



CITY OF CAMPBELL
Community Development Department

August 14, 2020

NOTICE OF PUBLIC HEARING
THIS MEETING WILL BE CONDUCTED ON-LINE USING ZOOM

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **August 25, 2020**, for a Public Hearing to consider the application of Gary Kohlsaat for a Site and Architectural Review Permit (PLN-2020-70) to allow a façade improvement to an existing commercial building including installation of metal awnings, a new entry door and window, and replacement of decorative rock wall cladding with stucco, and associated parking lot restriping on property located at **1049 Dell Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. This Planning Commission meeting will be conducted via telecommunication and is compliant with provisions of the Brown Act and Executive Order N-29-20 issued by the Governor.

While members of the public will not be able to attend the meeting of the Campbell City Planning Commission physically, the meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>).

Interested persons may register to electronically participate in this Zoom PC meeting at https://us02web.zoom.us/webinar/register/WN_uavFQC2sT1m_cJvrGV1oA. After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, August 21st on the website at <https://www.ci.campbell.ca.us/AgendaCenter/Planning-Commission-6>, and will include all materials for this meeting. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing by email to planning@campbellca.gov. Questions may be addressed to the Community Development Department at (408) 866-2140. Plans and architectural drawings may be viewed by Friday, August 13th on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or ClerksOffice@campbellca.gov at least on week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice, refer to **1049 Dell Avenue**



Location Map - 1049 Dell Ave



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

**CALIFORNIA
UNREASONABLE HARDSHIP EXEMPTION
20% RULE**

Accessibility for Existing Buildings
2016 CBC, Section 1134 B.2.1, Exception 1
2019 Valuation Threshold

Title Sheet

NOTE:

1. 20% rule applies to valuation thresholds under \$ 166,157.00 (Revised Jan. 2019)

To qualify for a hardship exemption, projects must provide the following:

- Applicant must demonstrate that full access compliance will create an "unreasonable hardship".

- Applicant must provide a maximum amount of 20% of the determined valuation of the permitted project toward access improvements in the following priority:

- Accessible Entrance.
- Accessible route to the altered areas.
- Accessible restroom(s).
- Accessible drinking fountains.
- Additional accessible elements.

2. For projects with determined valuations in excess of \$ 166,157.00, the building being remodeled shall be made fully compliant with State Access requirements.

The valuation for this project has been established and confirmed by the City Building Division as:
\$ 6,120.00

This project has requested to be granted an "Unreasonable Hardship" exemption. Under this provision, 20% of the valuation above is:

\$ 1,224.00

The amount established above shall be directed to accessible improvements according to the following distribution:

- | | |
|--------------------------------------|---------------------------------------|
| 1. Parking striping and loading area | \$ 1,000.00 |
| 2. Handicap sign | \$ 280.00 |
| 3. | \$ |
| 4. | \$ |
| | Total Expenditure: \$ 1,280.00 |

