

Location of Proposed Project




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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

May 28, 2025

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday June 10, 2025, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 980 Camden Avenue

Zoning | Area Plan: P-D | N/A

Neighborhood Association(s): N/A

Council District: 2

File No: PLN-2025-32

APN: 412-01-024

Applicant: Dell Auto Group (DBA Dell Exotic Autoworks)

Property Owner: Costa Carlos R. & Nadine M.

Application Type: Conditional Use Permit

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Public Hearing to consider:

The application of Dell Auto Group (DBA Dell Exotic Autoworks) to allow the installation of a vehicle spray painting booth (“motor vehicle—painting”) within an existing motor vehicle repair facility on property located at 980 Camden Avenue.

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 traducción en Español



SPRAY BOOTH GENERAL NOTES

A SPRAY BOOTH - IS A MECHANICALLY VENTILATED APPLIANCE OF VARYING DIMENSIONS AND TYPES AND CONSTRUCTIONS, TO PROVIDE AN ENCLOSED SPACE OR TO ACCOMMODATE A SPRAYING OPERATION AND TO CONFINE AND LIMIT THE ESCAPE OF SPRAY VAPOR AND RESIDUE AND TO EXHAUST IT SAFELY.

- * A SPRAY BOOTH IS AN APPLIANCE THAT IS REQUIRED TO COMPLY WITH CBC SECTION 416.4, CEC ARTICLE 516, CFC SECTION 2404.3.2, AND NFPA 33.
- * IF THE SPRAY BOOTH IS LOCATED WITHIN A BUILDING, THEN THE AGGREGATE AREA OF THE SPRAY BOOTHS IN A BUILDING SHALL NOT EXCEED THE LESSER OF 10 PERCENT OF THE AREA OF ANY FLOOR OF A BUILDING OR THE BASIC AREA ALLOWED FOR GROUP H-2 OCCUPANCY, WITHOUT AREA INCREASES, AS SET FORTH IN CBC CODE. THE AREA OF AN INDIVIDUAL SPRAY BOOTH IN A BUILDING SHALL NOT EXCEED THE LESSER OF THE AGGREGATE SIZE LIMIT OR 1,500 SQUARE FEET.
- * EXCEPTION: ONE INDIVIDUAL BOOTH NOT EXCEEDING 500 SQUARE FEET.
- * AGENCY REFERRALS MAY INCLUDE, BUT NOT BE LIMITED TO: BUILDING, FIRE, HAZMAT, BUILDING, AND AIR QUALITY MANAGEMENT DISTRICT.

