



CITY OF CAMPBELL
Community Development Department

October 2, 2014

NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT

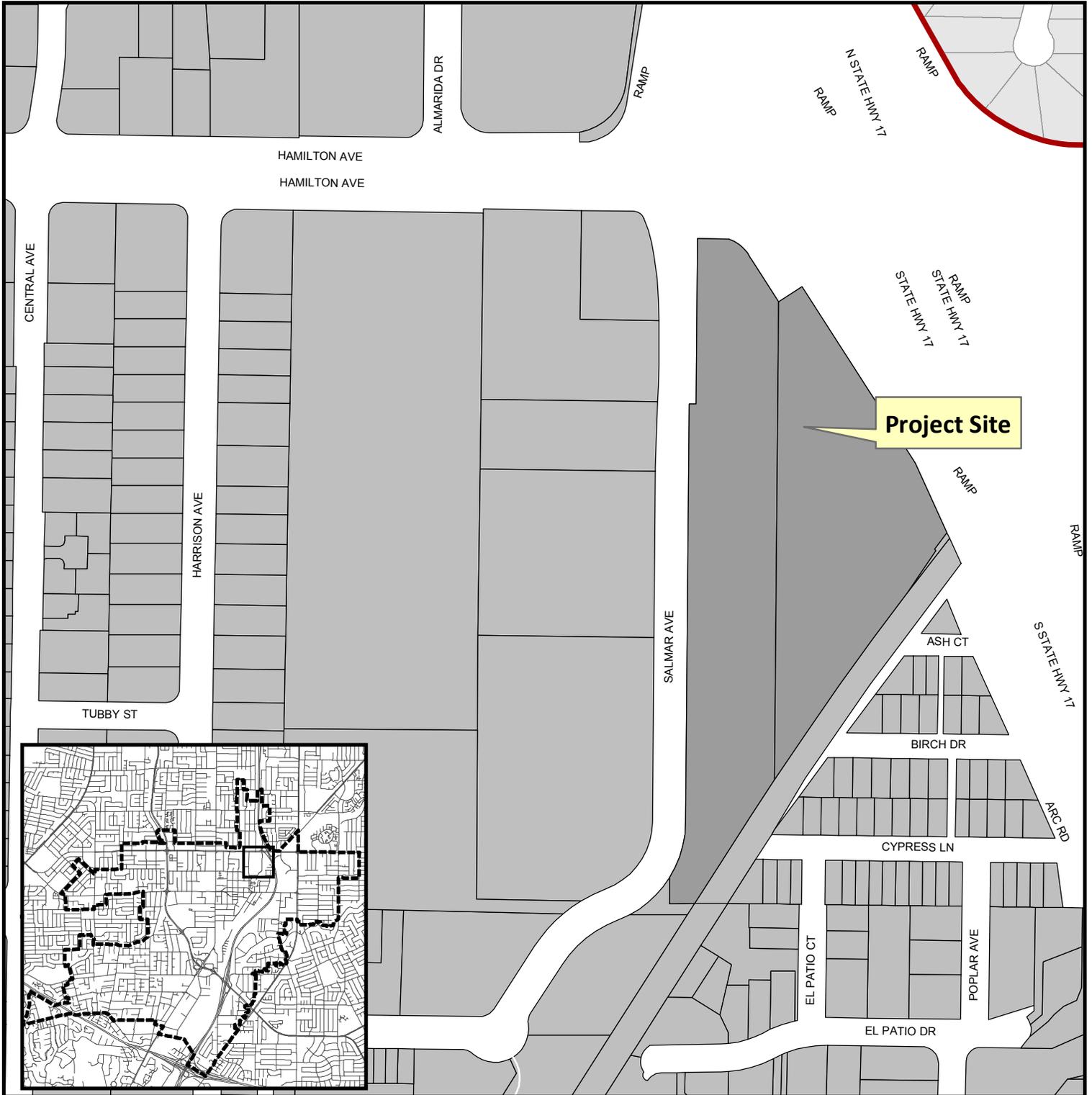
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit for the following project proposal:

File No.:	PLN2014-166
Applicant:	Terry Hardtke
Project Address:	600 E. Hamilton Ave.
Property Owner:	C.B. No. 1 c/o MCM Diversified, Inc.
Zoning District:	P-D (Planned Development)
General Plan:	General Commercial
Project Description:	Establishment of an indoor baseball instruction facility within a new 10,175 square foot tenant space in an existing multi-tenant building (Fry's Electronics site).