1



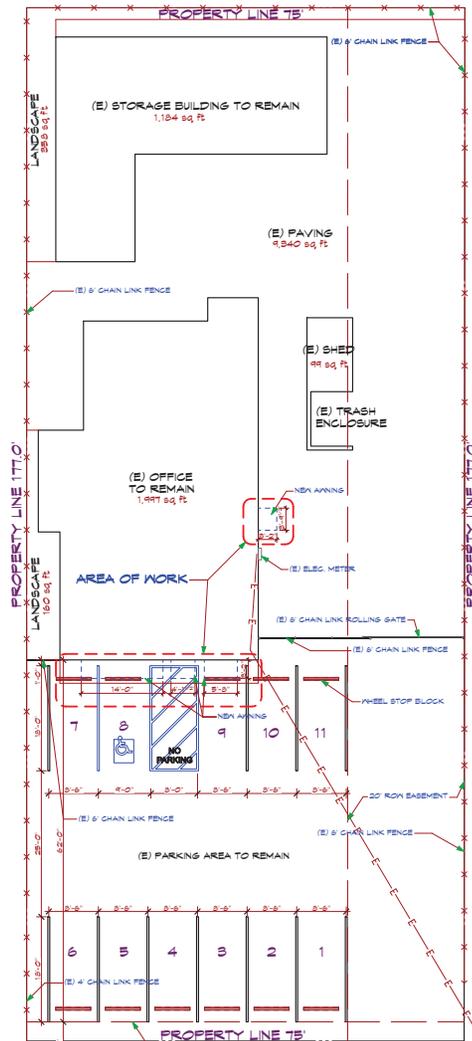
PROPOSED FRONT



EXISTING FRONT

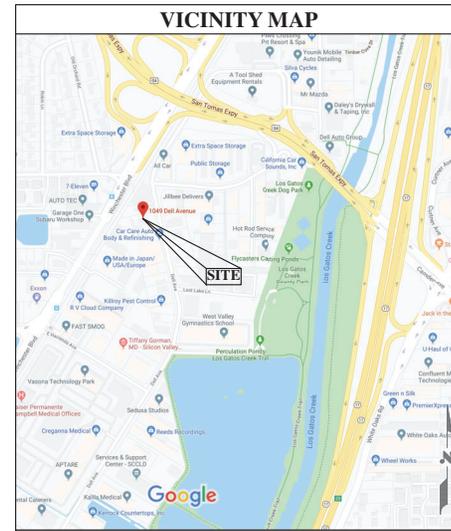
NOTE:
PROVIDE LOADING & UNLOADING ACCESSIBLE BORDER PAINTED BLUE
PROVIDE STRIPES @ 36" OC PAINTED A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE
PROVIDE ACCESSIBILITY SIGN THAT IS REFLECTORIZED WITH A MIN. AREA OF 10 SQUARE INCHES.
DIMENSION TO CENTERLINE OF STRIPE
PROVIDE TYPICAL INTERNATIONAL SYMBOL OF ACCESSIBILITY @ 36" X 36"
PROVIDE INTAIN THE LOADING & UNLOADING ACCESSIBLE, PAINT THE WORDS "NO PARKING" IN 12" HIGH MIN. WHITE LETTERS.
PROVIDE WHEEL STOP

1



SITE PLAN

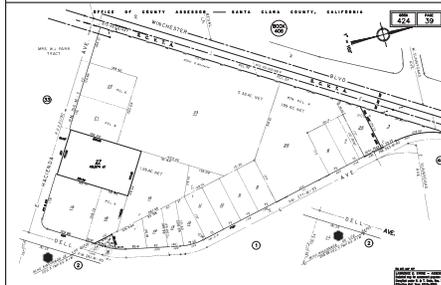
SCALE: 1" = 10'



PROJECT DATA

PROJECT ADDRESS: 1049 DELL AVE, CAMPBELL, CA 95008
OWNER: RIAN BARTH & FLORIAN BARTH, TENANTS IN COMMON, 18466 LOS GATOS BLVD, SUITE 104-105, LOS GATOS, CA 95032 (408) 859-9552
APN: 424-59-008
ZONING: M-1
CONSTRUCTION TYPE: V-E-U, NO SPRINKLERS
OCCUPANCY GROUP: B
STORIES: 1
SITE AREA: 19,227 SF
ALLOWABLE FLOOR AREA: 40% = 7,701 SF
LOT AREA: 19,227 SF
OFFICE: 1,997 SF
STORAGE: 1,184 SF
SHED: 99 SF
LANDSCAPING: 919 SF
PAVING: 4,840 SF

PLOT MAP



CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE 2019 CBC PART 2, CRC PART 2.5, CEC PART 3, CMC PART 4, CPC PART 5, CBEESC PART 6, CHBC PART 8, CEEC PART 10, CEEBC PART 11 AS WELL AS ALL APPLICABLE STATE & LOCAL CODES.

SCOPE OF WORK

ADD METAL AWNINGS TO EXISTING BUILDING & NEW SKIM COAT STUCCO ON FRONT FACADE, RESTRIKE PARKING LOT, ADD HANDICAP PARKING AREA & SIGN.

