



CITY OF CAMPBELL
Community Development Department

July 13, 2018

NOTICE OF STUDY SESSION
680 & 700 E. McGlincy Avenue (Self-Storage Facility)

Notice is hereby given that the Planning Commission of the City of Campbell will conduct a Study Session to consider a Preliminary Application (PRE2018-07) for a proposed self-storage facility consisting of two 3-story storage buildings (each with a basement level), totaling 147,000 square-feet of gross floor area, on property located at **680 & 700 E. McGlincy Avenue** during their regular Planning Commission meeting of **Tuesday, July 24, 2018**. The meeting begins at 7:30 p.m. in the Council Chamber at Campbell City Hall, 70 N. First Street, Campbell. No decisions will be made by the Planning Commission on this item at this meeting.

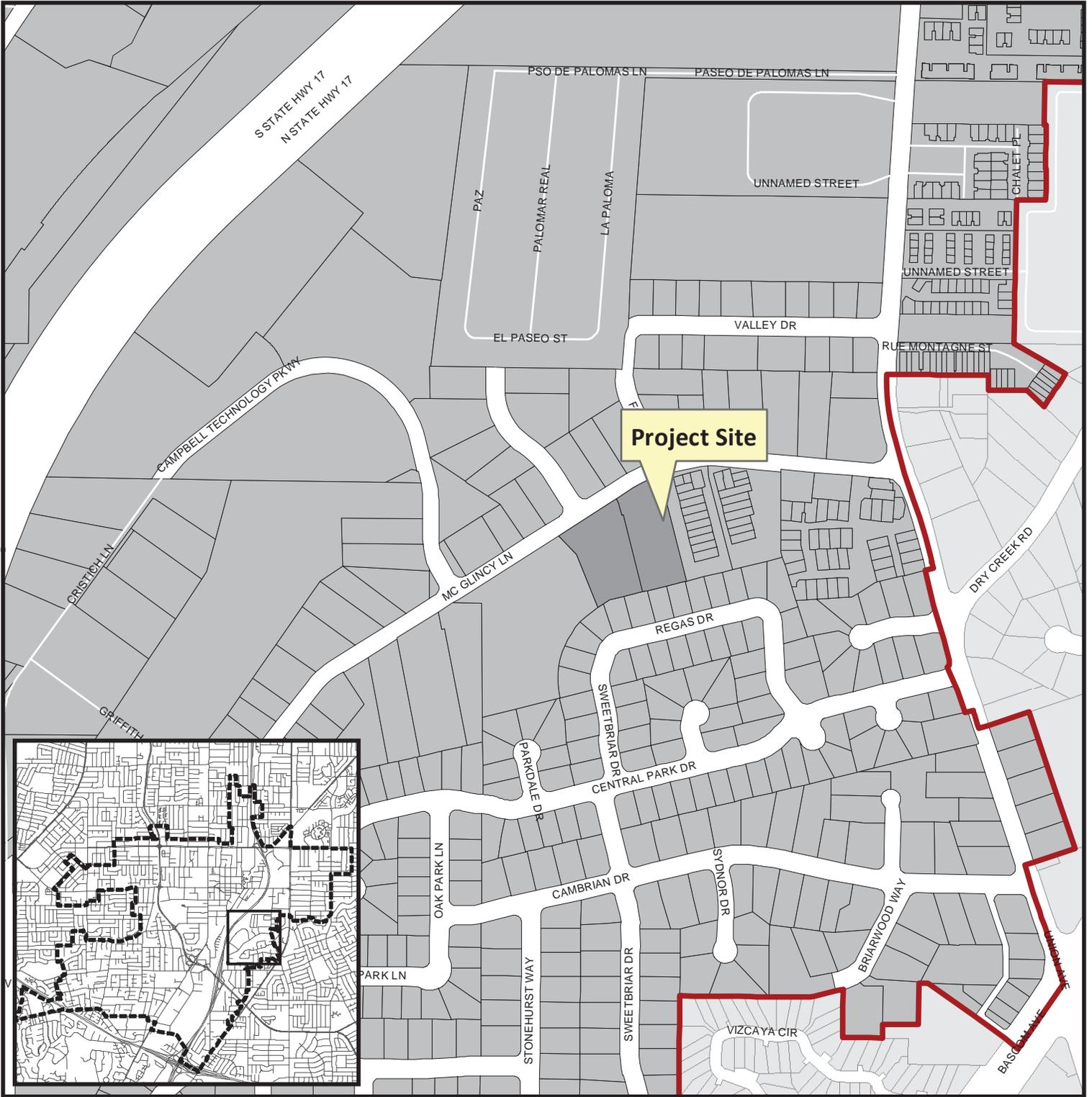
Questions or comments regarding the Study Session may be addressed to Daniel Fama, Senior Planner, in the Community Development Department at (408) 866-2140 or via email at danielf@cityofcampbell.com.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **680 & 700 E. McGlincy Ave**

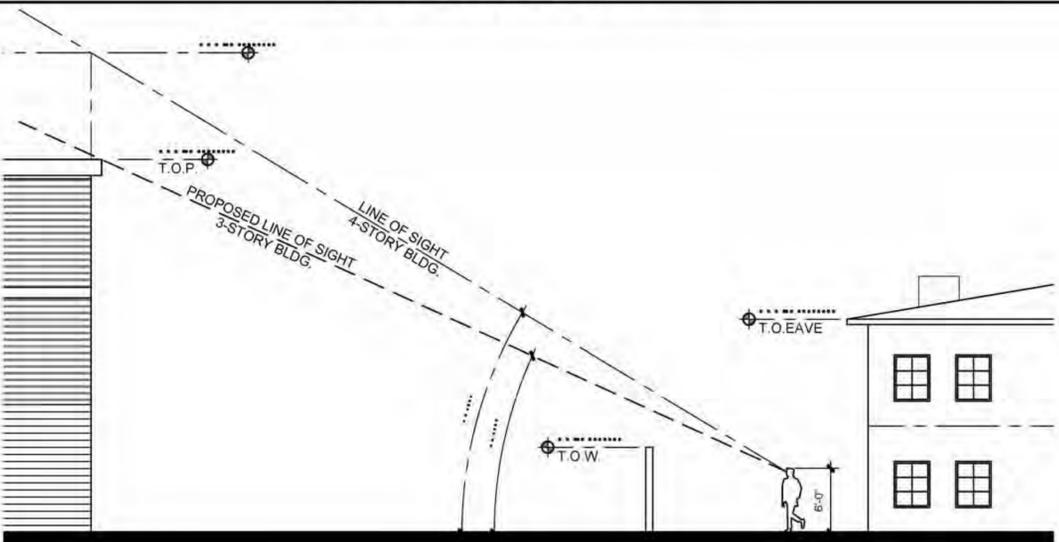
Project Location Map



Project Location: 680 and 700 McGlincy Ln
Application Type: Preliminary Application
Planning File No.: PRE2018-07