SPRAY BOOTH EQUIPMENT INSTALLATION NOTES

- * THESE DRAWINGS DO NOT DEPICT ALL EXISTING CONDITIONS OR FEATURES OF THE EQUIPMENT INSTALLATION.
- * THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS SHALL REVIEW ALL PLANS, CONSTRUCTION NOTES, LOAD CALCULATIONS, MANUFACTURERS CUT SHEETS AND SPECIFICATIONS PRIOR TO INSTALLATION.
- * ALL INSTALLATION AND ASSEMBLY SHALL COMPLY WITH CONSTRUCTION NOTES, MANUFACTURERS SPECIFICATIONS STATE AND LOCAL CODES, INCLUDING NFPA 33 AND UL LISTING INSTRUCTIONS.
- * ALL NON PORTABLE EQUIPMENT WITH A WEIGHT OF 400 POUNDS OR GREATER AND OR ALL EQUIPMENT HAVING A CENTER OF GRAVITY MORE THAN 4 FEET ABOVE FLOOR LEVEL SHALL BE SECURELY ANCHORED TO THE EXISTING BUILDING CONCRETE SLAB IN ACCORDANCE TO ASCE 7-13, ENGINEERING LOAD CALCULATIONS, MANUFACTURERS SPECIFICATIONS AND DESIGN, CBC, STATE AND LOCAL CODES.
- * ANY EQUIPMENT WEIGHING MORE THAN 400 POUNDS OR WITH A MASS GREATER THAN 4 FEET WILL REQUIRE STRUCTURAL CALCULATIONS IN ADDITION TO STRUCTURAL ANCHORAGE DETAILS. CALCULATIONS IN COMPLIANCE WITH 2022 CBC AND ASCE 7-16 CHAPTER 13 IS REQUIRED.
- * EQUIPMENT EXHAUST STACK MATERIAL SHALL BE OF STEEL NPPA 86.5.4.3.4 AND COMPLY WITH CMC 506.2, AND OR TABLE 506.2 (2).
- * EXHAUST STACK SHALL BE INSTALLED IN ACCORDANCE TO ALL CMC CODES INCLUDING 506 AND 506, NFPA 33.7.4, STATE AND LOCAL CODES AND SHALL REFLECT THE MANUFACTURERS AND ENGINEERING DESIGN.
- * THE EXHAUST PENETRATION SHALL COMPLY WITH ALL CBC CODES AND STANDARDS, CMC 507.3, CFC 4502.5.5.
- * EXHAUST STACK TERMINATION POINT MUST COMPLY WITH ALL STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO DISTANCES AND ELEVATIONS OF CMC 502.2.2 AND CFC 2404.7.6.
- * THE ELECTRICAL LINES AND CONNECTIONS MUST BE IN ACCORDANCE TO CEC, NFPA 33.6.3 STATE AND LOCAL CODES, MANUFACTURERS SPECIFICATIONS AND UL LISTINGS INSTALLATION INSTRUCTIONS.
- * UL LISTING: THE SPRAY BOOTH HOUSING AND NON ELECTRIC COMPONENTS ARE NOT GENERALLY UL LISTED. ALL ELECTRICAL COMPONENTS USED FOR THE OPERATION OF THE SPRAY BOOTH SHALL BE UL LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY IN COMPLIANCE WITH CEC ARTICLE 7.110.3 REQUIREMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE UL LISTING INSTRUCTIONS.
- * THE METAL FRAME OF EQUIPMENT SHALL BE ELECTRICALLY GROUNDED IN ACCORDANCE TO CEC ARTICLE 250 AND CFC 2403.2.5.
- * SPRAY BOOTHS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM. THESE SYSTEMS SHALL BE EXTENDED TO PROTECT EXHAUST PLENUMS, EXHAUST DUCTS AND BOTH SIDES OF THE DRY FILTERS, WHEN SUCH FILTERS ARE USED CFC 2404.4.
- * MODIFICATION OF THE SPRINKLER SYSTEM SHALL BE PERFORMED UNDER A SEPARATE PERMIT FROM THE FIRE DEPARTMENT. THE PERMIT SUBMITTAL SHALL BE DEFERRED DIRECTLY TO THE FIRE DEPARTMENT.
- * FIRE SUPPRESSION SYSTEM AND/OR SPRINKLER SYSTEMS MODIFICATION AND INSTALLATION MUST BE DONE BY A LICENSED CONTRACTOR. THE PERMIT MUST BE APPLIED FOR SEPARATELY FROM THE FIRE DEPARTMENT.
- * CLEAR SPACE 2404.3.3.5: SPRAY BOOTHS SHALL BE INSTALLED SO THAT ALL PARTS OF THE BOOTH ARE ABLE TO BE ACCESSED FOR CLEANING. A CLEAR SPACE OF NOT LESS THAN 3 FEET SHALL BE MAINTAINED ON ALL SIDES OF THE BOOTH. THIS CLEAR SPACE SHALL BE KEPT FREE OF ANY STORAGE OR COMBUSTIBLE CONSTRUCTION.
- * CLEAR SPACE EXCEPTIONS 2404.3.3.5 (1) (2)
- (1) THIS REQUIREMENT SHALL NOT PROHIBIT LOCATING A SPRAY BOOTH CLOSER THAN 3 FEET TO OR DIRECTLY AGAINST AN INTERIOR PARTITION, WALL OR FLOOR/CEILING ASSEMBLY THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 - HOUR, PROVIDED THAT THE SPRAY BOOTH CAN BE ADEQUATELY MAINTAINED AND CLEANED.
- (2) THIS REQUIREMENT SHALL NOT PROHIBIT LOCATING A SPRAY BOOTH CLOSER THAN 3 FEET TO AN EXTERIOR WALL OR A ROOF ASSEMBLY, PROVIDED THAT THE WALL OR ROOF IS CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL, AND THE SPRAY BOOTH CAN BE ADEQUATELY MAINTAINED AND CLEANED.
- * THE PROVISION OF 2022 CBC SECTION 416 SHALL APPLY TO THE CONSTRUCTION, INSTALLATION AND USE OF BUILDINGS AND STRUCTURES OR PARTS THERE OF, FOR APPLICATION OF FLAMMABLE FINISHES. SUCH CONSTRUCTION AND EQUIPMENT SHALL COMPLY WITH THE CALIFORNIA FIRE CODE AND CFC CHAPTER 24.