SHEET INDEX

- A-1 TITLE SHEET/SITE PLAN
- A-2 BLUEPRINT FOR A CLEAN BAY
- A-3 ELEVATIONS/SECTION
- S-1 STRUCTURAL PLANS

REVISIONS

NO.	DATE	DESCRIPTION
1	6/12/20	PLAN CHECK COMPLETE



A COMMERCIAL REMODEL OF:
DELL AVE. BUILDING
1049 DELL AVE.,
CAMPBELL, CA. 95008

DATE: 6/12/20
SCALE: AS SHOWN

SHEET
A-1
1 OF 4

FRESH CONCRETE AND MORTAR APPLICATION	LANDSCAPING, GARDENING, AND POOL MAINTENANCE	HEAVY EQUIPMENT OPERATION	PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES
BEST MANAGEMENT PRACTICES FOR: <ul style="list-style-type: none"> Masons and bricklayers Sidewalk construction crews Patio construction workers Construction inspectors General contractors Home builders Developers 	BEST MANAGEMENT PRACTICES FOR THE: <ul style="list-style-type: none"> Landscapers Gardeners Swimming pool/spa service and repair workers General contractors Home builders Developers 	BEST MANAGEMENT PRACTICES FOR THE: <ul style="list-style-type: none"> Vehicle and equipment operators Site supervisors General contractors Home builders Developers 	BEST MANAGEMENT PRACTICES FOR THE: <ul style="list-style-type: none"> Painters Paperhangers Plasterers Graphic artists Floor covering installers General contractors Home builders Developers
GENERAL BUSINESS PRACTICES <ul style="list-style-type: none"> Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind. Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff. Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams. 	GENERAL BUSINESS PRACTICES <ul style="list-style-type: none"> When cleaning up after driveway or sidewalk construction, wash lines onto dirt areas, not down the driveway or into the street or storm drain. Place hay bales or other erosion controls down slope to capture runoff carrying mortar or cement before it reaches the storm drain. When breaking up paving, be sure to pick up all the pieces and dispose properly. Recycle large chunks of broken concrete at a landfill. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash. Never bury waste material. 	SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE <ul style="list-style-type: none"> Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Perform major maintenance, repair jobs, vehicle and equipment washing off site. 	BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP <ul style="list-style-type: none"> Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream. For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer. For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
DURING CONSTRUCTION <ul style="list-style-type: none"> Don't mix up more fresh concrete or cement than you will use in a day. Set up and operate small mixers on tarps or heavy plastic drop cloths. 	STORM DRAIN POLLUTION FROM MASONRY AND PAVING <p>Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.</p>	STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE <p>Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algicides should never be discharged to storm drains. These chemicals are toxic to aquatic life.</p>	PAINT REMOVAL <ul style="list-style-type: none"> Chemical paint stripping residue is a hazardous waste. Chips and dust from marine paints or paints containing lead or tributyltin are hazardous wastes. Dry sweep and dispose of appropriately. Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash. When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.
<h1 style="margin: 0;">Blueprint for a Clean Bay</h1> <h2 style="margin: 0;">BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.</h2>			
<h3 style="margin: 0;">SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM</h3>			
EARTH MOVING ACTIVITIES <p>BEST MANAGEMENT PRACTICES FOR THE:</p> <ul style="list-style-type: none"> Bulldozers, backhoe, and grading machine operators Dump truck drivers Site supervisors General contractors Home builders Developers 	DETECTING CONTAMINATED SOIL OR GROUNDWATER <p>As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program.</p> <p>WATCH FOR ANY OF THESE CONDITIONS:</p> <ul style="list-style-type: none"> Unusual soil conditions, discoloration, or odor Abandoned underground tanks Abandoned wells Burred barrels, debris, or trash 	ROADWORK AND PAVING <p>BEST MANAGEMENT PRACTICES FOR THE:</p> <ul style="list-style-type: none"> Road Crews Driveway/sidewalk/parking lot construction crews Seal coat contractors Operators of: grading equipment paving machines dump trucks concrete mixers Construction inspectors General contractors Developers 	GENERAL CONSTRUCTION AND SITE SUPERVISION <p>BEST MANAGEMENT PRACTICES FOR THE:</p> <ul style="list-style-type: none"> Construction industry
DURING CONSTRUCTION <ul style="list-style-type: none"> Remove existing vegetation only when absolutely necessary. Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned. Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Cover stockpiles and excavated soil with secured tarps or plastic sheeting. 	WHAT CAN YOU DO? <p>GENERAL BUSINESS PRACTICES</p> <ul style="list-style-type: none"> Develop and implement erosion/sediment control plans for embankments. Schedule excavation and grading work for dry weather. Check for and repair leaking equipment. Perform major equipment repairs in designated areas at your yard away from the construction site. 	WHAT CAN YOU DO? <ul style="list-style-type: none"> Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area. Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms. Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use. Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil. Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Avoid over application by water trucks for dust control. 	MATERIALS/WASTEHANDLING <ul style="list-style-type: none"> Practice Source Reduction—minimize waste when you order materials. Order only the amount you need to finish the job. Use recyclable materials whenever possible. Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.
GENERAL BUSINESS PRACTICES <ul style="list-style-type: none"> Schedule excavation and grading work for dry weather. Perform major equipment repairs away from the job site. When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains. Do not use diesel oil to lubricate equipment or parts. 	STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES <p>Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. </p>	ASPHALT/CONCRETE REMOVAL <ul style="list-style-type: none"> Avoid creating excess dust when breaking asphalt or concrete. After breaking old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff. Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary. Never hose down streets to clean up tracked dirt. 	STORM DRAIN POLLUTION FROM ROADWORK <p>Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.</p>
DURING CONSTRUCTION <ul style="list-style-type: none"> Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure. Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc. Use check dams, ditches, or berms to divert runoff around excavations. 	STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT OPERATION <p>Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.</p>	STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE <p>Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.</p>	STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE <p>Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.</p>
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Date: 07/02/03
 Drawn By:
 Designed By:

