

SITE AND ARCHITECTURAL REVIEW COMMITTEE

City of Campbell, California

Register in advance for this Zoom webinar:

August 11, 2020
Tuesday
6:30 PM

https://us02web.zoom.us/webinar/register/WN_isfx2Eq9RBOKRM9agGvHmg

After registering, you will receive a confirmation email containing information about joining the webinar. Passcode: @aRC2020

SARC AGENDA Remote ZOOM Meeting

CALL TO ORDER / INTRODUCTIONS

STAFF COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

MEETING MANAGEMENT

The Site and Architectural Review Committee (SARC) is a subcommittee of the Planning Commission authorized by the Campbell Municipal Code to review the architectural design and site layout of proposed development projects. The SARC makes reports and recommendations to the Planning Commission, however, the SARC has no decision-making authority and its recommendations are not binding on the Planning Commission.

SARC meetings are scheduled immediately preceding the 7:30 PM Planning Commission public hearings. As such, the time allotted for each application is limited and must be reserved for review and discussion by the SARC, staff, and applicants. Any time remaining during the scheduled review time may be utilized for public comment at the discretion of the Chair.

SCHEDULED ITEMS

ITEM/FILE NO.	ADDRESS	START TIME	APPLICANT
1. PLN-2020-70	1049 Dell Ave	6:30 PM	Gary Kohlsaat

Site and Architectural Review Permit 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. Project Planner: *Daniel Fama, Senior Planner.*

ADJOURNMENT

Adjourn to the next remote Site and Architectural Review Committee meeting not yet scheduled.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact Corinne Shinn at the Community Development Department, at corinnes@cityofcampbell.com or (408) 866-2140.

MEMORANDUM

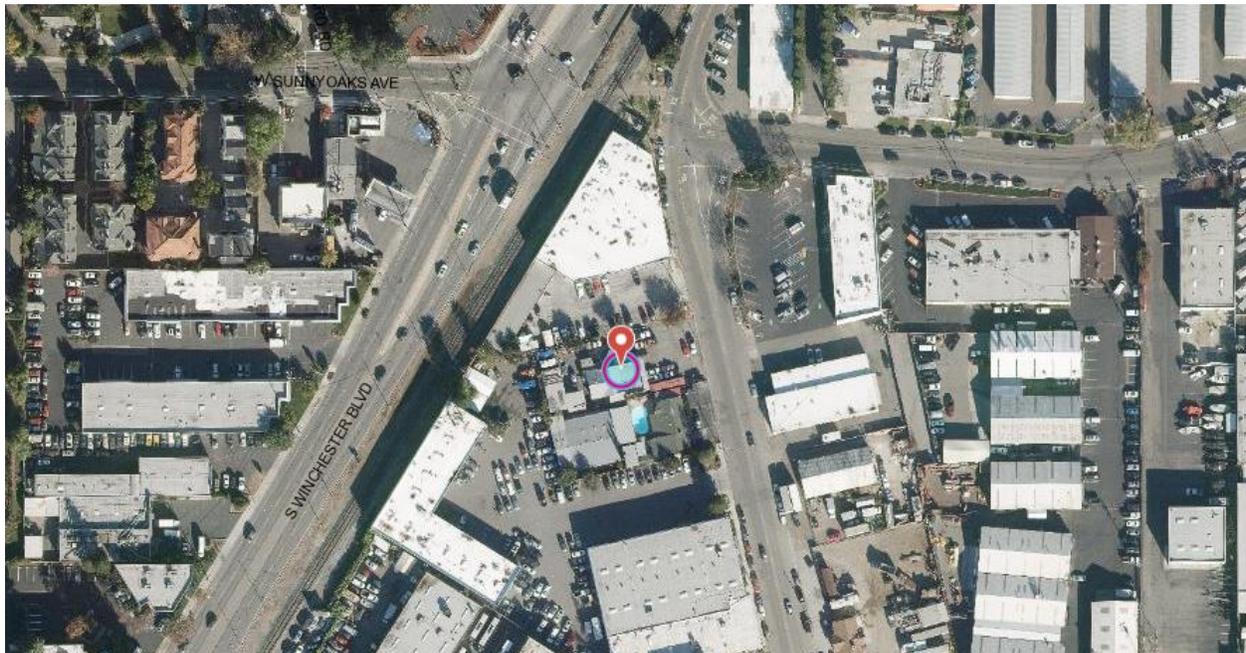


Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date:** August 11, 2020
From: Daniel Fama, Senior Planner *DF*
Via: Paul Kermoyan, Community Development Director *PK*
Subject: Site and Architectural Review Permit
File No.: PLN-2020-70 ~ 1049 Dell Ave.