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on October 3, 2014, and ends on October 13, 2014. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **October 13, 2014**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell City Clerk's Office, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Mariya Hodge, Project Planner, in the Community Development Department, at (408) 866-2144 or by email MariyaH@cityofcampbell.com.

Project Location Map

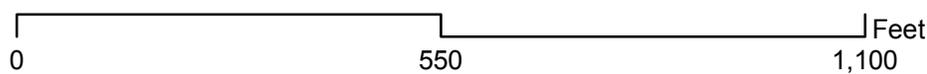


Project Location: 600 E. Hamilton Ave.

Application Type: Admin. Planned Development Permit

Planning File No.: PLN2014-166

Description: Establishment of an indoor baseball instruction facility



Community Development Department
Planning Division



BARRY SWENSON BUILDER
A DIVISION OF GREEN VALLEY CORP.

777 North First Street
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Consultant:

Revisions:

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HARDTKE WORLD OF BASEBALL - C.U.P.
600 EAST HAMILTON
CAMPBELL, CALIFORNIA
COVER SHEET, SITE PLAN
& PROJECT INFORMATION



Date: REVISED 9/29/2014
Scale: AS NOTED
Drawn by: RJH
Job #: 9014-70-721
Sheet

A-1

WALKS AND SIDEWALKS ON AN ACCESSIBLE ROUTE

Width and continuous surface: Walks and sidewalks on an accessible route shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding 1/2 inch (12.7 mm).

Width: Walks and sidewalks shall be a minimum of 48 inches in width, except that walks serving an individual dwelling unit in covered multifamily buildings may be reduced to 36 inches in clear width except at doors.

Surfaces: Surfaces shall be slip-resistant as follows:
1. Surfaces with a slope of less than 6 percent gradient shall be at least as slip-resistant as that described as a medium salted finish.
2. Surfaces with a slope of 6 percent or greater gradient shall be slip-resistant.

Surface cross slopes: Surface cross slopes shall not exceed one-quarter inch per foot except when the enforcing agency finds that due to local conditions it creates an unreasonable hardship, the cross slope may be increased to a maximum of 1/2 inch per foot (4.2-percent slope) for distances not to exceed 20 feet.

Walks with continuous gradients: All walks on an accessible route with continuous gradients shall have level areas at least 60 inches (1524 mm) in length at intervals of at least every 400 feet.

Five percent gradient: When the slope in the direction of travel of any walk on an accessible route exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it shall be constructed as a ramp.

Level areas: Walks on an accessible route shall be provided with a level area not less than 60 inches by 60 inches at a door or gate that swings toward the walk, and not less than 48 inches wide by 44 inches deep at a door or gate that swings away from the walk.