Community Development Department
Planning Division

PROJECT DATA & SUMMARY	BUILDING CALCULATIONS	EXISTING MINI-STORAGE FACILITIES															
<p>PROJECT LOCATION:</p> <p>ADDRESS: 680 & 700 E MCGLINCY LANE, PARCELS 3 & 4 CAMPBELL, CA 95008</p> <p>ASSESSOR'S PARCEL NUMBER:</p> <p>PARCEL 3: 412-35-040 PARCEL 4: 412-35-039</p>	<p>PARCEL 3 (412-35-040): 45,439.52 S.F. PARCEL 4 (412-35-039): 45,838.33 S.F. TOTAL LOT SIZE: 91,277.85 S.F.</p> <p>PROJECT AREAS:</p> <p>BUILDING A - BASEMENT: 23,467 S.F. BUILDING A - 1ST LEVEL: 17,856 S.F. BUILDING A - 2ND LEVEL: 17,856 S.F. BUILDING A - 3RD LEVEL: 17,856 S.F.</p> <p>BUILDING B - BASEMENT: 21,059 S.F. BUILDING B - 1ST LEVEL: 15,325 S.F. BUILDING B - 2ND LEVEL: 15,685 S.F. BUILDING B - 3RD LEVEL: 16,325 S.F. TOTAL GROSS STORAGE: 145,429 S.F.</p> <p>OFFICE - 1ST LEVEL: 1000 S.F. MANAGER'S RESIDENCE - 2ND LEVEL: 640 S.F. TOTAL GROSS BUILDING AREA: 147,069 S.F.</p> <p>GROSS BUILDING AREA ABOVE GRADE: 102,543 S.F. FLOOR AREA RATIO (F.A.R.): 102,543 / 91,277 = 1.12</p>	<p>21.10.080 C.43 CAMPBELL ORDINANCE STORAGE FACILITIES (ONE FACILITY PER EVERY FIVE THOUSAND PEOPLE OF THE POPULATIONS):</p> <p>CAMPBELL, CALIFORNIA - POPULATION: 41,993 REF: (www.ci.campbell.ca.us/documentcenter/view/2906)</p> <p>EXISTING FACILITIES LIST:</p> <ol style="list-style-type: none"> INSTANT STORAGE SERVICES, INC. 700 EAST MCGLINCY LANE CAMPBELL, CA PUBLIC STORAGE 509 SALMAR AVE. CAMPBELL, CA KIRK'S MINI-STORAGE 61 DILLON AVE. CAMPBELL, CA PUBLIC STORAGE 175 S. CURTNER AVE. CAMPBELL, CA EXTRA SPACE STORAGE 50 CURTNER AVE. CAMPBELL, CA EXTRA SPACE STORAGE 641 WEST SUNNYOAKS AVE. CAMPBELL, CA EXTRA SPACE STORAGE 187 EAST SUNNYOAKS AVE. CAMPBELL, CA PUBLIC STORAGE 155 EAST SUNNYOAKS AVE. CAMPBELL, CA <p>TOTAL: 8 STORAGE FACILITIES</p>															
<p align="center">GENERAL PLAN</p>	<p align="center">PARKING PROVIDED</p> <p>PUBLIC: 80 STALLS MANAGER'S RESIDENCE: 2 STALLS TOTAL PARKING STALLS: 82 STALLS</p>																
<p>CITY OF CAMPBELL GENERAL MAP 2013 M1 - LIGHT INDUSTRIAL</p>																	
<p align="center">ZONING, BUILDING</p>																	
<p>PER EXISTING C-PD</p>																	
<p align="center">F.A.R. / CODE ANALYSIS</p>																	
<p>CBC 302.1 GROUPS S-1 STORAGE</p> <p>CBC 311.2 STORAGE GROUP S STORAGE GROUP S OCCUPANCY INCLUDES, AMONG OTHER, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR STORAGE THAT IS NOT CLASSIFIED AS A HAZARDOUS OCCUPANCY</p> <p>CBC 311.2 MODERATE-HAZARD STORAGE, GROUP S-1 BUILDINGS OCCUPIED FOR STORAGE USES THAT ARE NOT CLASSIFIED AS GROUP S-2, INCLUDING, BUT NOT LIMITED TO, STORAGE OF THE FOLLOWING:</p> <p>CBC 503.1 GENERAL THE BUILDING HEIGHT AND AREA SHALL NOT EXCEED THE LIMITS SPECIFIED IN TABLE 503 BASED ON THE TYPE OF CONSTRUCTION AS DETERMINED BY SECTIONS 602 AND THE OCCUPANCIES AS DETERMINED BY SECTION 302 EXCEPT AS MODIFIED HEREAFTER. EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS COMPLYING WITH SECTION 706 SHALL BE CONSIDERED TO BE A SEPARATE BUILDING.</p> <p>21.10.080 E. TABLE 2-13 CAMPBELL ORDINANCE</p> <p>F.A.R. EXAMPLES OF EXISTING FACILITIES WITHIN THE CITY OF CAMPBELL</p> <ol style="list-style-type: none"> EXTRA SPACE STORAGE 187 EAST SUNNYOAKS AVE. LOT SIZE: 34,848 SQ. FT. BUILDING SIZE: 56,000 SQ. FT. F.A.R.: 1.61 PUBLIC STORAGE 150 CURTNER AVE. LOT SIZE: 71,438 SQ. FT. BUILDING SIZE: 94,246 SQ. FT. F.A.R.: 1.32 <p><u>CBC TABLE 503: ALLOWABLE BUILDING HEIGHTS AND AREAS</u></p> <table border="1"> <thead> <tr> <th>GROUP</th> <th>HEIGHT (FEET)</th> <th>STORIES</th> <th>AREA</th> <th>TYPE II - B</th> </tr> </thead> <tbody> <tr> <td>S-1 W/ AUTOMATIC SPRINKLER SYSTEM</td> <td>75</td> <td>3</td> <td>52,000</td> <td></td> </tr> </tbody> </table> <p>CBC 504.2 AUTOMATIC SPRINKLER SYSTEM INCREASE WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM BUILDING HEIGHT IS INCREASED BY 20' AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY 1.</p>	GROUP	HEIGHT (FEET)	STORIES	AREA	TYPE II - B	S-1 W/ AUTOMATIC SPRINKLER SYSTEM	75	3	52,000		<p align="center">AERIAL MAP</p> 	<p align="center">KEYPLAN</p> 					
GROUP	HEIGHT (FEET)	STORIES	AREA	TYPE II - B													
S-1 W/ AUTOMATIC SPRINKLER SYSTEM	75	3	52,000														
<p align="center">FIRE RESISTANCE</p>		<p align="center">LINE OF SIGHT DIAGRAM SCALE: 1/8" = 1'-0"</p>															
<p><u>CBC TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)</u></p> <table border="1"> <thead> <tr> <th>BUILDING ELEMENT</th> <th>TYPE II - B</th> </tr> </thead> <tbody> <tr> <td>PRIMARY STRUCTURAL FRAME (SEE SECTION 202)</td> <td>0</td> </tr> <tr> <td>BEARING WALLS - EXTERIOR</td> <td>0</td> </tr> <tr> <td>BEARING WALLS - INTERIOR</td> <td>0</td> </tr> <tr> <td>NONBEARING WALL AND PARTITIONS - EXTERIOR</td> <td>0</td> </tr> <tr> <td>NONBEARING WALL AND PARTITIONS - INTERIOR</td> <td>0</td> </tr> <tr> <td>FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBER (SEE SECTION 202)</td> <td>0</td> </tr> <tr> <td>ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)</td> <td>0</td> </tr> </tbody> </table>	BUILDING ELEMENT	TYPE II - B	PRIMARY STRUCTURAL FRAME (SEE SECTION 202)	0	BEARING WALLS - EXTERIOR	0	BEARING WALLS - INTERIOR	0	NONBEARING WALL AND PARTITIONS - EXTERIOR	0	NONBEARING WALL AND PARTITIONS - INTERIOR	0	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBER (SEE SECTION 202)	0	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)	0	
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BRETT HENRY
TROJAN STORAGE
CAMPBELL, CA

PROJECT INFORMATION

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DATE: 04/13/2018

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Telephone 949 388-8090
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PHOTO 1: WESTERN PERSPECTIVE, SINGLE FAMILY HOMES IN MIDDLE GROUND.



PHOTO 2: EASTERN PERSPECTIVE (VIEW FROM ADJACENT PROPERTY), SINGLE FAMILY HOMES IN BACK GROUND.



PHOTO 3: SOUTHERN PERSPECTIVE, MCGLINCHY LANE IN FOREGROUND.



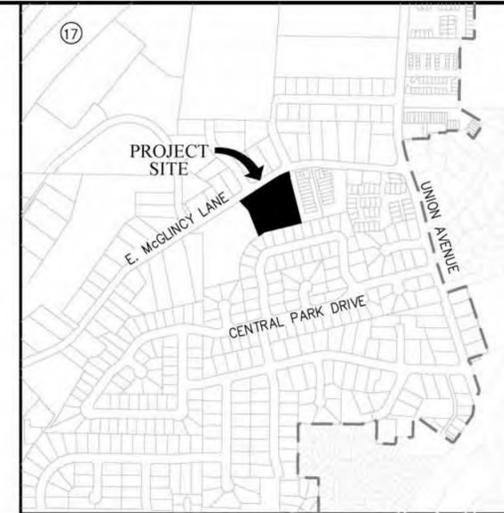
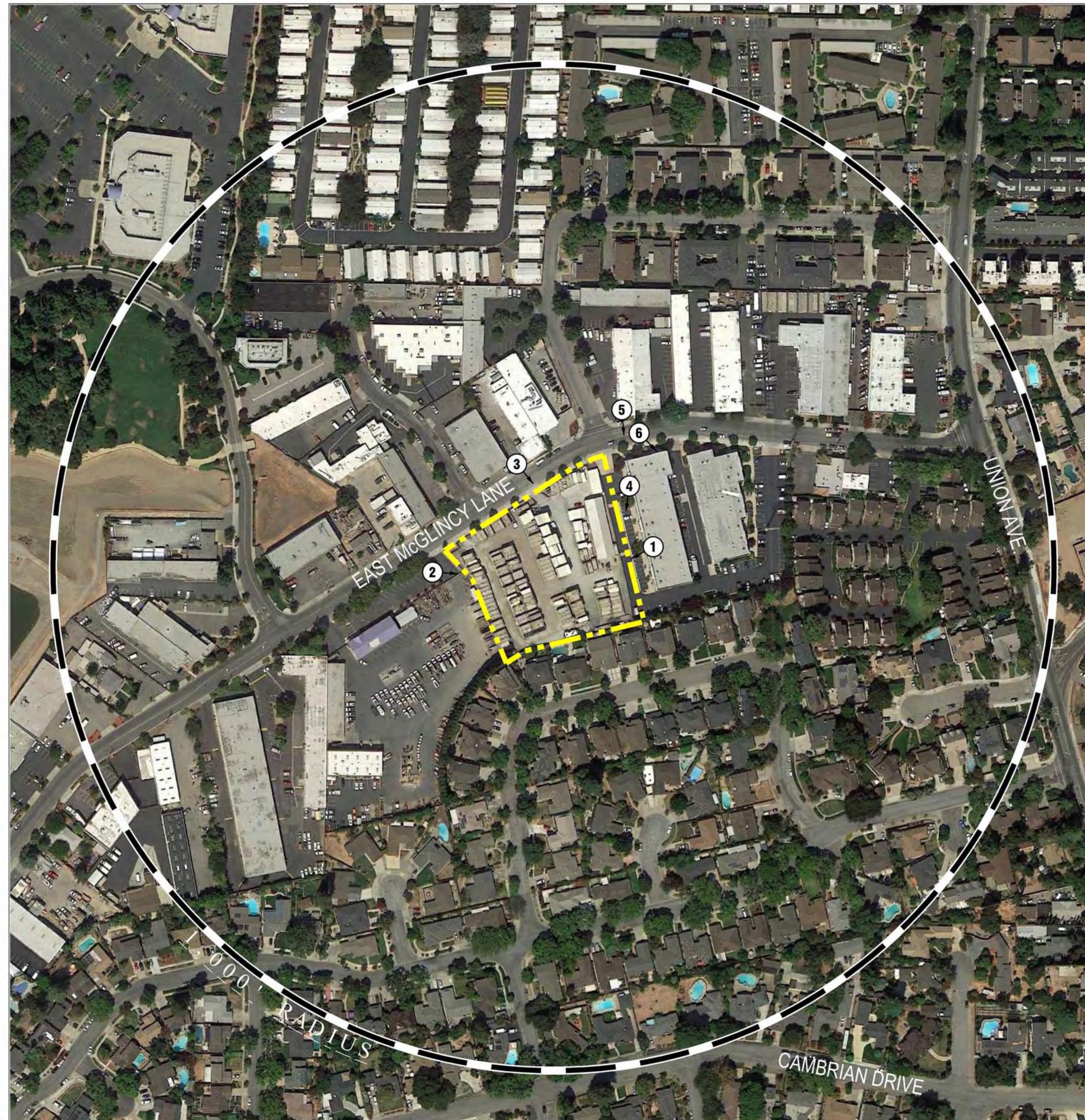
PHOTO 4: SOUTHERN PERSPECTIVE @ SHARED DRIVE AISLE (RESIDENTIAL IN BACKGROUND).



PHOTO 5: SOUTHERN PERSPECTIVE @ SHARED DRIVE AISLE (MCGLINCHY LANE IN FOREGROUND).