PROJECT SITE

The project site is a small 13,000 square-foot industrial parcel located along Dell Avenue, south of Sunnyoaks Avenue within the M-1 (Light Industrial) Zoning District. The site is developed with a 2,000 square-foot commercial building located towards the street and a 1,200 square-foot warehouse structure at the rear. According to City records, these structures are non-conforming in that their construction predates the property's annexation into the City of Campbell (therefore, any architectural change and/or expansion requires Planning Commission approval). The property is encumbered by a 20-foot wide easement along the north-side of the property that provides vehicular access to the property behind it.



PROPOSAL

The application for a Site and Architectural Review Permit would allow a façade improvement to the commercial building including installation of metal canopies, a modified storefront system, and replacement of decorative rock wall cladding with stucco (reference **Attachment 1** and **2**– Project Plans and Written Description). Additionally, new parking stalls will be striped consistent with a restriping plan approved by the City in 1999.

PROJECT DATA

Zoning Designation:	M-1 (Light Industrial)	
General Plan Designation:	Light Industrial	
Lot Size:	13,287 square-feet	
Building Height:	14 feet	45 feet Maximum Allowed
Existing Building Area:	3,980 square feet (no change)	
Floor Area Ratio (FAR):	.30	.45 Maximum Allowed
Setbacks (Main Building)	<u>Existing</u>	<u>Required</u>
Front (east) :	60 feet	10 feet
Rear (west) :	110 feet	10 feet
(R) Side (north) :	2 feet	5 feet
(L) Side (south):	35 feet	5 feet

DISCUSSION

Building Design: The proposed design changes seek to modestly refresh the property's appearance by replacing a dated awning and stone cladding with new contemporary metal canopies and white stucco wall plastering, and installation of a new entry door and front window (reference **Attachment 3** – Color/Material Sheet). Although the City does not have design guidelines for industrial properties, General Plan Strategy LUT-5.7a directs the City to "require varied, high-quality, finished construction materials such as glass, stucco, plaster, or brick. No exposed concrete block or flat sheet metal." As the proposal satisfies this direction, the application may be found consistent with the General Plan.



PROPOSED FRONT



EXISTING FRONT

Parking: The property is currently lacking any defined parking stalls. However, at staff's direction, the plans have been modified to depict striping of 11 parking stalls, including an accessible stall. This configuration is consistent with a zoning clearance approval to allow establishment of a terminate business issued in 1999, which was contingent on the striping of these parking stalls (reference **Attachment 4** – 1999 Restriping Plan). The quantity of parking complies with current parking standards for an industrial use (1 stall per 400 square-feet).

Landscaping: The City's landscaping code requires that existing properties improve landscaping to the "greatest extent feasible "whenever an existing use or structure is expanded...". Since the proposal would not expand the structure nor any existing use on the property, provision of additional landscaping is not required.

Attachments:

1. Project Plans
2. Written Description
3. Color/Material Sheet
4. 1999 Restriping Plan

**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:

- a. Accessible Entrance.
- b. Accessible route to the altered areas.
- c. Accessible restroom(s).
- d. Accessible drinking fountains.
- e. 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. _____