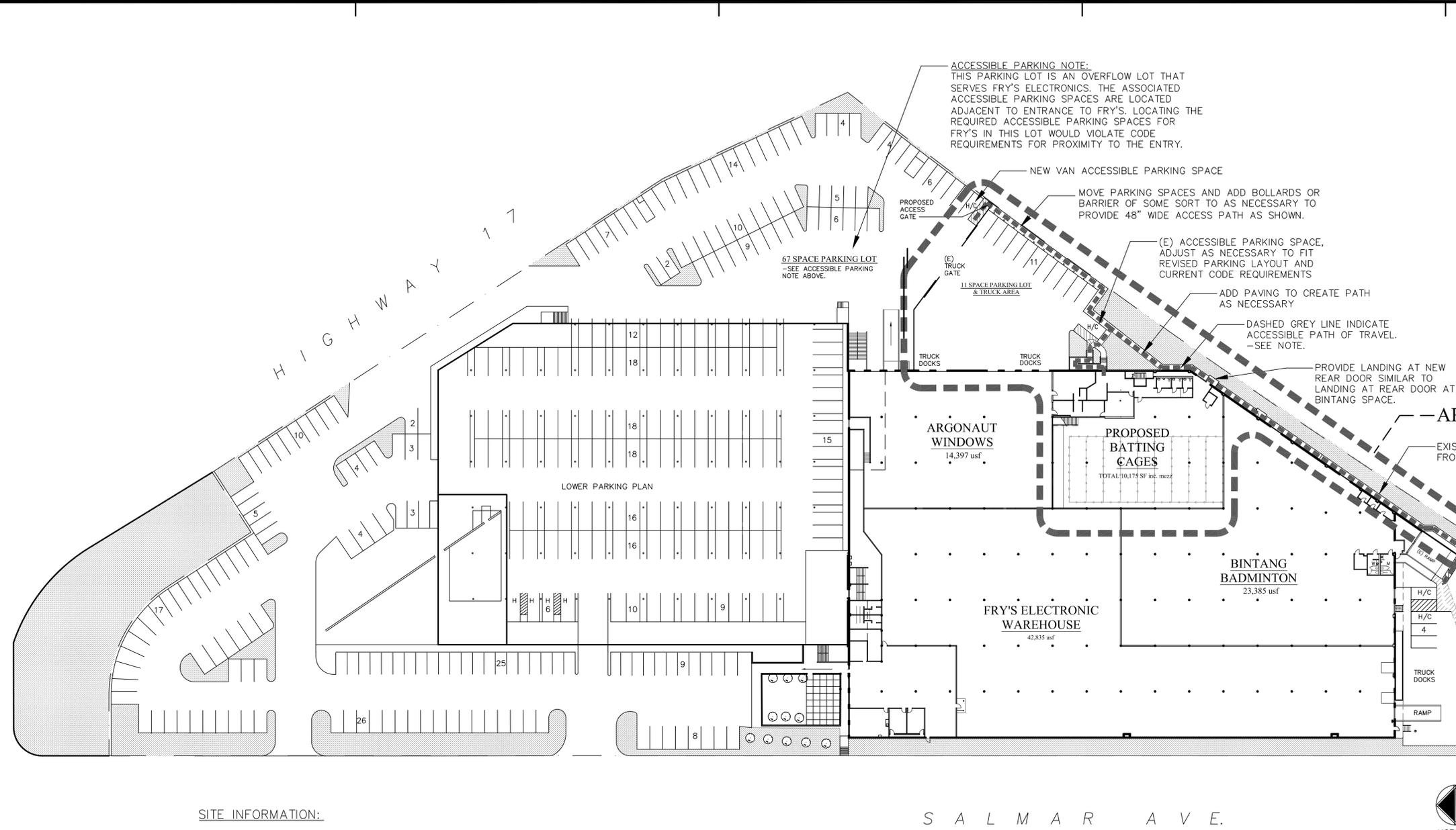
Smooth surface: The bottom 10 inches of all doors and/or gates except automatic and sliding doors or gates shall have a smooth, uninterrupted surface to allow the door or gate to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10-inch high smooth panel shall be installed on the push-side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.

1113A.6 Gratings: Walks, sidewalks and pedestrian ways on an accessible route shall be free of gratings whenever possible. Gratings located in the surface of any of these areas, grid openings in gratings shall be limited to 1/2 inch in the direction of traffic flow.

Exceptions:
1. Where the enforcing agency determines that compliance with this section would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided.
2. This section shall not apply in those conditions where, due to legal or physical constraints, all or portions of the site of the project will not allow compliance with these building standards or equivalent facilitation on all or portions of one site without creating an unreasonable hardship.