PHOTO 6: SOUTHERN PERSPECTIVE; ADJACENT COMMERCIAL CONDOMINIUMS (MCGLINCHY LANE IN FOREGROUND).



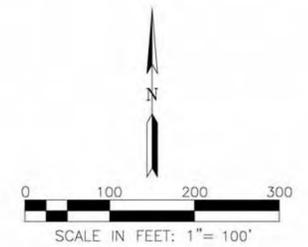
VICINITY MAP

GENERAL NOTES

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2. PROPERTY BOUNDARY DEPICTED HEREON IS GRAPHIC ONLY AND IS SUBJECT TO FURTHER REFINEMENT.

SITE INFORMATION

ADDRESS	700 EAST MCGLINCHY LANE (APN 412-35-039, 040), 2.1 AC
GP DESIGNATION	LIGHT INDUSTRIAL
ZONING	C-PD (CONDO. PLANNED DEVELOPMENT)
PERMITS	PLN2009-159, PLN2007-38, PLN2005-126



AERIAL EXHIBIT
700 MCGLINCHY LANE
Campbell, CA



1732 Aviation Boulevard, Suite 217
Redondo Beach, CA 92078

KELLY SNIDER CONSULTING
LAND USE CONSULTING AND REAL ESTATE DEVELOPMENT SERVICE

WWW.KELLYSNIDERCONSULTING.COM
KELLYSNIDERCONSULTING@GMAIL.COM

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

April 6, 2018
Job No.: 182007



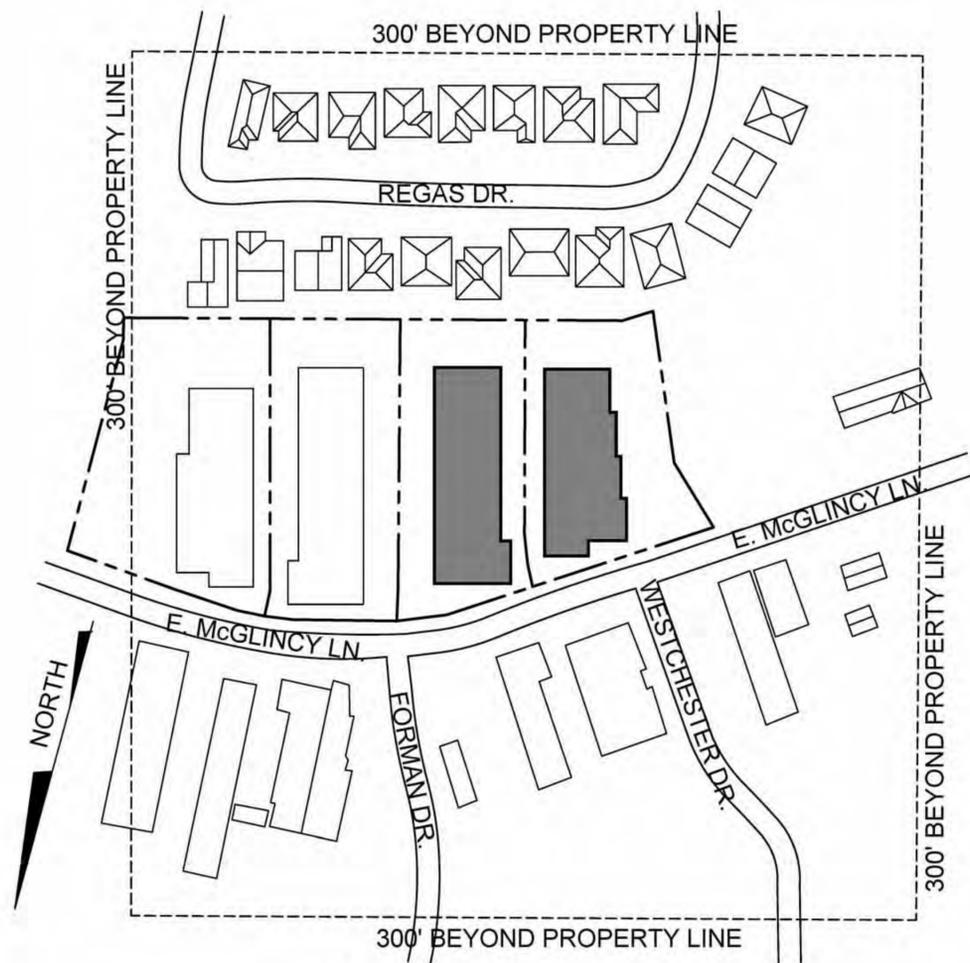
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PRELIMINARY SITE PLAN

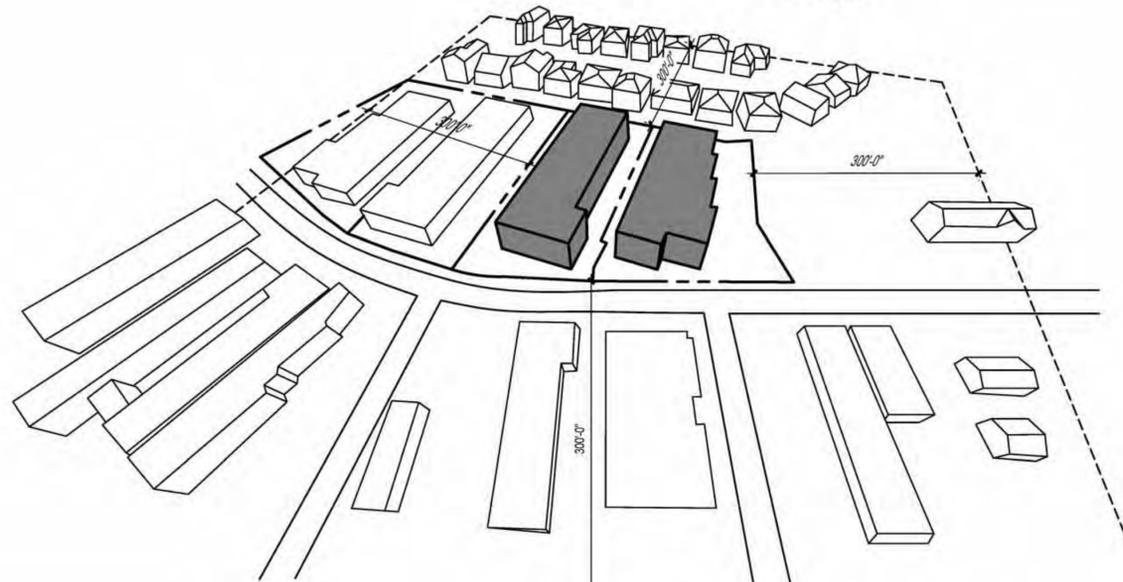
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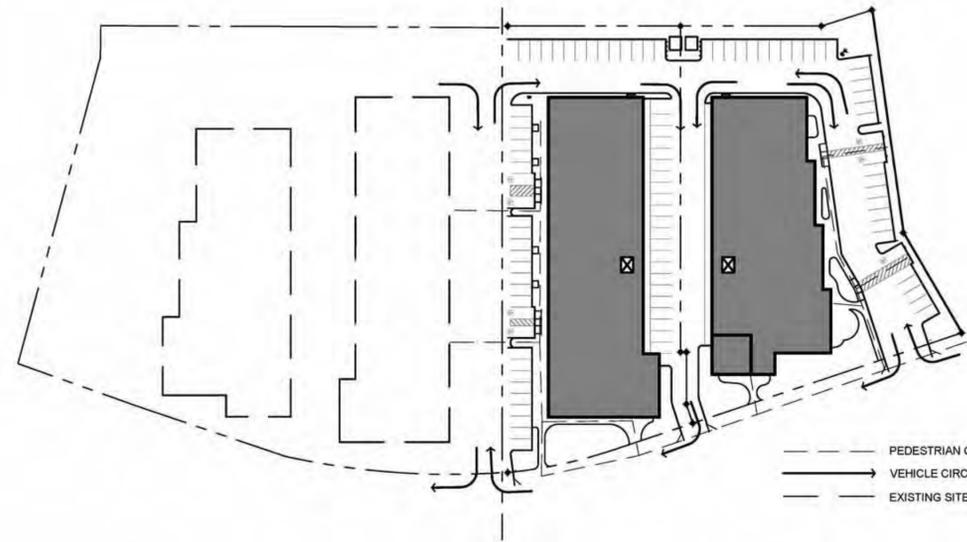
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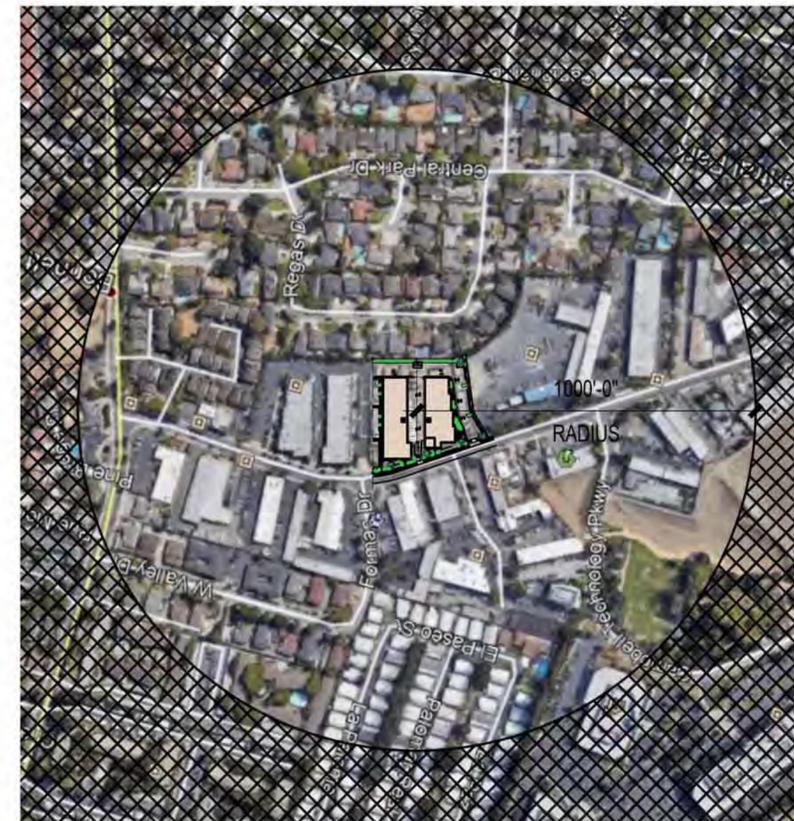
SITE CONTEXT PLAN ①
T=100'-0"



