



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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

January 30, 2025

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday, February 11, 2025, 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: Variance

Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

Request to legalize an existing unpermitted 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 otherwise 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.

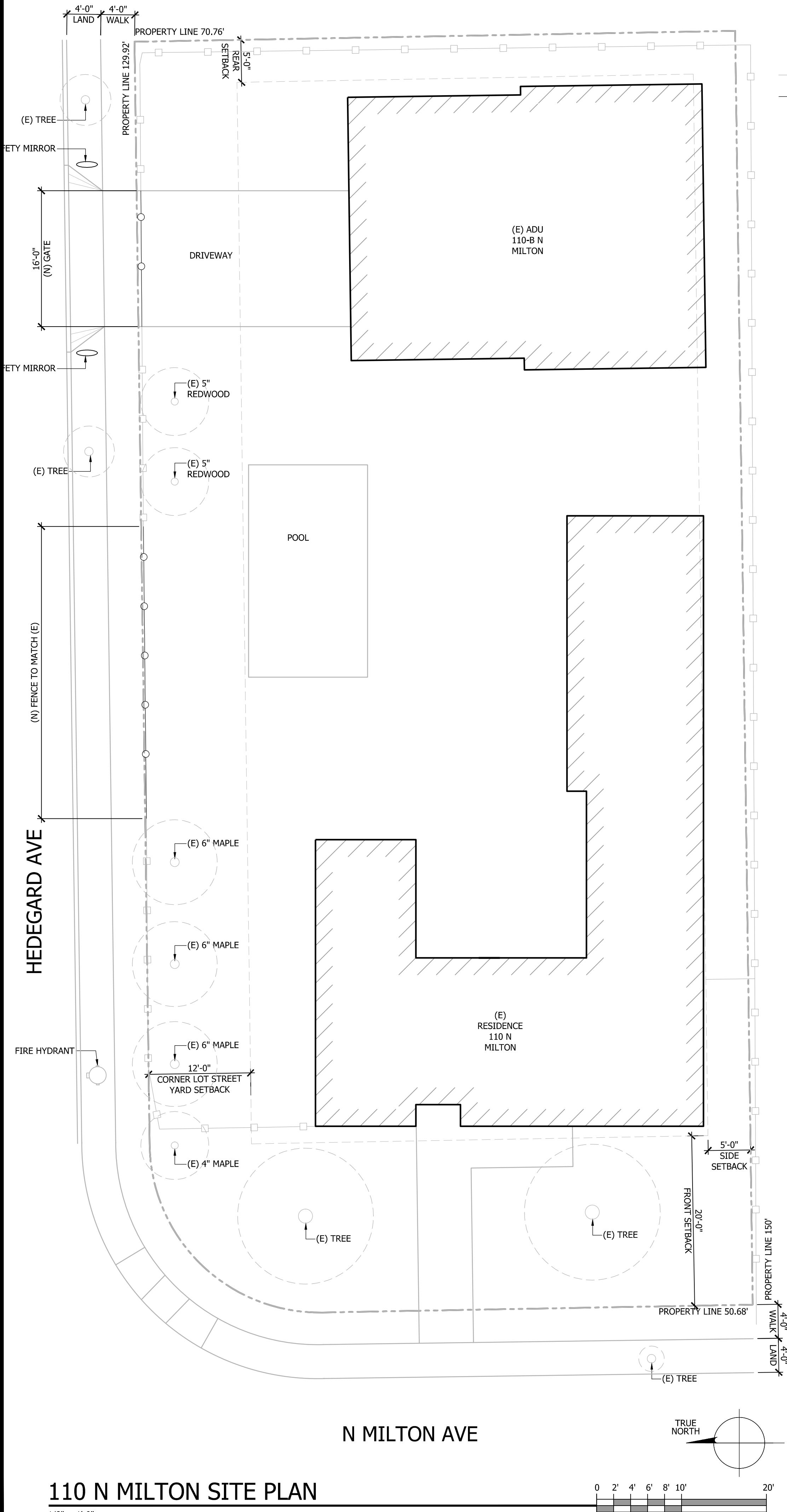


- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

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
chriessie.conway@gmail.com

INDEX TO DRAWINGS

CS
1 COVER SHEET
SITE PHOTOS

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 2	BATHROOM 1

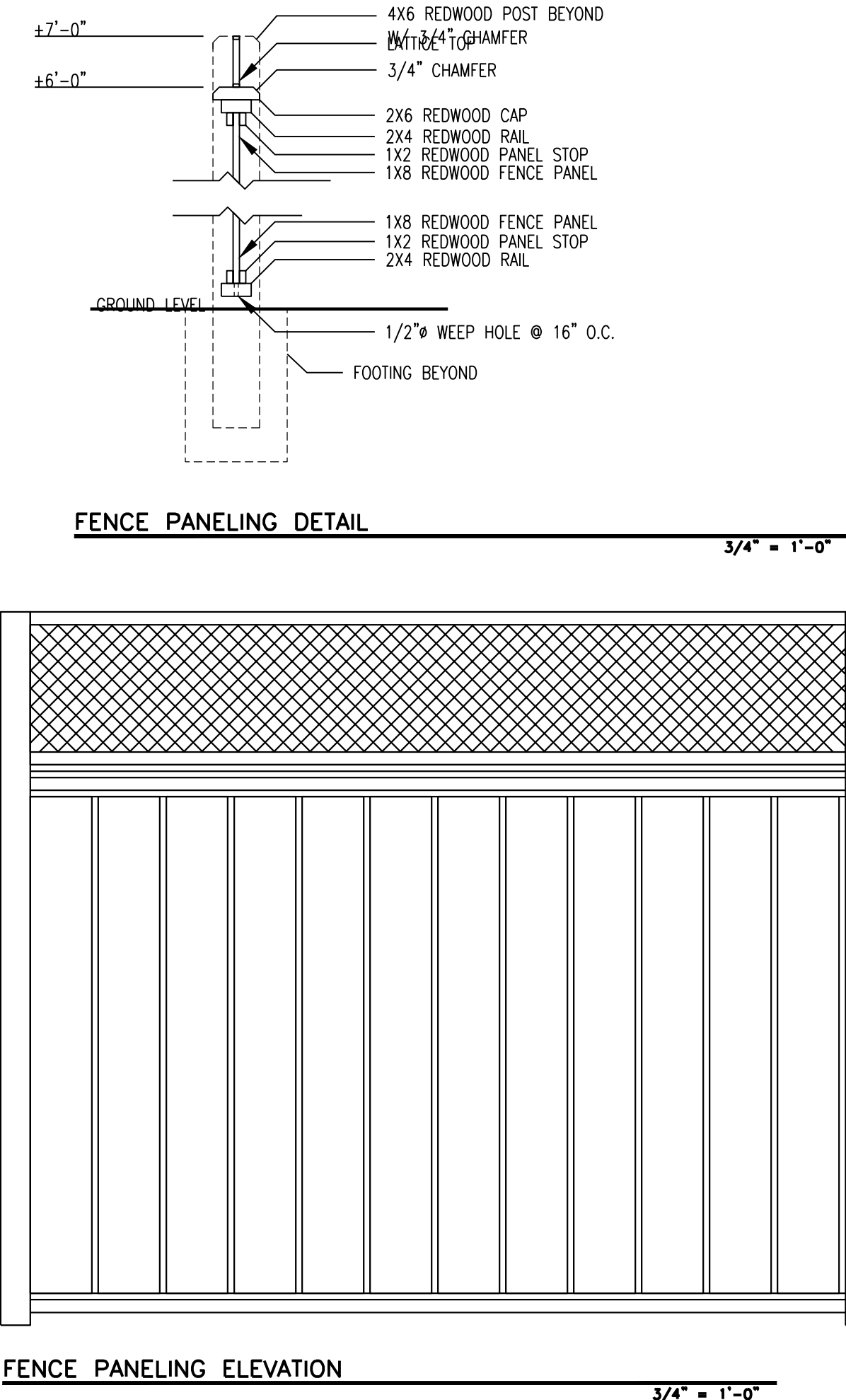
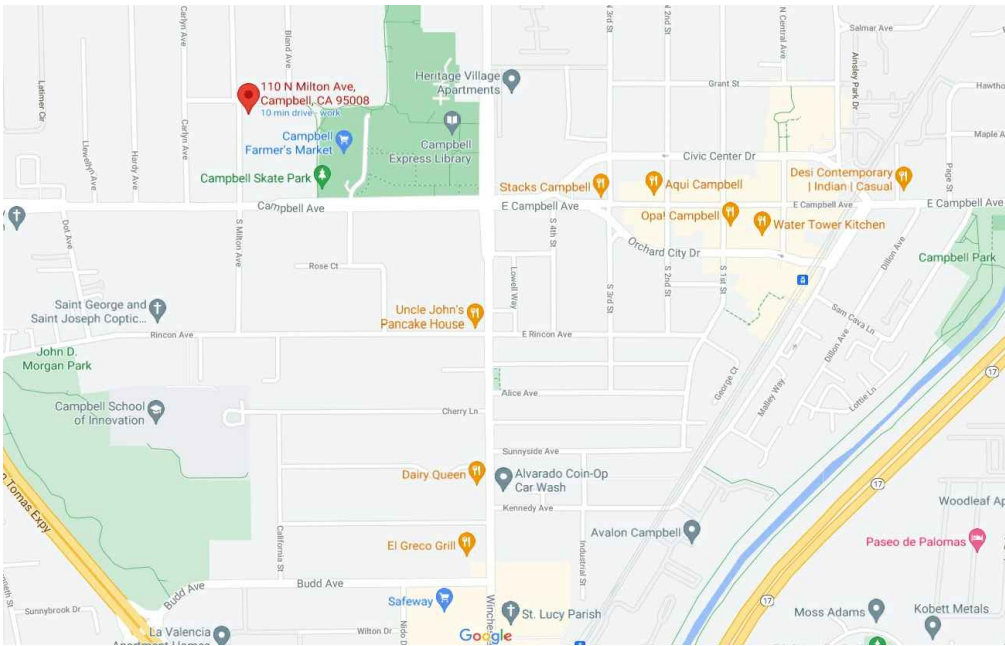
APPLICABLE CODES

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



REVISIONS

DATE

BLDG 2022.07.25

FIRE 2023.02.03

ENG 2022.07.25

Ownership of Documents

This document and the ideas and designs incorporated herein, as an employee of KUOP Designs LLC and is not to be used in whole or in part for any other project without written authorization of KUOP Designs LLC.

408.357.0818

3141 STEVENS CREEK BLVD. #104

SAN JOSE, CA 95117

COVER SHEET

PAGE TITLE

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



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

REVISIONS	DATE
 BLDG	2022.07.25
 FIRE	2023.02.03
 ENG	2022.07.25

Ownership of Documents
This document and the ideas and designs incorporated herein, as an integral part of the project, 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
c o p y r i g h t 2 0 2 2



408.357.0818
davidk@kuopdesigns.com

3141 STEVENS CREEK BLVD. #104
SAN JOSE, CA 95117

PAGE TITLE

SITE PHOTOS

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:

1

FILENAME: E:\EGNYTE\SHARED\KUOP DESIGNS\ARCHIVE\2021\21-021 110 N MILTON AVE\110 N MILTON\SHEETS\1 SITE PHOTOS.DWG