE

**PROJECT LOCATION**



FENCE PANELING DETAIL 3/4" = 1'-0"



FENCE PANELING ELEVATION 3/4" = 1'-0"

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Ownership of Documents  
 This document and the ideas and designs incorporated herein, as an agent for the client, are the property of KUOP Designs LLC and is not to be used in whole or in part for any other project without written authorization.  
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**KUOP DESIGNS**  
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 408.357.0818  
 3141 STEVENS CREEK BLVD. #104  
 SAN JOSE, CA 95117

David Kuoppamaki

**COVER SHEET**

RESIDENTIAL GARAGE/ADU FOR:  
**RYAN AND CHRISSIE SALSAMENDI**  
 110-B N MILTON AVE  
 CAMPBELL, CA 95008  
 APN# 305-22-023

DATE: 2022.03.10  
 SCALE: PER SHEET  
 DRAWN BY: DAVID  
 PLAN NO.: 2121

SHEET:  
**CS**

| REVISIONS | DATE       |
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David Kuoppamaki

PAGE TITLE

**SITE PHOTOS**

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SHEET: **1**



HEDEGARD AVE LOOKING AT FRONT OF 110 N MILTON AND INTERSECTION OF N MILTON AVE



HEDEGARD AVE OTHER PROPERTIES WITH FENCES AT SIDEWALK/DRIVEWAY



HEDEGARD AVE LOOKING AT BACK OF 110 N MILTON



HEDEGARD AVE OTHER PROPERTIES WITH FENCES AT SIDEWALK/DRIVEWAY



CORNER OF N MILTON AND HEDEGARD LOOKING AT FRONT OF 110 N MILTON WITH EXISTING FENCES



N MILTON AVE OTHER PROPERTIES WITH FENCES AT SIDEWALK