MASSING STUDY ④



VEHICLE AND PEDESTRIAN CIRCULATION MAP ②



AERIAL CONTEXT PLAN - 1000' RADIUS ③
T=250'

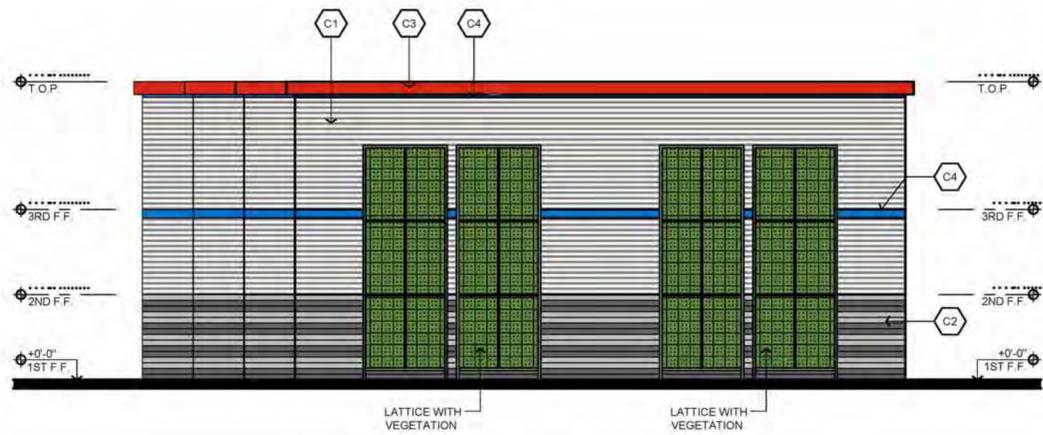
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PRELIMINARY SITE PLAN - AERIAL

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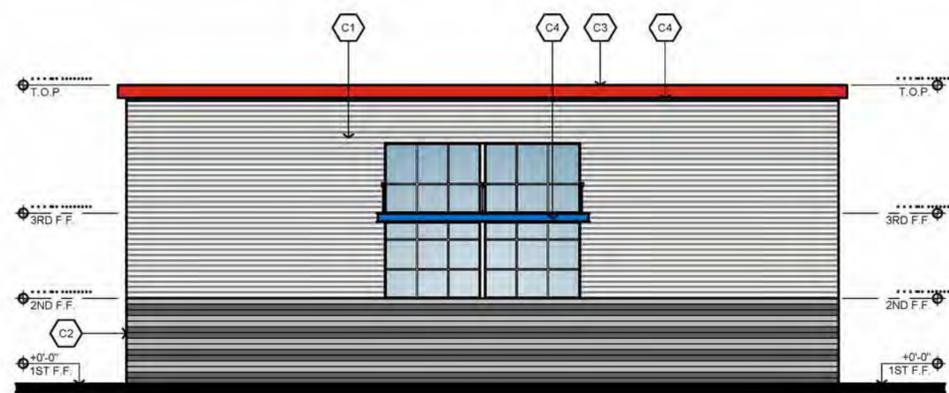
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BUILDING 'B' - SOUTH ELEVATION ①
T=10'-0"



BUILDING 'A' - SOUTH ELEVATION ①
T=10'-0"

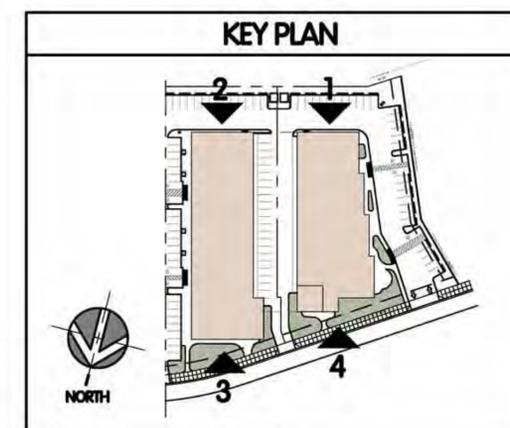


BUILDING 'A' - NORTH ELEVATION ③
T=10'-0"



BUILDING 'B' - NORTH ELEVATION ④
T=10'-0"

- C1 MELROY METAL PRE-FINISHED CORRUGATED LIGHT GA. METAL WALL PANEL COLOR: REGAL WHITE - OR SELECTED BY OWNER
- C2 ORCO BLOCK CO., COLOR: NATURAL/PRECISION BLACK 250 - OR SELECTED BY OWNER. ALTERNATE EVERY 2 COURSES
- C3 PRE-FINISHED ACCENT BAND OR ROLL UP DOOR. COLOR: DUNN EDWARDS DEA1080 RED POWER
- C4 PRE-FINISHED ACCENT BAND. COLOR "BEAUTIFUL BLUE" - OR SELECTED BY OWNER



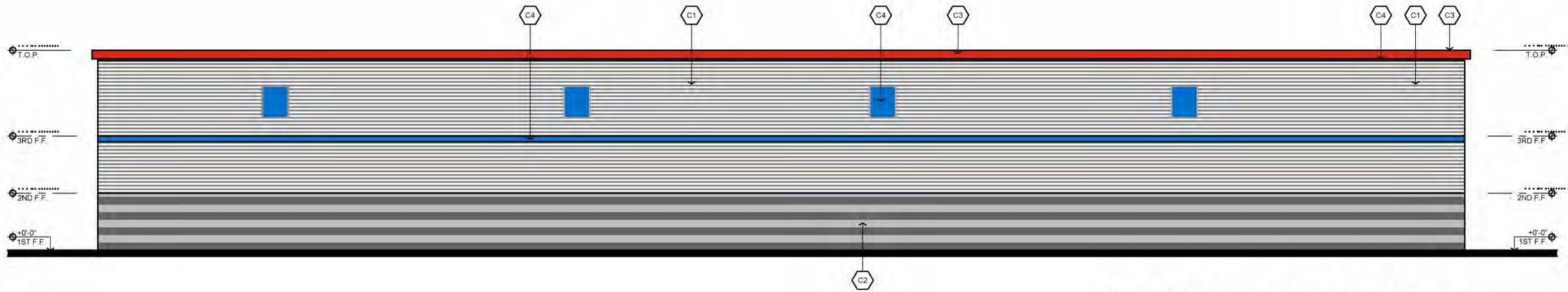
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SCHEME A
PRELIMINARY ELEVATIONS

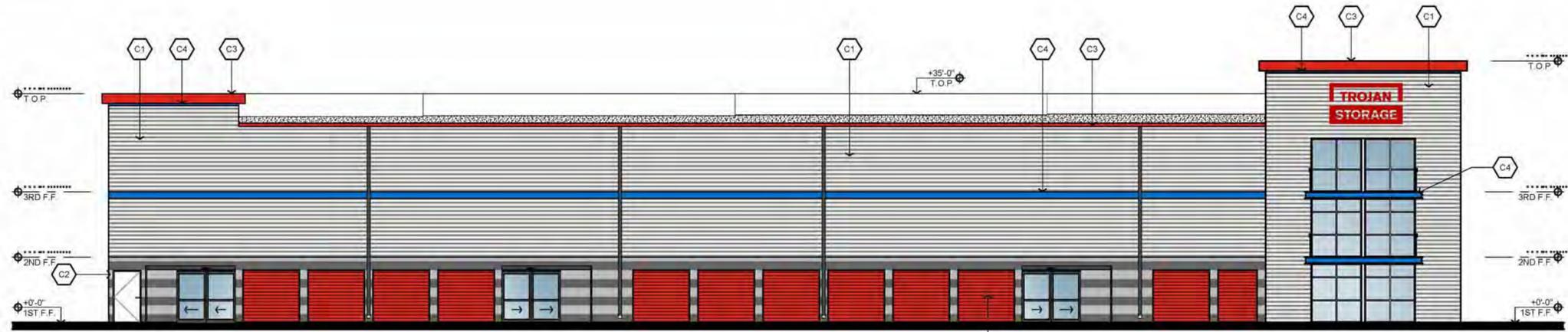
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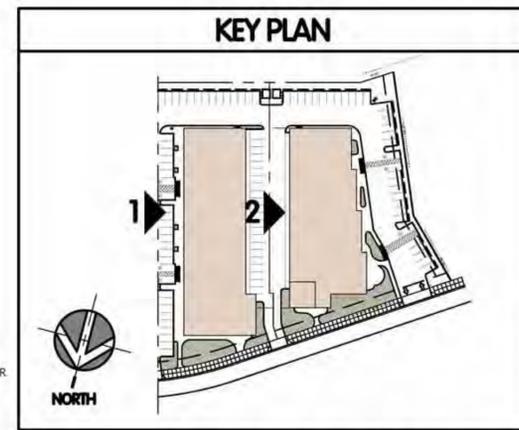


BUILDING 'A' - EAST ELEVATION ①
T=10'-0"



BUILDING 'B' - EAST ELEVATION ②
T=10'-0"

- C1 MIELROY METAL PRE-FINISHED CORRUGATED LIGHT GA. METAL
WALL PANEL COLOR: REGAL WHITE - OR SELECTED BY OWNER
- C2 ORCO BLOCK CO., COLOR: NATURAL/PRECISION BLACK 250 - OR SELECTED BY OWNER
ALTERNATE EVERY 2 COURSES
- C3 PRE-FINISHED ACCENT BAND OR ROLL UP DOOR. COLOR: DUNN EDWARDS DEA1080 RED POWER
- C4 PRE-FINISHED ACCENT BAND. COLOR "BEAUTIFUL BLUE" - OR SELECTED BY OWNER