INSPECTION NOTES

- A City Fire and Haz-Mat Life Safety, Final Inspections are required.
- CFC 2403.2.6 Smoking shall be prohibited in flammable vapor areas and hazardous materials storage rooms associated with flammable finish processes. "No Smoking" signs complying with Section 310 shall be conspicuously posted in such areas.
- CFC 2403.2.7 Welding, cutting and similar spark-producing operations shall not be conducted in or adjacent to flammable vapor areas or dipping or coating operations unless precautions have been taken to provide safety. Conspicuous signs with the following warning shall be posted in the vicinity of flammable vapor areas, dipping operations and paint storage rooms: "NO WELDING OR CUTTING EQUIPMENT IN OR NEAR THIS AREA IS DANGEROUS BECAUSE OF FIRE AND EXPLOSION HAZARDS. WELDING AND CUTTING SHALL BE DONE ONLY UNDER THE SUPERVISION OF THE PERSON IN CHARGE."
- CFC 2403.2.1 Electrical wiring and equipment shall comply with this chapter and the California Electrical Code. CFC 2403.2.1.1 Flammable Vapor Areas Electrical wiring and equipment in flammable vapor areas shall be of an explosion proof type approved for use in such hazardous locations. Such areas shall be considered to be Class I, Division 1 or Class II, Division 1 hazardous locations in accordance with the California Electrical Code.
- 2404.3.3 Spray booths: The design and construction of spray booths shall be in accordance with CFC Sections 2404.3.3.1 through 2404.3.3.6, Sections 2404.4 through 2404.8 and NFPA 33.
- CFC 2404.3.3.2 The interior surfaces of spray booths shall be smooth; shall be constructed so as to permit the free passage of exhaust air from all parts of the interior, and to facilitate washing and cleaning; and shall be designed to confine residues within the booth. Aluminum shall not be used.
- CFC 2404.3.3.3 Combustible floor construction in spray booths shall be covered by approved, noncombustible, non-sparking material, except where combustible coverings, including but not limited to thin paper or plastic and strippable coatings, are utilized over noncombustible materials to facilitate cleaning operations in spray booths.
- 2404.5.1.2.1 Interlocks: The spraying apparatus, drying apparatus and ventilating system for the spray booth shall be equipped with interlocks arranged to accomplish all of the following: Prevent operation of the spraying apparatus while drying operations are in progress. Where the drying apparatus is located in the spray booth, prevent operation of the drying apparatus until a timed purge of spray vapors from the spray booth is complete. This purge time shall be based on completing not fewer than four air changes of spray booth or spray room volume or for a period of not less than 3 minutes, whichever is greater. Have the ventilating system maintain a safe atmosphere within the spray booth during the drying process and automatically shut off drying apparatus in the event of a failure of the ventilating system. Shut off the drying apparatus automatically if the air temperature within the booth exceeds 200°F (93°C).
- CFC 2404.6.2.1 Glass Panels for luminaires or for observation shall be of heat-treated glass, wired glass or hammered wire glass and shall be sealed to confine vapors, mists, residues, dusts and deposits to the flammable vapor area. Panels for luminaires shall be separated from the luminaire to prevent the surface temperature of the panel from exceeding 200°F (93°C).
- 2404.6.2.4 Portable Electric lamps shall not be used in flammable vapor areas during spraying operations. Portable electric lamps used during cleaning or repairing operations shall be of a type approved for hazardous locations.
- 2403.2.5 Metal parts of spray booths, exhaust ducts and piping systems conveying Class I or II liquids shall be electrically grounded in accordance with the California Electrical Code.
- CFC 2404.7. Mechanical ventilation of flammable vapor areas shall be provided in accordance with Section 502.7 of the California Mechanical Code.
- 2404.7.1 Mechanical ventilation shall be kept in operation at all times while spraying operations are being conducted and for a sufficient time thereafter to allow vapors from drying coated articles and finishing material residue to be exhausted. Spraying equipment shall be interlocked with the ventilation of the flammable vapor areas such that spraying operations shall be conducted unless the ventilation system is in operation.
- 2404.7.2 Recirculation Air exhausted from spraying operations shall not be recirculated.
- 2404.3.3.5 Clear Space: Spray booths shall be installed so that all parts of the booth are able to be accessed for cleaning. A clear space of not less than 3 feet shall be maintained on all sides of the spray booth. This clear space shall be kept free of any storage or combustible construction.
- 2405.3.3.5 Clear Space Exceptions: (1) This requirement shall not prohibit locating a spray booth closer than 3 feet to or directly against an interior partition, wall or floor/ceiling assembly that has a fire-resistance rating of not less than 1 hour, provided that the spray booth can be adequately maintained and cleaned.
- Exception (2) This requirement shall not prohibit locating a spray booth closer than 3 feet to an exterior wall or a roof assembly, provided that the wall or roof is constructed of noncombustible material and the spray booth can be adequately maintained and cleaned.
- 2404.4.1 Portable fire extinguishers complying with Section 906 shall be provided for spraying areas in accordance with the requirements for an extra (high) hazard occupancy. Example (4A:40B:C within 30 feet of booth). See also CFC Standard 101, CFC 2404.4.1, and 906.
- 2404.4 Spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system complying with Chapter 9. Protection shall extend to exhaust plenums, exhaust ducts and both sides of dry filters where such filters are used. To be installed by a licensed professional. (Permits to be filed separately).
- 2404.5 Housekeeping, maintenance, storage and use of hazardous materials shall be in accordance with Sections 2403.3, 2403.4, 2404.5.1 and 2404.5.2.
- Waste cans: Approved metal cans equipped with self-closing lids shall be provided whenever rags or waste are impregnated with flammable materials. Such rags and waste shall be deposited therein immediately after being utilized. The content of waste cans shall be properly deposited of at least once daily at the end of each shift.