ACCESSIBLE ROUTE NOTE.dwg
NO SCALE

ACCESSIBLE ROUTE NOTE



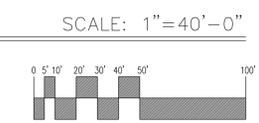
SITE INFORMATION:

SITE AREA = 309,637 S.F. = 7.11 ACRES

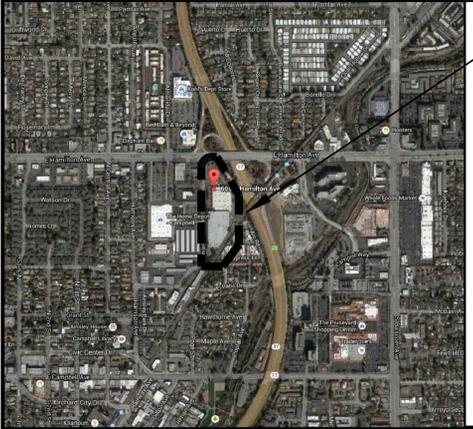
BUILDING COVERAGE = 155,881 S.F. = 50.3% LOT COVERAGE

NOTE: THERE ARE NO CHANGES PROPOSED TO THE SIZE OF THE EXISTING BUILDING OR THE ASSOCIATED LOT COVERAGE OR FLOOR AREA RATIO.

PROPOSED SITE PLAN
600 East Hamilton Avenue



VICINITY MAP



SITE



CONTACT INFO:

ARCHITECT:
BARRY SWENSON BUILDER
777 NORTH FIRST STREET, 5TH FLOOR
SAN JOSE, CA 95112
BOB HIGHTOWER, ARCHITECT
PH: (408) 938-6350 FX: (408) 280-5177
EMAIL: bhightower@barryswensonbuilder.com

OWNER'S REPRESENTATIVE:
MCM DIVERSIFIED, INC.
777 NORTH FIRST STREET SUITE 600
SAN JOSE, CA 95112
CONTACT: MIA CAMPBELL
PH: (408) 288-2400, FX: (408) 293-2695
EMAIL: mcampbell@mcmdiversified.com

PROJECT INFORMATION

SCOPE OF WORK:

THE PROJECT INVOLVES CHANGE OF USE FROM WAREHOUSE TO BATTING CAGES.

SITE IMPROVEMENTS:

- IMPROVE PARKING AREAS AS NECESSARY FOR SAFE ACCESS TO THE SPACE AS SHOWN ABOVE.
- RESURFACE EXISTING PAVING AS NECESSARY FOR MAINTENANCE AND TO ALLOW FOR PROPER STRIPING, ETC.
- ADD ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY AS SHOWN. THIS INCLUDES THE ADDITION OF LANDING AT THE NEW REAR EXIT DOOR.

INTERIOR IMPROVEMENTS:

- EXTEND COMMON AREA ENTRY HALLWAY TO PROVIDE ACCESS TO BATTING CAGES AS WELL AS ACCESS TO THE EXISTING BATHROOM THAT WAS PREVIOUSLY IN THE TENANT SPACE.
- IMPROVE BATHROOMS, ETC. AS NECESSARY TO MEET APPLICABLE ACCESSIBILITY CODES, ETC.
- ADD 9 BATTING CAGES, EQUIPMENT, ETC. ASSOCIATED WITH THE USE AS BATTING CAGES.
- THERE ARE NO CHANGES PROPOSED TO ANY OF THE EXISTING HVAC SYSTEMS. THEREFORE NO BUILDING SHELL IMPROVEMENTS ARE REQUIRED OR PROPOSED.

APN: 279-32-010 & 012

SITE AREA: 7.10 ACRES (309,276 S.F.)
PROPOSED OCCUPANCY: TYPE B
CONSTRUCTION TYPE: TYPE IIIA
PROPOSED TENANT IMPROVEMENT AREA: 10,175 S.F.
PARKING PROVIDED: 348 SPACES
PARKING REQUIRED: 49 SPACES
FRY ELECTRONICS: 64,427 S.F. + 2100 (LOADING)
-RETAIL: 51,542 S.F.
-STORAGE: 12,885 S.F. + 2100 (LOADING ONLY)

ADJACENT LAND USES:

NORTH: EAST HAMILTON ROADWAY
SOUTH: VTA LIGHT RAIL
EAST: HIGHWAY 17
WEST: COMMERCIAL RETAIL (HOME DEPOT, PUBLIC STORAGE, OFFICE BUILDING, GAS STATION)