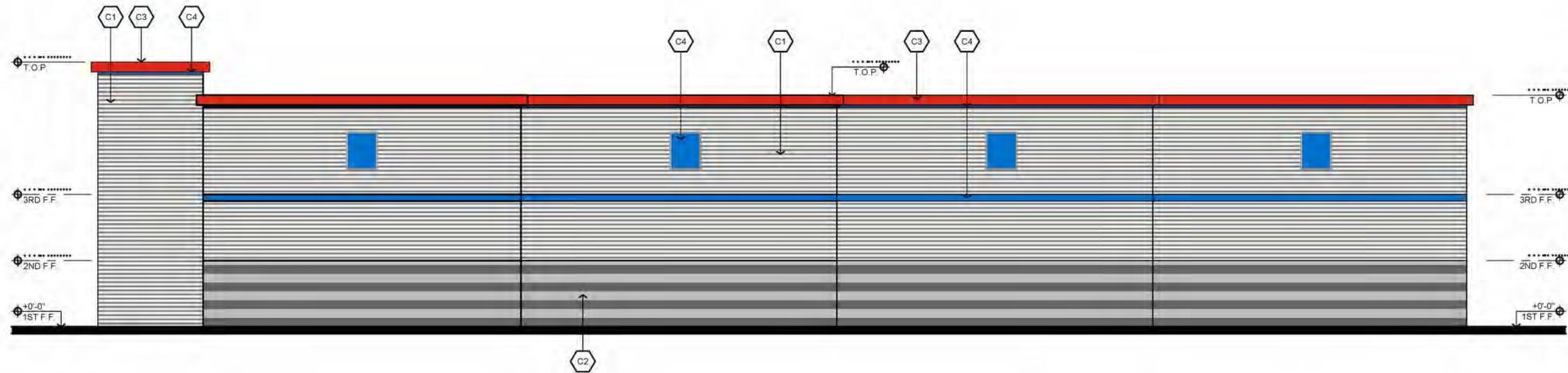
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SCHEME A
PRELIMINARY ELEVATIONS

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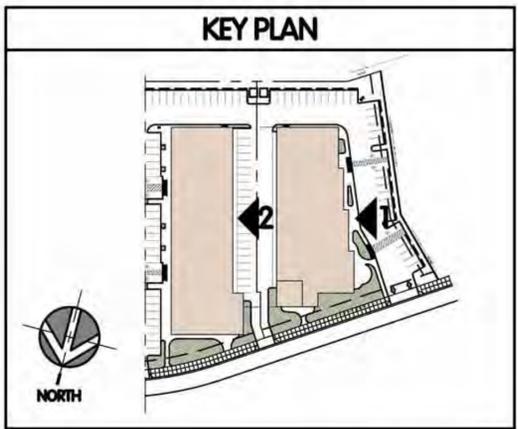


BUILDING 'A' - WEST ELEVATION ①
T=10'-0"



BUILDING 'B' - WEST ELEVATION ②
T=10'-0"

- C1 M&ELROY METAL PRE-FINISHED CORRUGATED LIGHT GA. METAL WALL PANEL COLOR, REGAL WHITE - OR SELECTED BY OWNER
- C2 ORCO BLOCK CO., COLOR: NATURAL-PRECISION BLACK 250 - OR SELECTED BY OWNER. ALTERNATE EVERY 2 COURSES
- C3 PRE-FINISHED ACCENT BAND OR ROLL UP DOOR, COLOR: DUNN EDWARDS DEA1080 RED POWER.
- C4 PRE-FINISHED ACCENT BAND, COLOR 'BEAUTIFUL BLUE' - OR SELECTED BY OWNER



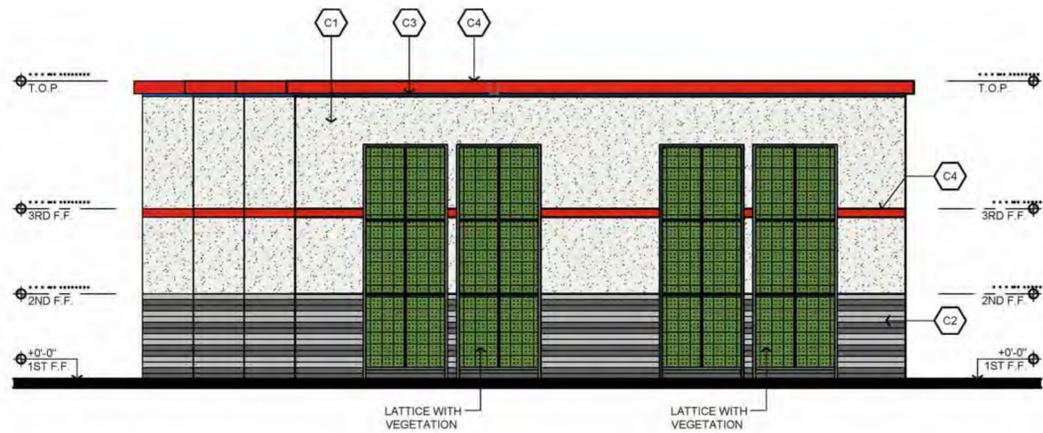
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SCHEME A
PRELIMINARY ELEVATIONS

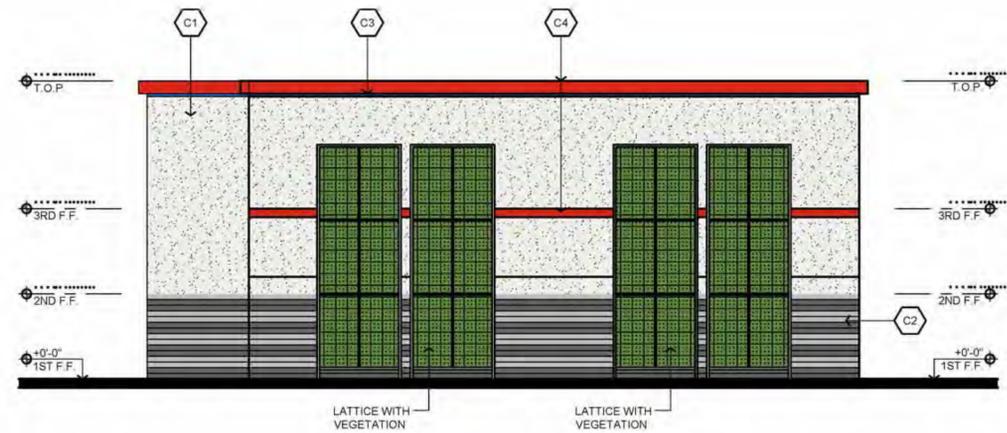
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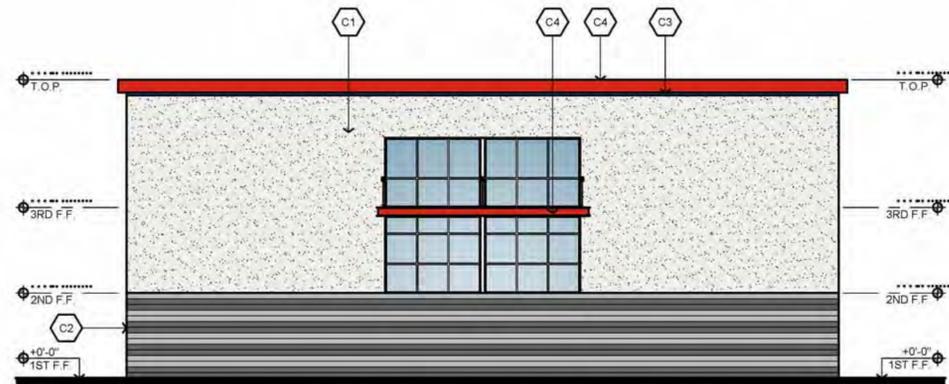
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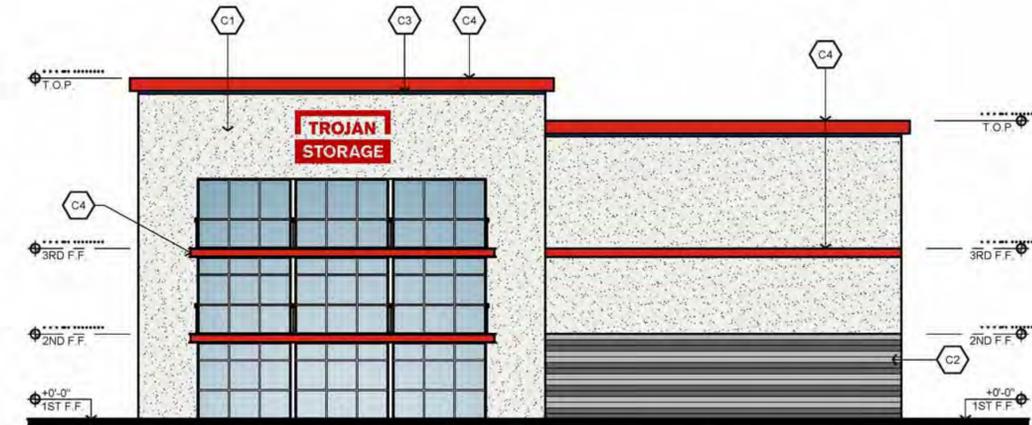
BUILDING 'B' - SOUTH ELEVATION ①
1"=10'-0"



BUILDING 'A' - SOUTH ELEVATION ①
1"=10'-0"

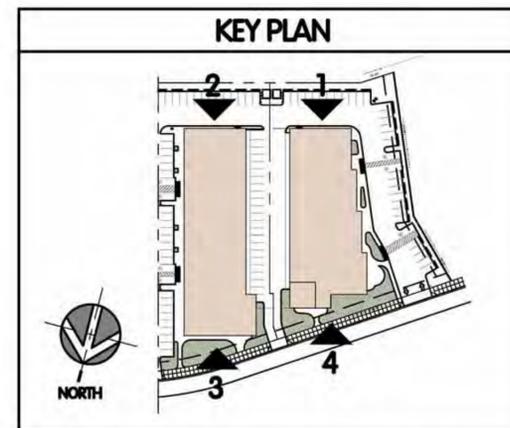


BUILDING 'A' - NORTH ELEVATION ③
1"=10'-0"



BUILDING 'B' - NORTH ELEVATION ④
1"=10'-0"

- ① STUCCO FINISH, COLOR: REGAL WHITE - OR SELECTED BY OWNER
- ② ORCO BLOCK CO., COLOR: NATURAL/PRECISION BLACK 250 - OR SELECTED BY OWNER. ALTERNATE EVERY 2 COURSES
- ③ PRE-FINISHED ACCENT BAND, COLOR: "BEAUTIFUL BLUE" - OR SELECTED BY OWNER
- ④ PRE-FINISHED ACCENT BAND OR ROLL UP DOOR, COLOR: DUNN EDWARDS DEA1000 RED POWER