5. _____

Total Expenditure: \$ 1,280.00

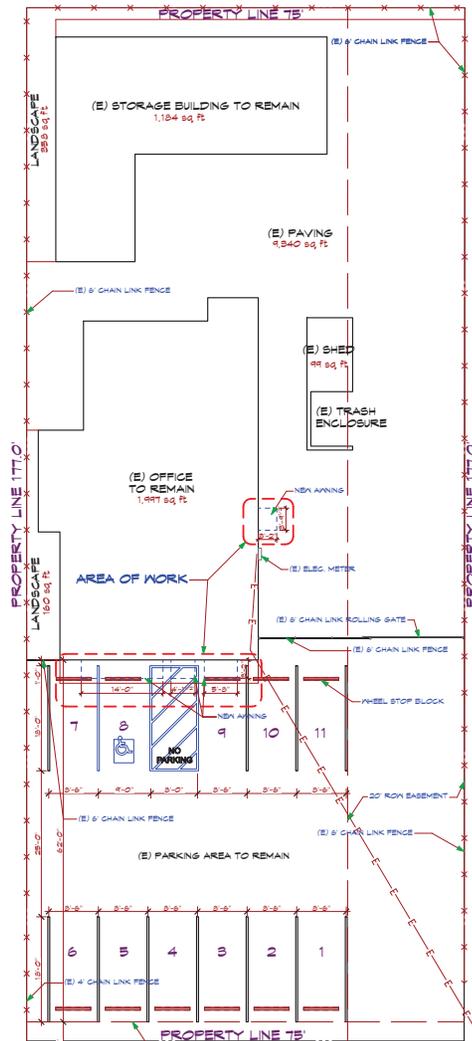


PROPOSED FRONT



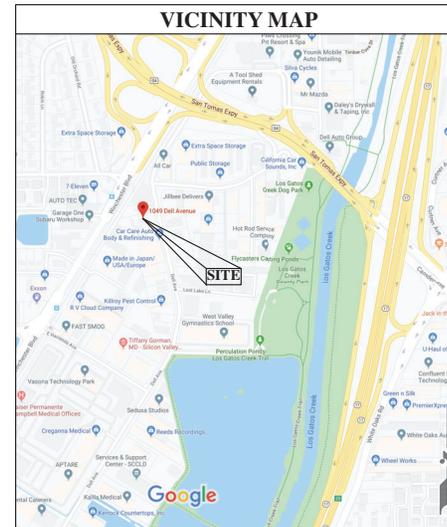
EXISTING FRONT

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 PAINT THE LOADING & UNLOADING ACCESSIBLE PAINT THE WORDS "NO PARKING" IN 12" HIGH MIN. WHITE LETTERS.
PROVIDE WHEEL STOP



SITE PLAN

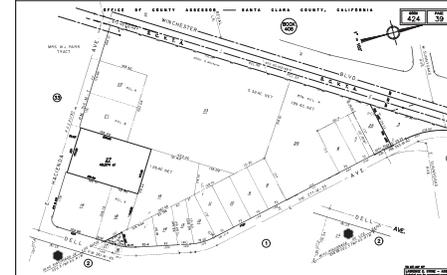
SCALE: 1" = 10'



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
STORES: 13,237 SF
SITE AREA: 40%±= 5,115 SF
ALLOWABLE FLOOR AREA: 19,237 SF
LOT AREA: 1,997 SF
OFFICE: 1,194 SF
STORAGE: 498 SF
SHED: 919 SF
LANDSCAPING: 4,840 SF
PAVING: 1,000 SF

PLOT MAP



CODE COMPLIANCE

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

SCOPE OF WORK

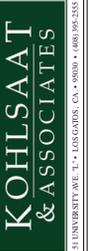
ADD METAL AWNINGS TO EXISTING BUILDING & NEW SKIM COAT STUCCO ON FRONT FACADE, RESTRIKE PARKING LOT, ADD HANDICAP PARKING AREA & SIGN.

SHEET INDEX

- A-1 TITLE SHEET/SITE PLAN
- CB BLUEPRINT FOR A CLEAN BAY
- AE 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

BEST MANAGEMENT PRACTICES FOR:

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

- When cleaning up after driveway or sidewalk construction, wash fines 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.

GENERAL BUSINESS PRACTICES

- 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.

- 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.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

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.

DURING CONSTRUCTION

- 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.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.
- OR
- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

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 algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- 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.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

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.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Floor covering installers
- General contractors
- Home builders
- Developers

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

PAINT REMOVAL

- 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 (pump or vacuum) building cleaning water and dispose to the sanitary sewer.

- 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.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- 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.

GENERAL BUSINESS PRACTICES

- 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.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

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.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Burred barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

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.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveways/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of: grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

- 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.

GENERAL BUSINESS PRACTICES

- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- 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 berm to divert runoff around excavations.

ASPHALT/CONCRETE REMOVAL

- 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

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.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off-site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where fluids have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

Spill Response Agencies

- Dial 911
- Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
- Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

- Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195
- Santa Clara Valley Water District (408) 927-0710
- San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300
- Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga
- Sunnyvale Water Pollution Control Plant (408) 730-7270
- Palo Alto Regional Water Quality Control Plant (415) 329-2598
- Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

- A. Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- B. Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- C. Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.
- D. Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

PLAN FOR THE IMPROVEMENT OF ENCROACHMENT PERMIT NO.