SCALE: N.T.S.
 SHEET: of

PLAN FOR THE IMPROVEMENT OF ENCROACHMENT PERMIT NO.

BLUEPRINT FOR A CLEAN BAY

REVISIONS	
1	PLAN CHECK COMPLETE 12.22.20

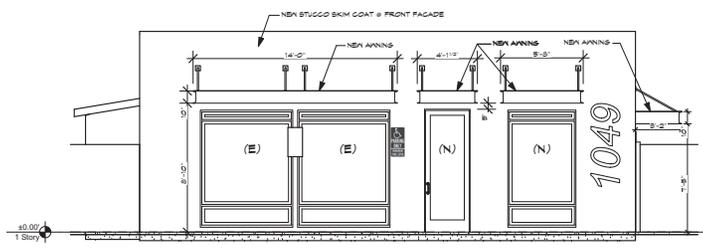
KOHLSAAT & ASSOCIATES
 51 UNIVERSITY AVE., 11TH FLOOR, LONG BEACH, CA 90801 • (562) 592-2555



A COMMERCIAL REMODEL OF:
DELL AVE. BUILDING
 1049 DELL AVE., CAMPBELL, CA. 95008

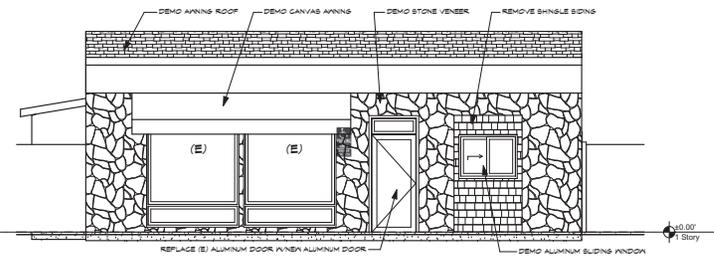
NOTE: This is a conceptual drawing and not a final architectural drawing. It is intended to show the general appearance of the proposed project. It is not intended to be used for construction purposes. All dimensions are approximate and subject to change. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

DATE: 6/12/20
 SCALE: AS SHOWN
 SHEET
A-2
 3 OF 4



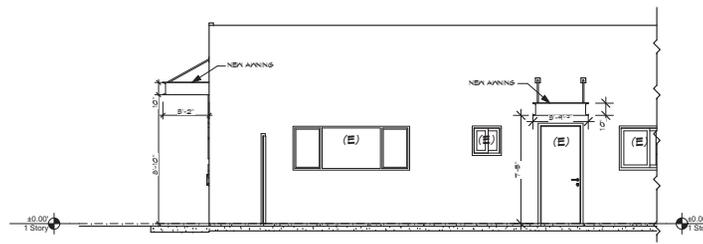
PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'-0"



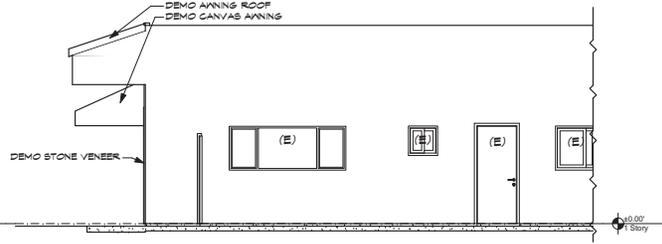
EXISTING LEFT ELEVATION

SCALE 1/4" = 1'-0"