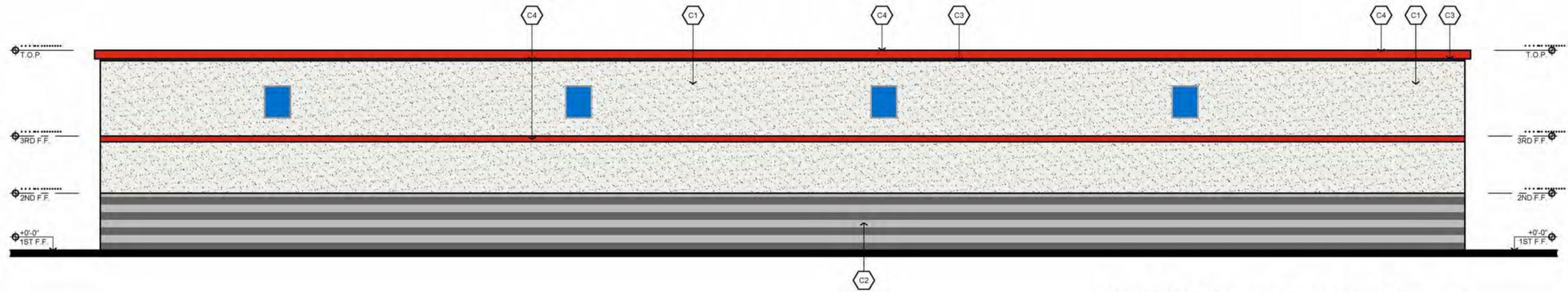


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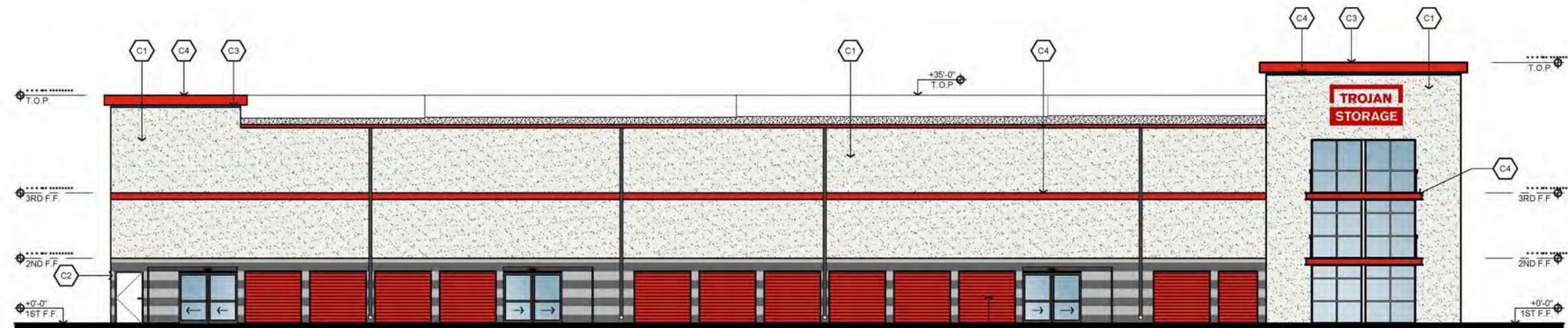
SCHEME B
PRELIMINARY ELEVATIONS

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SCALE: 1"=10'-0"
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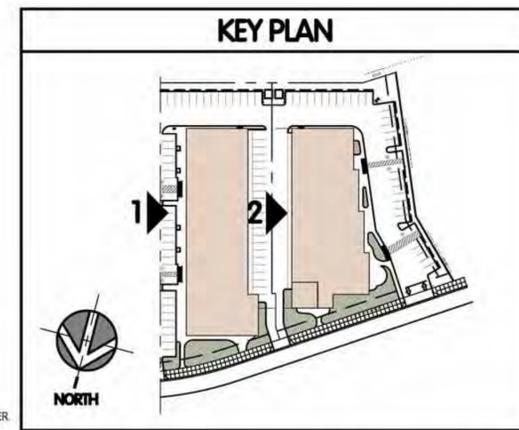
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SAN CLEMENTE,
CA 92672-7541
Telephone 949 388-8090
Facsimile 949 388-8290



BUILDING 'A' - EAST ELEVATION ①
T=10'-0"



BUILDING 'B' - EAST ELEVATION ②
T=10'-0"



- C1 STUCCO FINISH, COLOR: REGAL WHITE - OR SELECTED BY OWNER
- C2 ORCO BLOCK CO., COLOR: NATURAL/PRECISION BLACK 250 - OR SELECTED BY OWNER, ALTERNATE EVERY 2 COURSES
- C3 PRE-FINISHED ACCENT BAND, COLOR "BEAUTIFUL BLUE" - OR SELECTED BY OWNER
- C4 PRE-FINISHED ACCENT BAND OR ROLL UP DOOR, COLOR: DUNN EDWARDS DEA1080 RED POWER

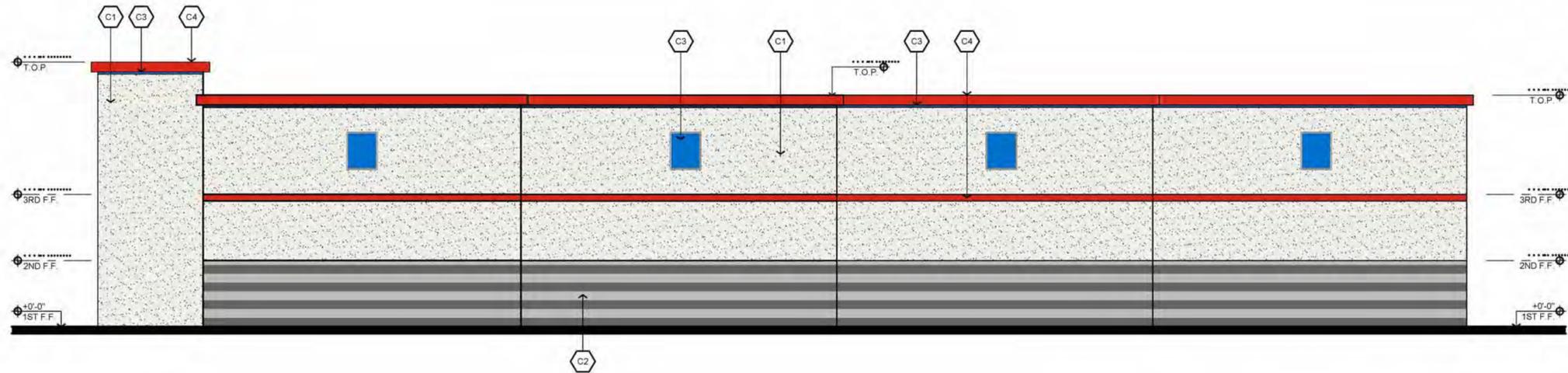
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CAMPBELL, CA

SCHEME B
PRELIMINARY ELEVATIONS

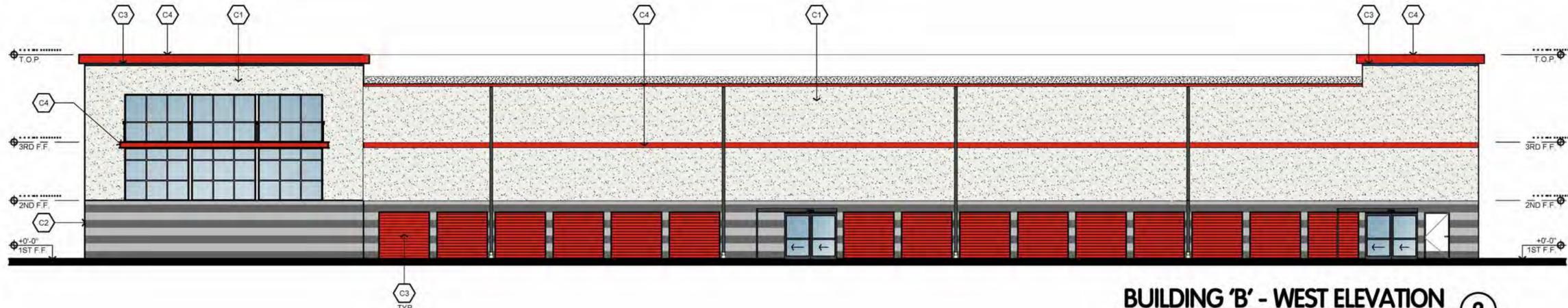
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JOB NUMBER: 18-XXX
SCALE: T=10'-0"
DATE: 04/13/2018

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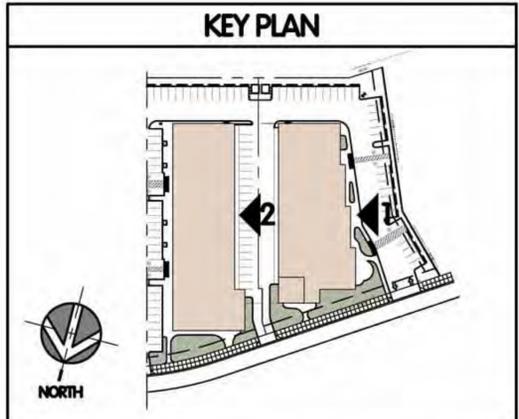


BUILDING 'A' - WEST ELEVATION ①
T=10'-0"



BUILDING 'B' - WEST ELEVATION ②
T=10'-0"

- ⬡ C1 STUCCO FINISH, COLOR: REGAL WHITE - OR SELECTED BY OWNER
- ⬡ C2 ORCO BLOCK CO., COLOR: NATURAL/PRECISION BLACK 250 - OR SELECTED BY OWNER. ALTERNATE EVERY 2 COURSES
- ⬡ C3 PRE-FINISHED ACCENT BAND, COLOR: "BEAUTIFUL BLUE" - OR SELECTED BY OWNER
- ⬡ C4 PRE-FINISHED ACCENT BAND OR ROLL UP DOOR, COLOR: DUNN EDWARDS DEA1080 RED POWER.