DATE: 07/01/03 DRAWN BY: DESIGNED BY:

SCALE: N.T.S. SHEET: OF

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 contract document. It is for informational purposes only. It is not intended to be used for construction. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

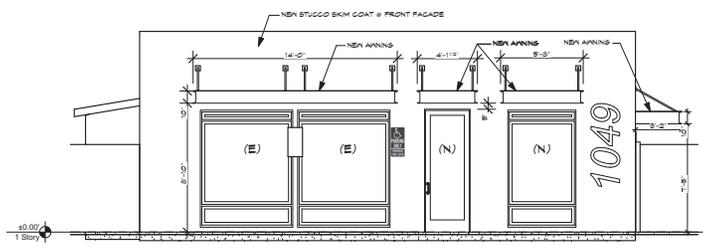
DATE: 6/12/20

SCALE: AS SHOWN

SHEET

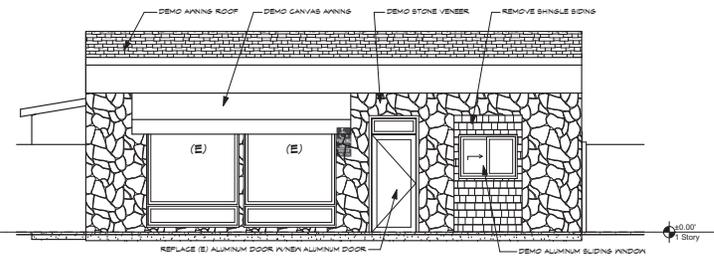
A-2

3 OF 4



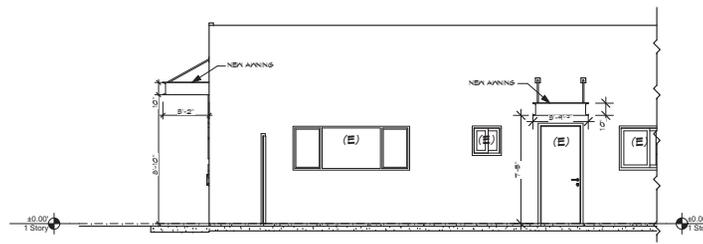
PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'-0"



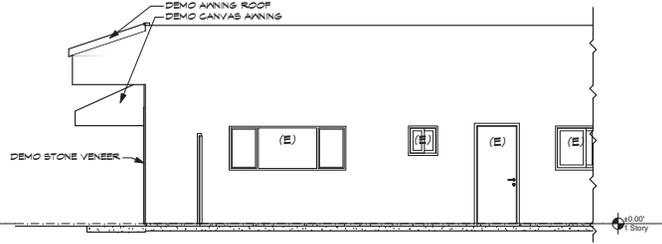
EXISTING LEFT ELEVATION

SCALE 1/4" = 1'-0"



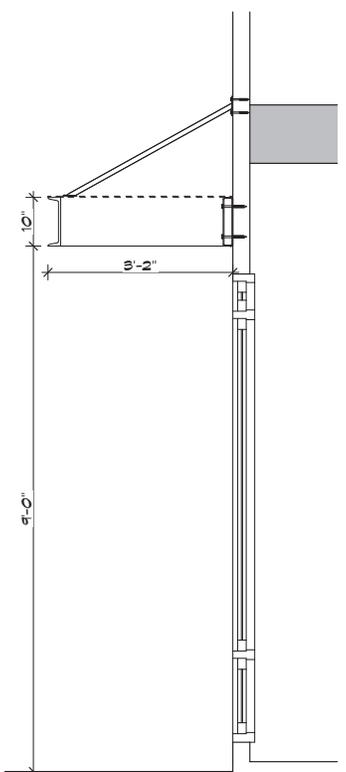
PROPOSED RIGHT ELEVATION

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>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>9 CANOPY DETAIL</p> <p>SCALE: 1/2"=1'-0" 2</p> <p>10 STRUCTURAL STEEL NOTES</p> <p>SCALE: N.T.S. 3</p>
	<p>9</p>	<p>6 STRUCTURAL STEEL NOTES</p> <p>SCALE: N.T.S. 3</p>

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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	G.B.

Title

CANOPY DETAILS

Sheet

S-1



Planning Department
City of Campbell
70 N. First Street
Campbell, CA 95008

June 11, 2020

**Re: 1048 Dell Avenue
BLD-2020-149**

Attn: Paula Rufinelli

The following is a description of the scope of this project as well as the brief history of the progression to this point. As you are aware, this project was originally submitted to the building department for new awnings at the front facade over the doors and windows. We were unaware of the need for a formal design review.

The property owner wants to give this old, tired building a fresh face, and in so doing also modernize this neighborhood of warehouses and industrial buildings. At the start, the intent was to clean up the front facade by removing the cheap fake stone and fixing anything that needed repair. Upon further discovery, it was found that the upper awning was in very bad shape. The awning was constructed only with plywood and had no solid framing. Because it had no structural integrity and was obviously very old and deteriorating, it was falling apart. Out of concern for safety, the owner removed the old awning and the badly applied stone veneer without getting the necessary approvals from the city.

The scope of the project now includes a fresh skim coat of stucco, the steel awnings at the doors and windows as shown, and a new front door and windows at the front facade. No structural elements are being touched. No additional square footage is proposed. The window and door replacements are exact 'like for like' sizes.