SHEET LIST

- A-1 COVER SEET, SITE PLAN & PROJECT INFO.
- A-2 EXISTING SITE & BLDG. PLAN
- A-3 PROPOSED FLOOR PLAN



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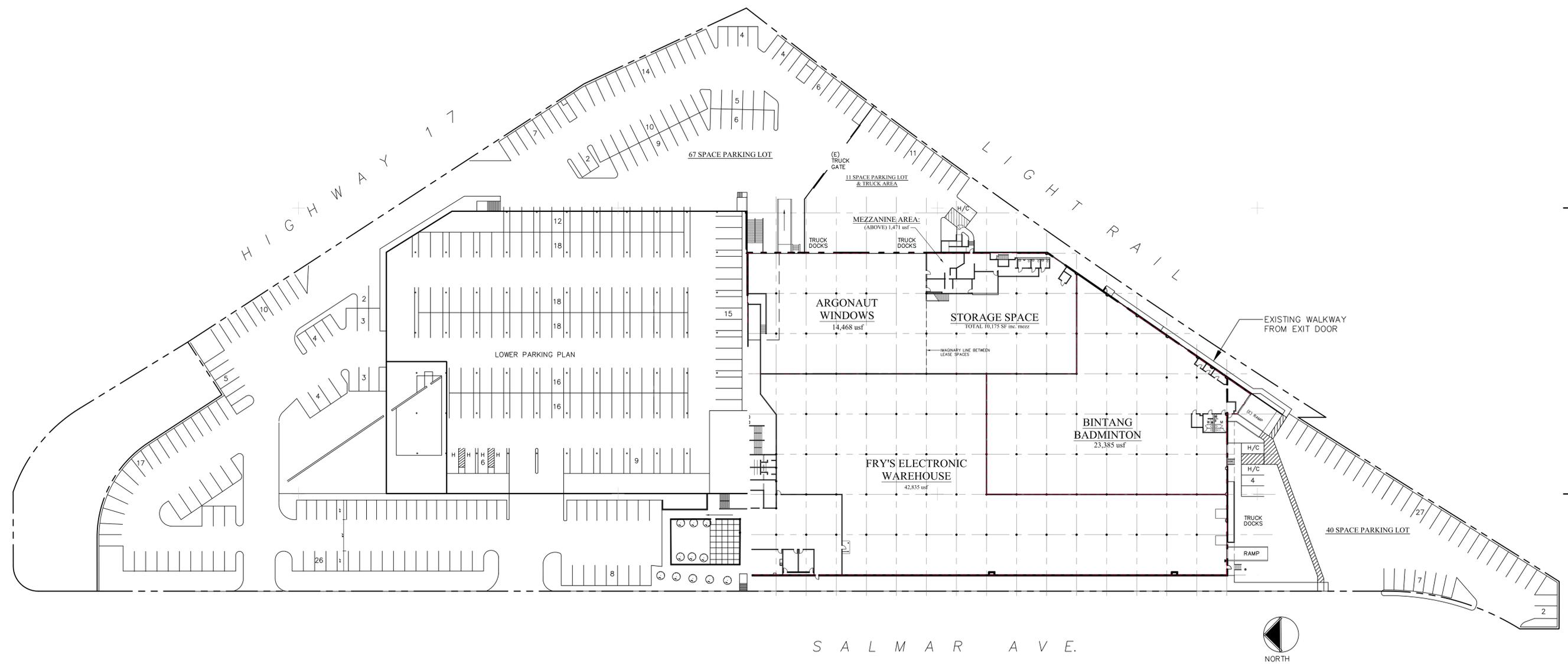
HARDTKE WORLD OF BASEBALL - C.U.P.
600 EAST HAMILTON
CAMPBELL, CALIFORNIA
EXISTING SITE & BLDG PLAN



Date: REvised 9/29/2014
Scale: AS NOTED
Drawn by: RJH
Job #: 9014-70-721

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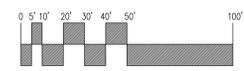
A-2



SITE PLAN

600 East Hamilton Avenue

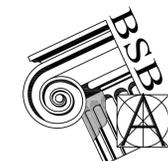
SCALE: 1" = 40'-0"