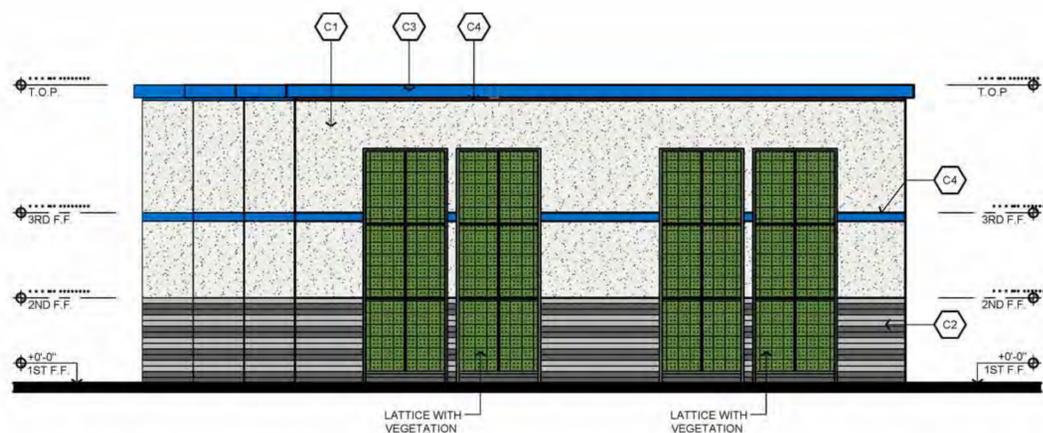
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CAMPBELL, CA

SCHEME B
PRELIMINARY ELEVATIONS

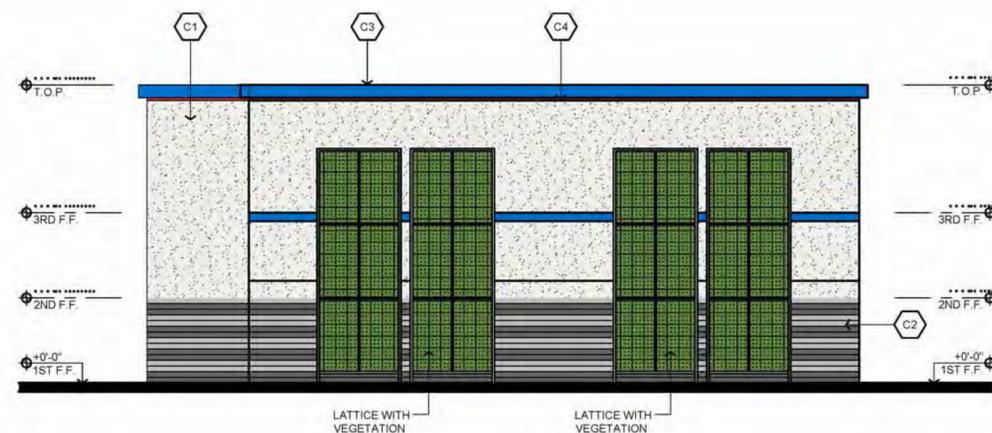
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SCALE: T=10'-0"
DATE: 04/13/2018

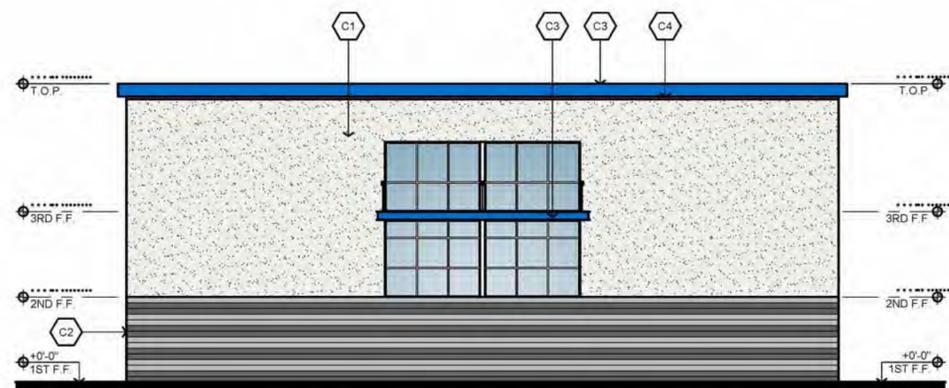
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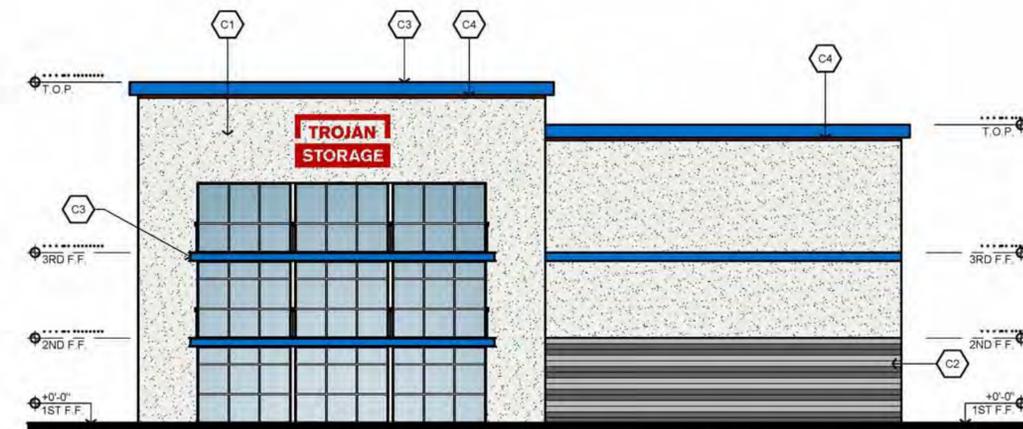
BUILDING 'B' - SOUTH ELEVATION ①
1"=10'-0"



BUILDING 'A' - SOUTH ELEVATION ①
1"=10'-0"

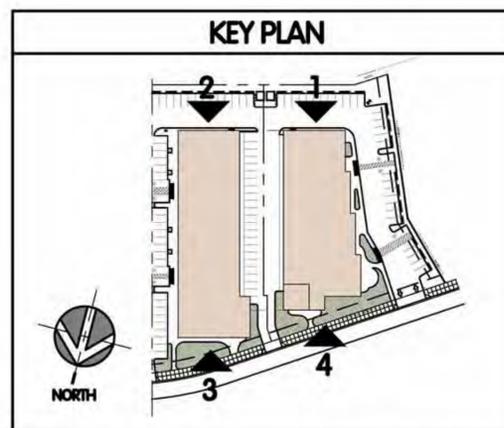


BUILDING 'A' - NORTH ELEVATION ③
1"=10'-0"



BUILDING 'B' - NORTH ELEVATION ④
1"=10'-0"

- ① STUCCO FINISH, COLOR: REGAL WHITE - OR SELECTED BY OWNER
- ② ORCO BLOCK CO., COLOR: NATURAL/PRECISION BLACK 250 - OR SELECTED BY OWNER. ALTERNATE EVERY 2 COURSES
- ③ PRE-FINISHED ACCENT BAND, COLOR: "BEAUTIFUL BLUE" - OR SELECTED BY OWNER
- ④ PRE-FINISHED ACCENT BAND OR ROLL UP DOOR, COLOR: DUNN EDWARDS DEA1080 RED POWER.



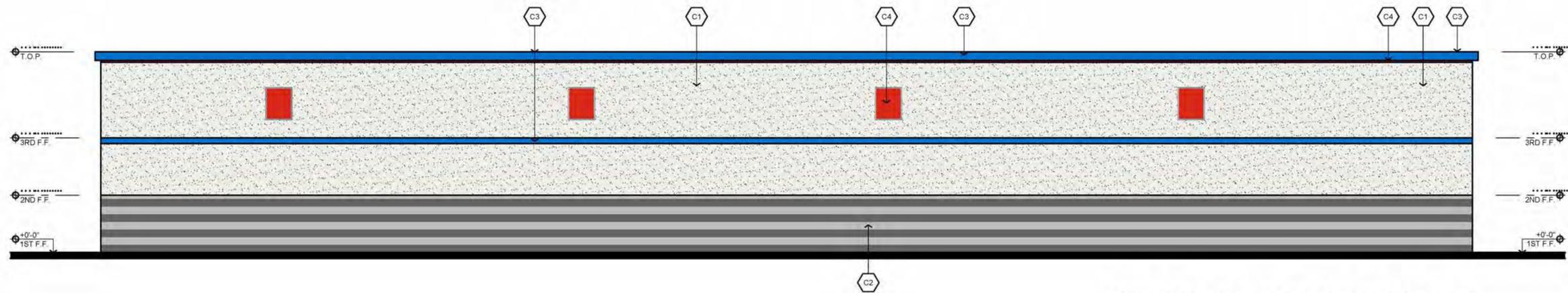
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CAMPBELL, CA

SCHEME C
PRELIMINARY ELEVATIONS

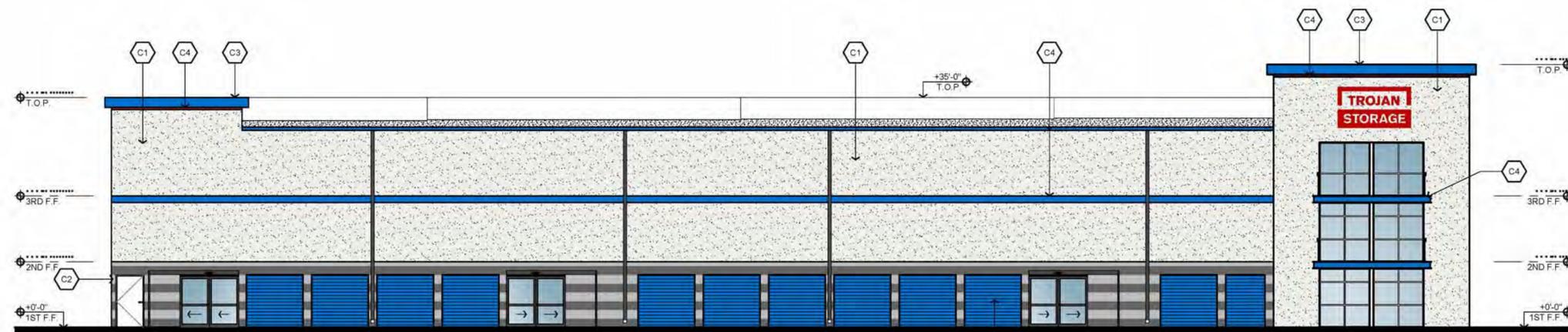
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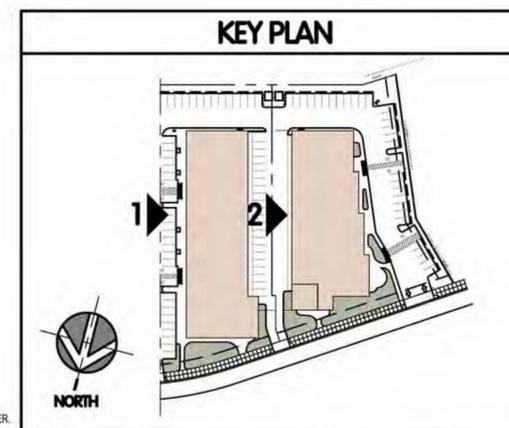
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BUILDING 'A' - EAST ELEVATION ①
T=10'-0"