GENERAL BUILDING NOTES:

ALL EXIT DOORS SHALL BE OPERATIONABLE FROM INSIDE, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS DISCHARGING OUT TO PUBLIC WAY QUARTER TURNED HANDLES OR PANIC HARDWARE ARE REQUIRED.

AT ANY TIME THE BUILDING IS OCCUPIED THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT - CANDLE AT FLOOR LEVEL. EXIT SIGNS ABOVE EGRESS DOORS WITH EMERGENCY LIGHTING WITH BACKUP BATTERY SHALL BE VISABLE AND INSTALLED.

ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF THE PATH OF EXIT TRAVEL.

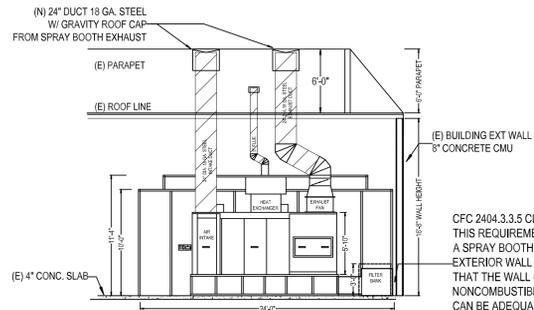
BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. THE AREA OF WORK SHALL BE EQUIPPED WITH HAND HELD FIRE EXTINGUISHERS.

THE PAINT SPRAY BOOTH, DUCT, AND PLENUM SHALL BE EQUIPPED WITH A DRY-CHEM AUTOMATIC FIRE SUPPRESSION SYSTEM.