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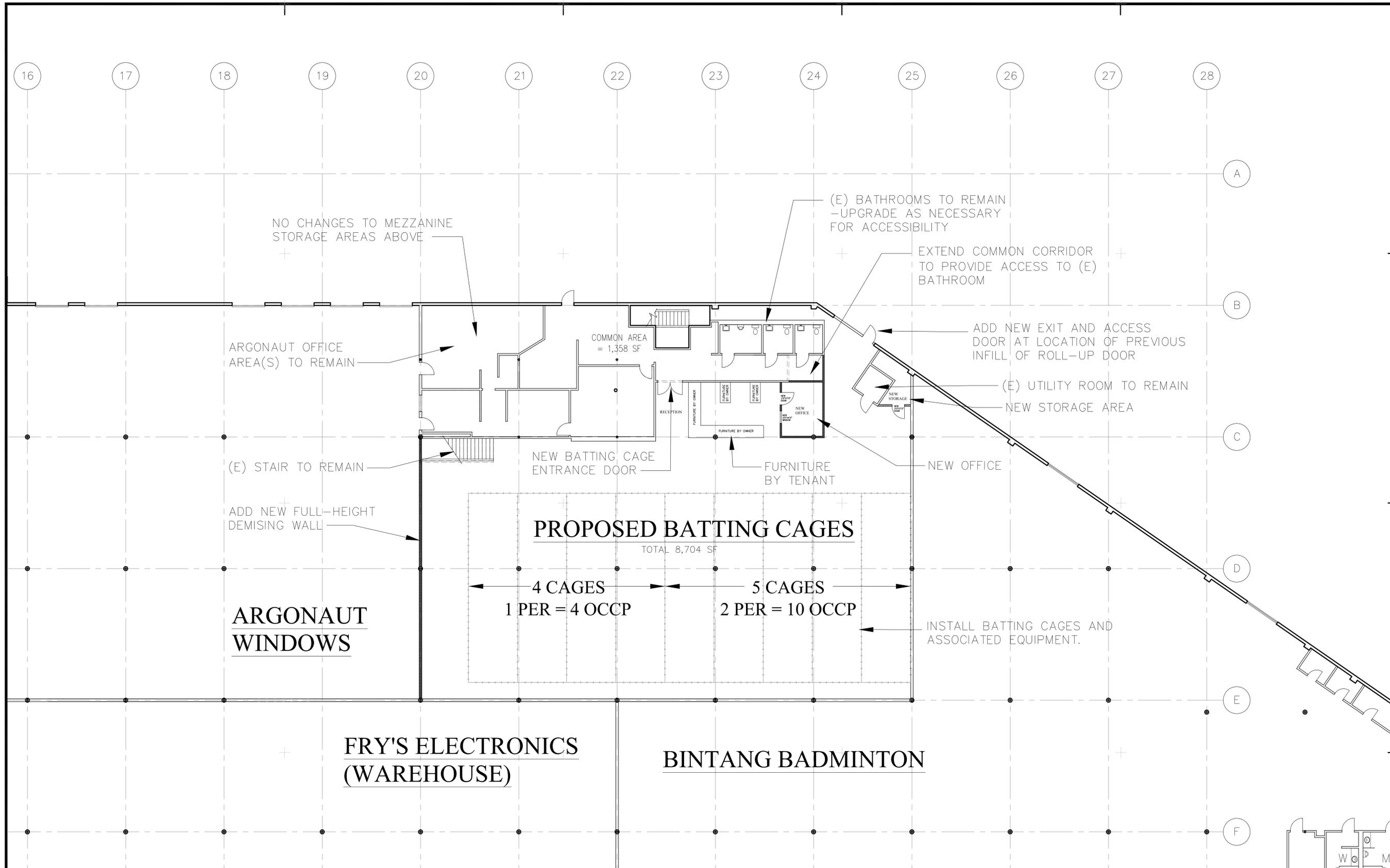
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A-3



PROPOSED FLOOR PLAN

SCALE: 1/16" = 1'-0"

WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW WALLS