BUILDING 'B' - EAST ELEVATION ②
T=10'-0"



- C1 STUCCO FINISH, COLOR: REGAL WHITE - OR SELECTED BY OWNER
- C2 ORCO BLOCK CO., COLOR: NATURAL/PRECISION BLACK 250 - OR SELECTED BY OWNER. ALTERNATE EVERY 2 COURSES
- C3 PRE-FINISHED ACCENT BAND, COLOR "BEAUTIFUL BLUE" - OR SELECTED BY OWNER
- C4 PRE-FINISHED ACCENT BAND OR ROLL UP DOOR, COLOR: DUNN EDWARDS DEA1080 RED POWER.

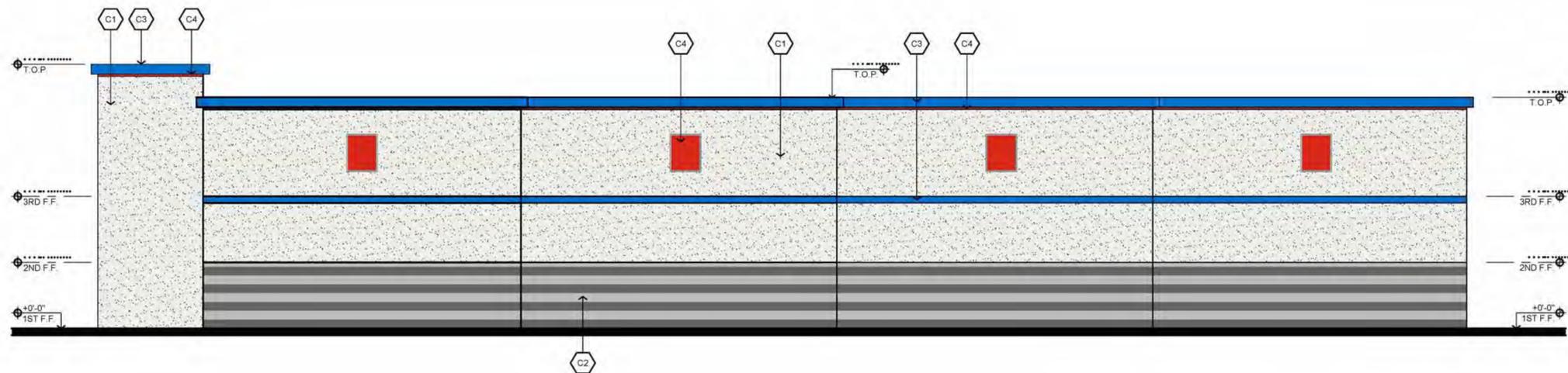
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SCHEME C
PRELIMINARY ELEVATIONS

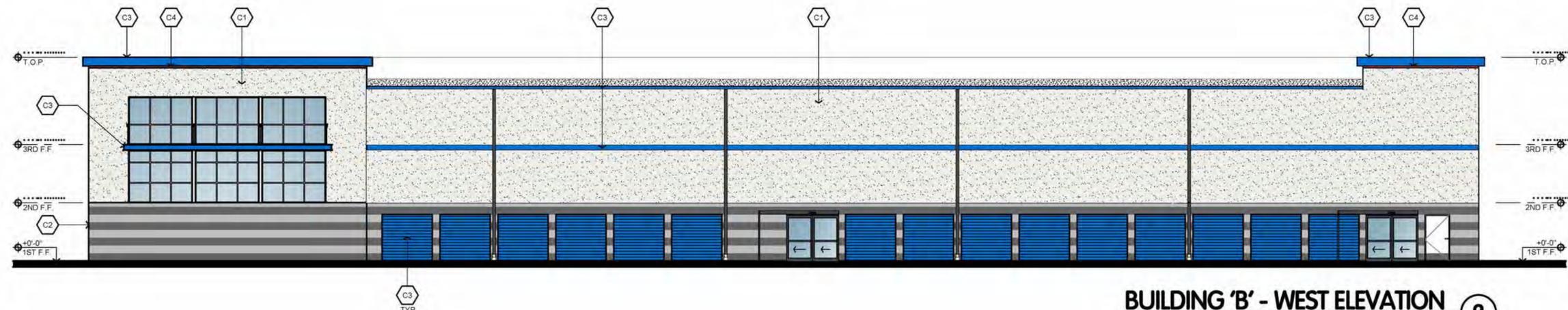
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JOB NUMBER: 18-XXX
 SCALE: T=10'-0"
 DATE: 04/13/2018

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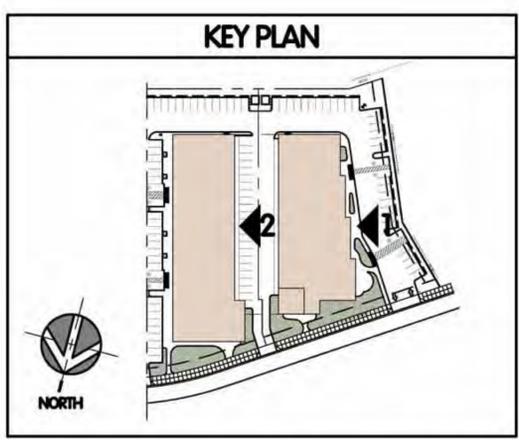


BUILDING 'A' - WEST ELEVATION ①
T=10'-0"



BUILDING 'B' - WEST ELEVATION ②
T=10'-0"

- ⓐ STUCCO FINISH, COLOR: REGAL WHITE - OR SELECTED BY OWNER
- ⓑ ORCO BLOCK CO., COLOR: NATURAL/PRECISION BLACK 250 - OR SELECTED BY OWNER. ALTERNATE EVERY 2 COURSES
- ⓒ PRE-FINISHED ACCENT BAND, COLOR "BEAUTIFUL BLUE" - OR SELECTED BY OWNER
- ⓓ PRE-FINISHED ACCENT BAND OR ROLL UP DOOR, COLOR: DUNN EDWARDS DEA1080 RED POWER.



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CAMPBELL, CA

SCHEME C
PRELIMINARY ELEVATIONS

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EXTRA SPACE - LADERA, CA ②



EXTRA SPACE - MURRAY, UT ③



TROJAN STORAGE - BURBANK, CA ①

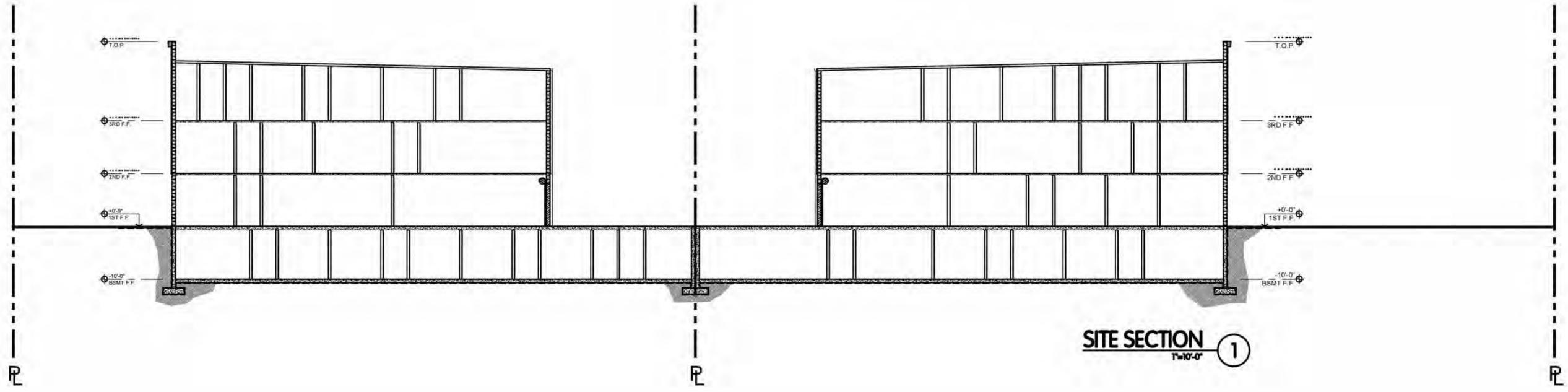
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EXAMPLES OF ARCHITECTURE

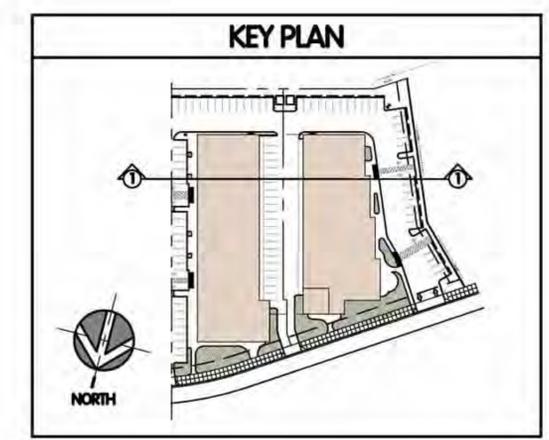
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SITE SECTION 1
1"=10'-0"



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PRELIMINARY SITE SECTION

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