THE SPRAY BOOTH EXHAUST AND SPRAY APPARATUS SHALL BE EQUIPPED WITH AN INTERLOCK DEVICE.

THE PAINT SPRAY BOOTH FIRE SUPPRESSION SYSTEM INSTALLATION, SHALL BE PERFORMED UNDER A SEPARATE PERMIT, THE PLANS MUST ALSO BE INCLUDED IN BUILDING PERMIT THE SUBMITTAL SHALL BE DEFERRED DIRECTLY TO THE FIRE DEPARTMENT.

ALL ITEMS MARKED (E) ARE EXISTING ITEMS AND ARE TO REMAIN.

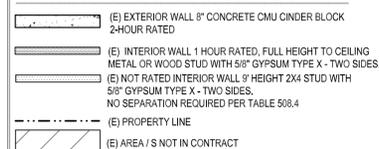


CFC 2404.3.3.5 CLEAR SPACE - EXCEPTIONS: 2. THIS REQUIREMENT SHALL NOT PROHIBIT LOCATING A SPRAY BOOTH CLOSER THAN 3 FEET TO AN EXTERIOR WALL OR A ROOF ASSEMBLY, PROVIDED THAT THE WALL OR ROOF IS CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL AND THE SPRAY BOOTH CAN BE ADEQUATELY MAINTAINED AND CLEANED.

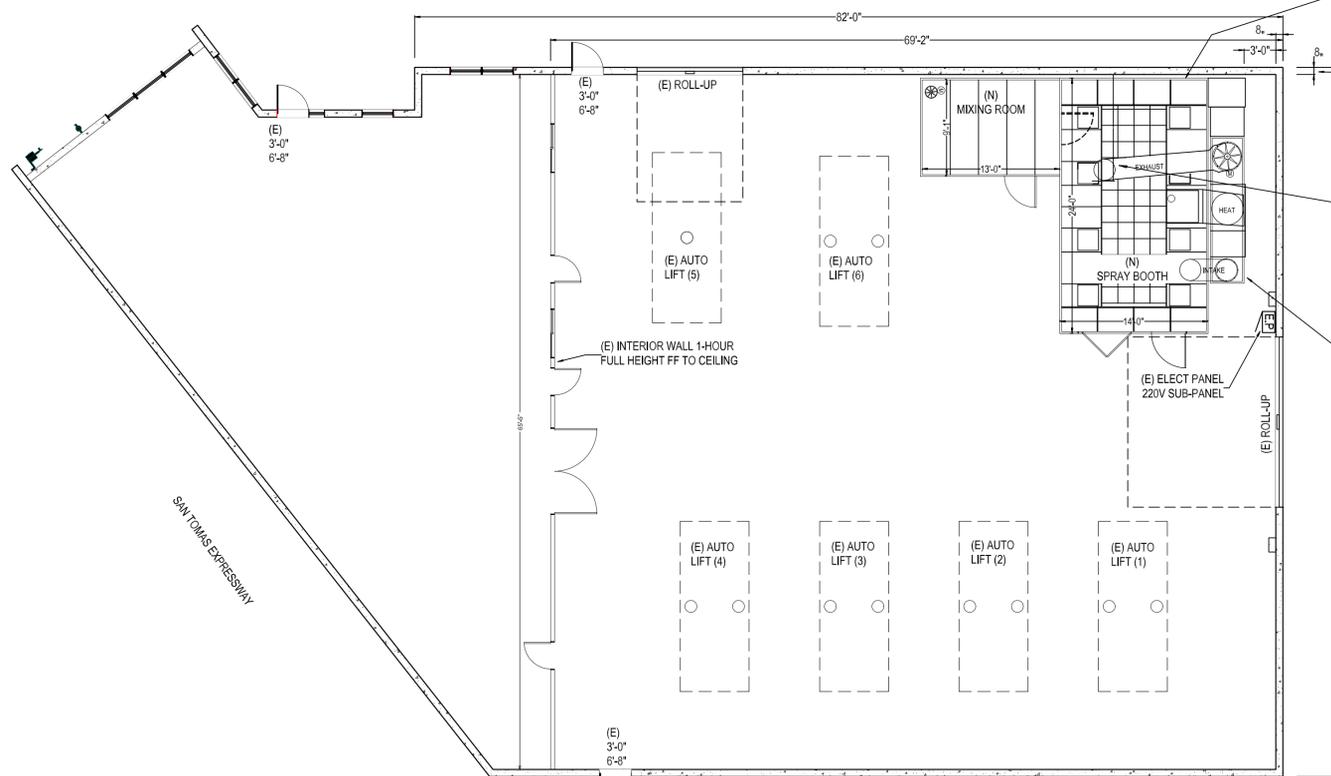
PROPOSED SPRAY BOOTH LOC.