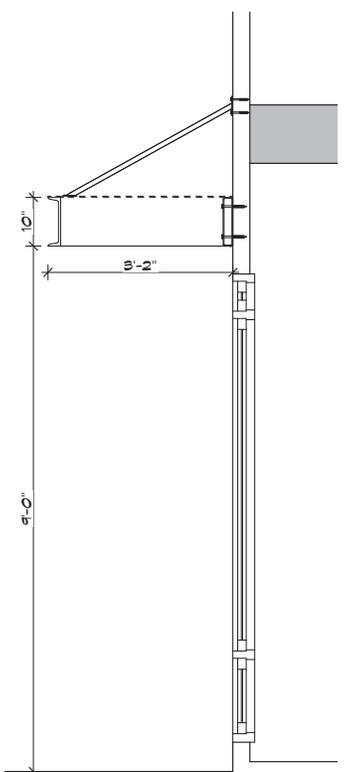
PROPOSED RIGHT ELEVATION

SCALE 1/4" = 1'-0"



EXISTING LEFT ELEVATION

SCALE 1/4" = 1'-0"



SECTION A-A

SCALE 1" = 1'-0"

		<p>7 CANOPY PLAN VIEW - 14'-0" WIDE CANOPY</p> <p>SCALE: 3/8"=1'-0" 4</p>
		<p>8 CANOPY PLAN VIEW - CANOPY < 6'-0" WIDE</p> <p>SCALE: 3/8"=1'-0" 5</p>
		<p>9</p>
<p>DETAIL</p> <p>NOTES:</p> <ol style="list-style-type: none"> VERIFY (E) MEMBER EXISTS @ LAG BOLT INSTALLATION LOCATIONS. ALL WELDS TO BE BEVEL, GROOVE OR FILLET WITH SIZE EQUAL TO THE THINNER MEMBER BEING CONNECTED. 	<p>5 CANOPY DETAIL</p> <p>SCALE: 1/2"=1'-0" 2</p>	
	<p>6 STRUCTURAL STEEL NOTES</p> <p>SCALE: N.T.S. 3</p>	<p>STRUCTURAL STEEL NOTES:</p> <ol style="list-style-type: none"> STRUCTURAL STEEL SHALL BE SUPPLIED, DETAILED, FABRICATED & ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS LATEST EDITION. <ul style="list-style-type: none"> WF BEAMS: ASTM A992 STEEL TUBES: ASTM A500 GR. B BASE PLATES: ASTM A572 GR. 50 SHEAR TABS: ANGLES BOLTS: ASTM A507 WELDINGS SHALL CONFORM TO AWS SPECIFICATION & BE PERFORMED BY CERTIFIED WELDERS. <ul style="list-style-type: none"> DECKING, GRATINGS, AND ALL ACCESSORIES SHALL BE FORMED FROM STEEL SHEETS CONFORMING TO ASTM A446, GRADE A. THE STEEL SHALL HAVE A METAL PROTECTIVE COATING OF ZINC CONFORMING TO ASTM A653 CLASS 550. WELD STEEL DECK & GRATINGS TO SUPPORTS AS FOLLOWS: <ol style="list-style-type: none"> PLUG WELDS WITH EFFECTIVE FUSION DIAMETER OF 1/2" AT EACH FLUTE AT EACH SUPPORT INCLUDING END SUPPORTS. 1/2" SEAM WELDS @ 24" o.c. AT DECK SIDE SEAMS. PLUG WELDS WITH EFFECTIVE FUSION DIAMETER OF 1/2" AT ALL PANEL EDGE FLUTES LANDING ON BEAMS PARALLEL TO FLUTES. AT EDGE FORM CLOSURE PLATES, FLASHING, ETC. NOT OTHERWISE NOTED, SHALL BE 16 GAUGE MINIMUM. ALL EXPOSED STEEL TO BE GALVANIZED STEEL. TOP OF STEEL ELEVATION VARIES, SEE ARCHITECTURAL DRAWINGS.

Drawings and written material appearing herein constitute original and unexpired work of the Structural Engineer and may not be duplicated, used or disclosed without written consent of the Structural Engineer.
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No.	Description	Date

Client:

A COMMERCIAL REMODEL OF:
DELL AVE. BUILDING
1049 DELL AVE. CAMPBELL, CA 95008



FBA Job No.	2020-
Drawn	PLC
Checked	CB

Title
CANOPY DETAILS

Sheet
S-1