Included in this submittal are the plans with color views of the existing building and proposed. It also includes a materials board of the two new materials, the stucco and metal.

If you have any questions or comments, please feel free to give us a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Jaclyn Greenmyer".

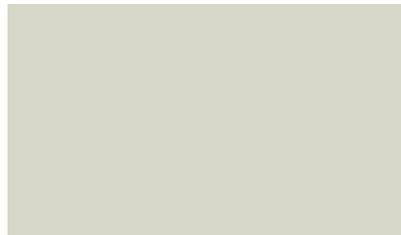
Jaclyn Greenmyer

**KOHLSAAT
& ASSOCIATES**

ARCHITECTURE

COLOR SAMPLES BOARD

1049 Dell Avenue



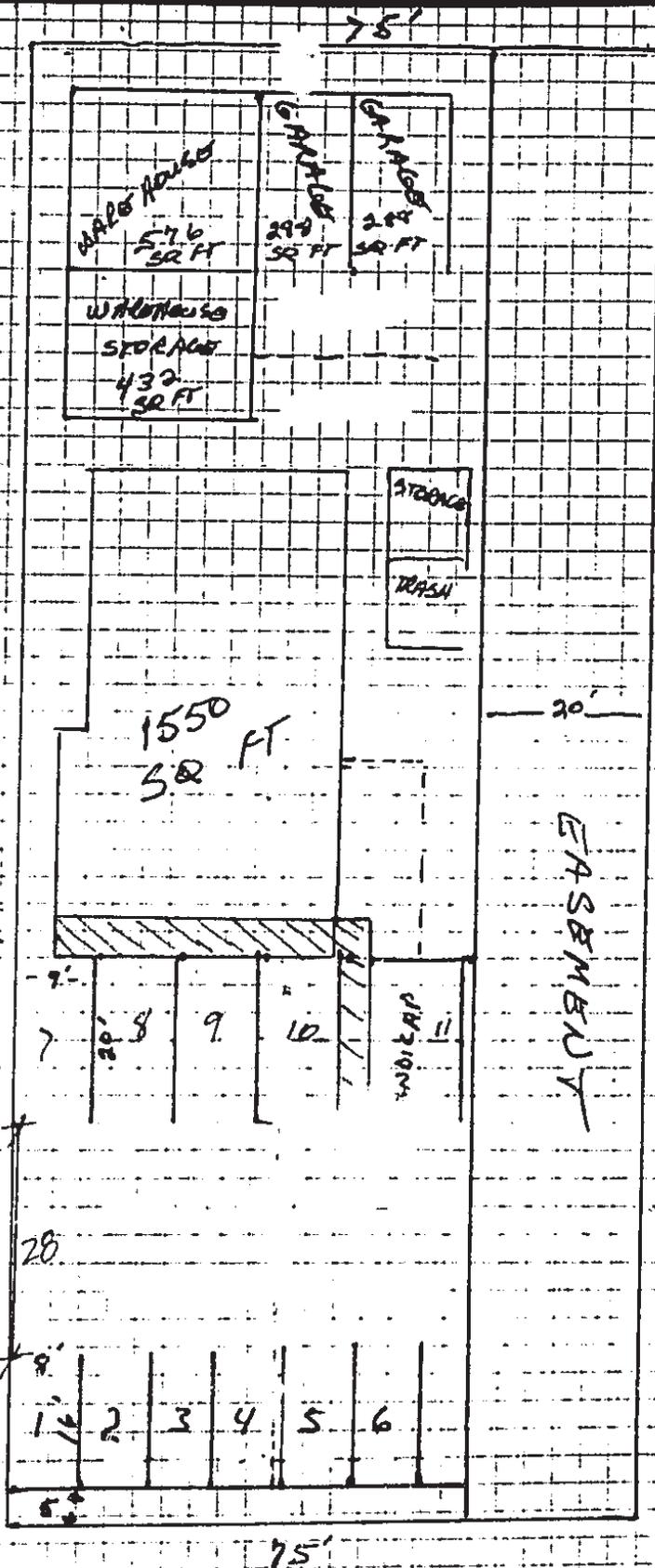
STUCCO:
INTEGRAL COLOR COAT STUCCO -
BENJAMIN MOORE - BALBOA MIST



WINDOWS & DOORS:
BLACK ANODIZED ALUMINUM

FAX 379-0700

7/19/99 - ok to provide 11 parking spaces in front of the building per this plan.
Wesley L. Lane
Planner I



1" = 20' APPROX

DBLL