SCALE: 1/8" = 1' ELEVATION VIEW

WALL / BARRIERS LEGENDS AND DETAILS



NOTE: NO CHANGE TO BUILDING ENVELOPE. ALL INTERIOR AND EXTERIOR WALLS ARE EXISTING, TO REMAIN WITHOUT MODIFICATION.



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1' PLAN VIEW

CFC 2404.3.3.5 (2) CLEAR SPACE EXCEPTIONS: # (2). THIS REQUIREMENT SHALL NOT PROHIBIT LOCATING A SPRAY BOOTH CLOSER THAN 3 FEET TO AN EXTERIOR WALL OR A ROOF ASSEMBLY, PROVIDED THE WALL OR ROOF IS CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL AND THE SPRAY BOOTH CAN BE ADEQUATELY MAINTAINED AND CLEANED.

CFC 2404.7.6 TERMINATION POINT (N) PAINT BOOTH EXHAUST DUCT = 30\"/>

(N) AUTOMOTIVE PAINT SPRAY BOOTH TO BE EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM THROUGHOUT THE BOOTH PLENUM AND DUCT



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DELL AUTO GROUP

dba: DELL EXOTIC AUTOWORKS

980 CAMDEN AVENUE

CAMPBELL, CA 95008

(408) 370-5009

DATE: 2/10/2025

SUBMIT

1ST: 1/12/2025

SCALE: SEE PLAN

SHEET TITLE:

PROPOSED FLOOR PLAN

AREA OF WORK

(N) SPRAY BOOTH LOC.

SHEET

A-4

OF SHEETS



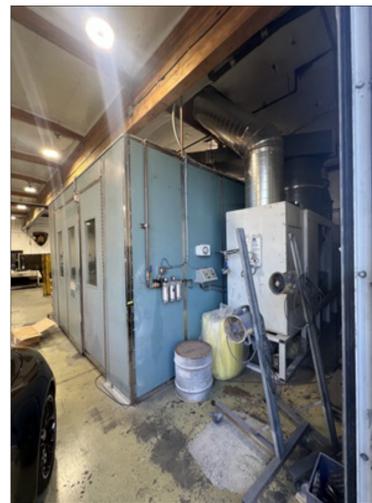
BUILDING STREET VIEW



BUILDING SIDE VIEW



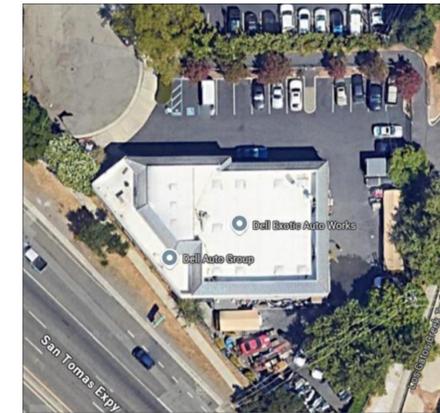
(E) BUILDING REAR VIEW



SPRAY BOOTH TYP. FRONT VIEW



SITE AREA AERIAL VIEW



AERIAL VIEW



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| | |
|---------------|-----------|
| DATE | 2/03/2025 |
| SUBMIT | |
| 1ST. | 2/13/2025 |
| SCALE | SEE PLAN |

SHEET TITLE:
 SITE PHOTOS

SHEET
A-5
 OF SHEETS