



CITY OF CAMPBELL
Community Development Department

February 2, 2018

NOTICE OF PUBLIC HEARING

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, **February 13, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Jeff Rooney for a Conditional Use Permit (PLN2017-149) to allow for the establishment of a major motor vehicle repair and maintenance facility (d.b.a. "IQ Autoworks") on property located at **805 E. McGlincy Lane** in the M-1 (Light Industrial) Zoning District. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

Interested persons may appear and be heard at this hearing. 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. Questions may be addressed to the Community Development Department at (408) 866-2140.

The proposed draft revisions to the Historic Preservation Ordinance can be found on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

This item is tentatively scheduled for consideration and action by the City Council at its meeting of Tuesday, **December 19, 2017**, in the City Hall Council Chambers, 70 North First Street, Campbell California.

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.

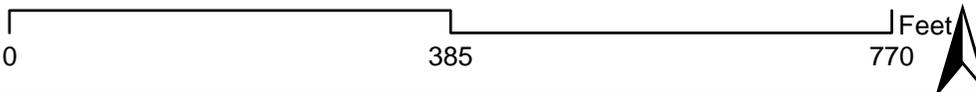
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **805 E. McGlincy Lane**

Project Location Map



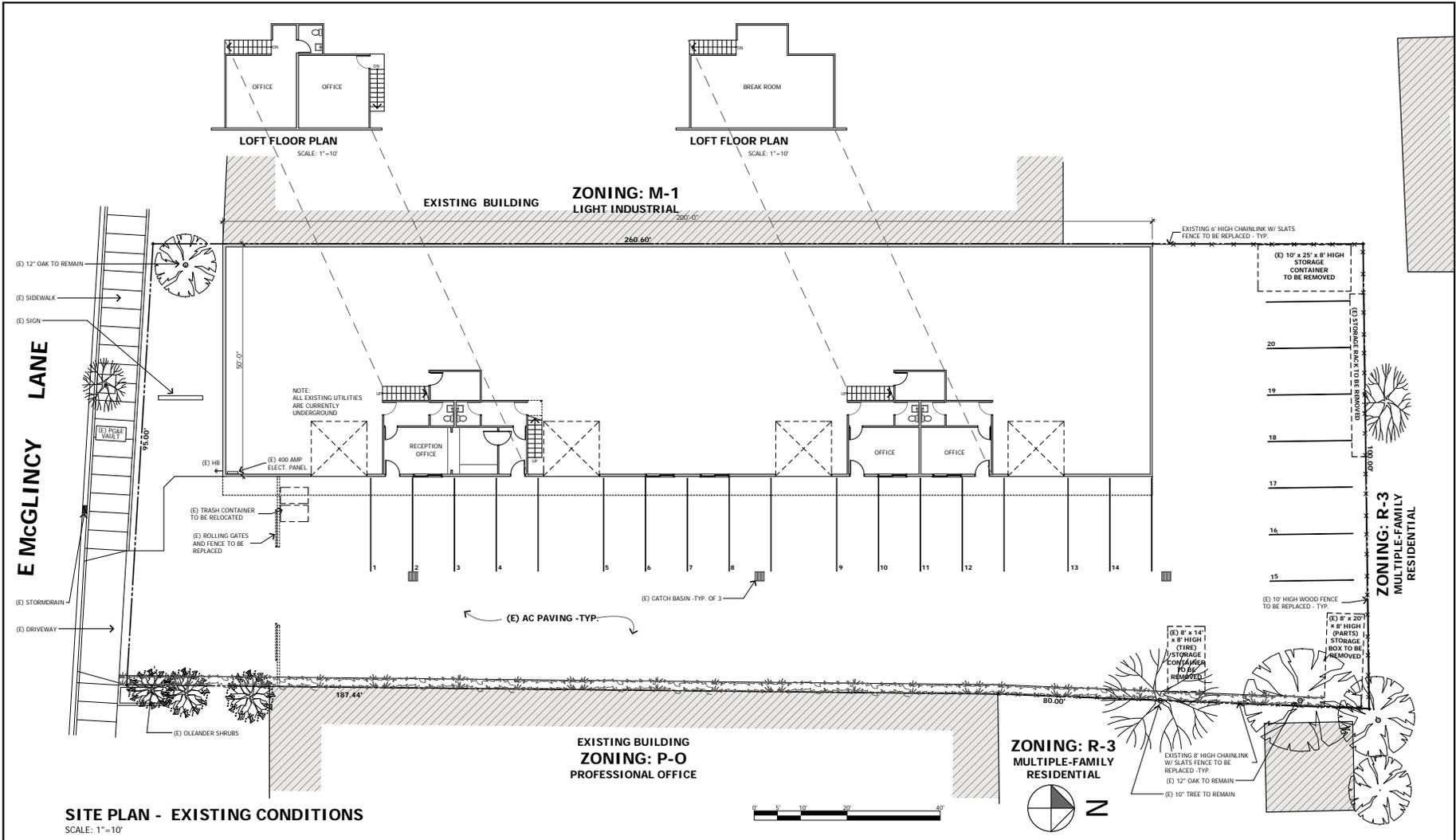
Project Location: 805 E. McGlincy Lane
Application Type: Use Permit (Motor Vehicle Repair)
Planning File No.: PLN2017-149



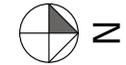
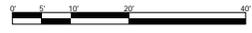
Community Development Department
Planning Division

REVISIONS

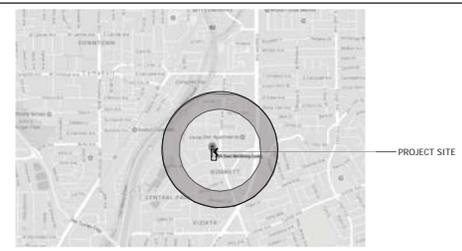
NO.	DESCRIPTION



SITE PLAN - EXISTING CONDITIONS
SCALE: 1"=10'



SHEET INDEX	PROJECT INFORMATION
A-1 EXISTING CONDITIONS	PROJECT ADDRESS: 805 E McGLINCY LANE, CAMPBELL, CA 95008
A-2 PROPOSED CONDITIONS	ASSASSOR PARCEL NUMBER: 412-30-021
A-3 PHOTOS OF EXISTING STORAGE CONTAINERS & PRIVATE OFFICE	ZONING: M-1
A-4 SPECIFICATIONS FOR PROPOSED FENCE & LANDSCAPE SCREENING	OCCUPANCY TYPE: S-1
	CONSTRUCTION TYPE: VB
	FIRE SPRINKLERS: NO EXISTING FIRE SPRINKLERS
	SITE AREA: 25,486 SQ.FT.
	BUILDING AREA: 10,000 SQ. FT.
	EXISTING PARKING SPACES: 20 PARKING SPACES



The plans, ideas and design on this drawing are the property of the designer and shall not be used, in whole or in part, for any purpose for which they were not intended without the written permission of METRO DESIGN GROUP.

PROJECT NAME
IQ AUTOWORKS
USE PERMIT APPLICATION

805 E McGLINCY LANE
 CAMPBELL, CA 95008

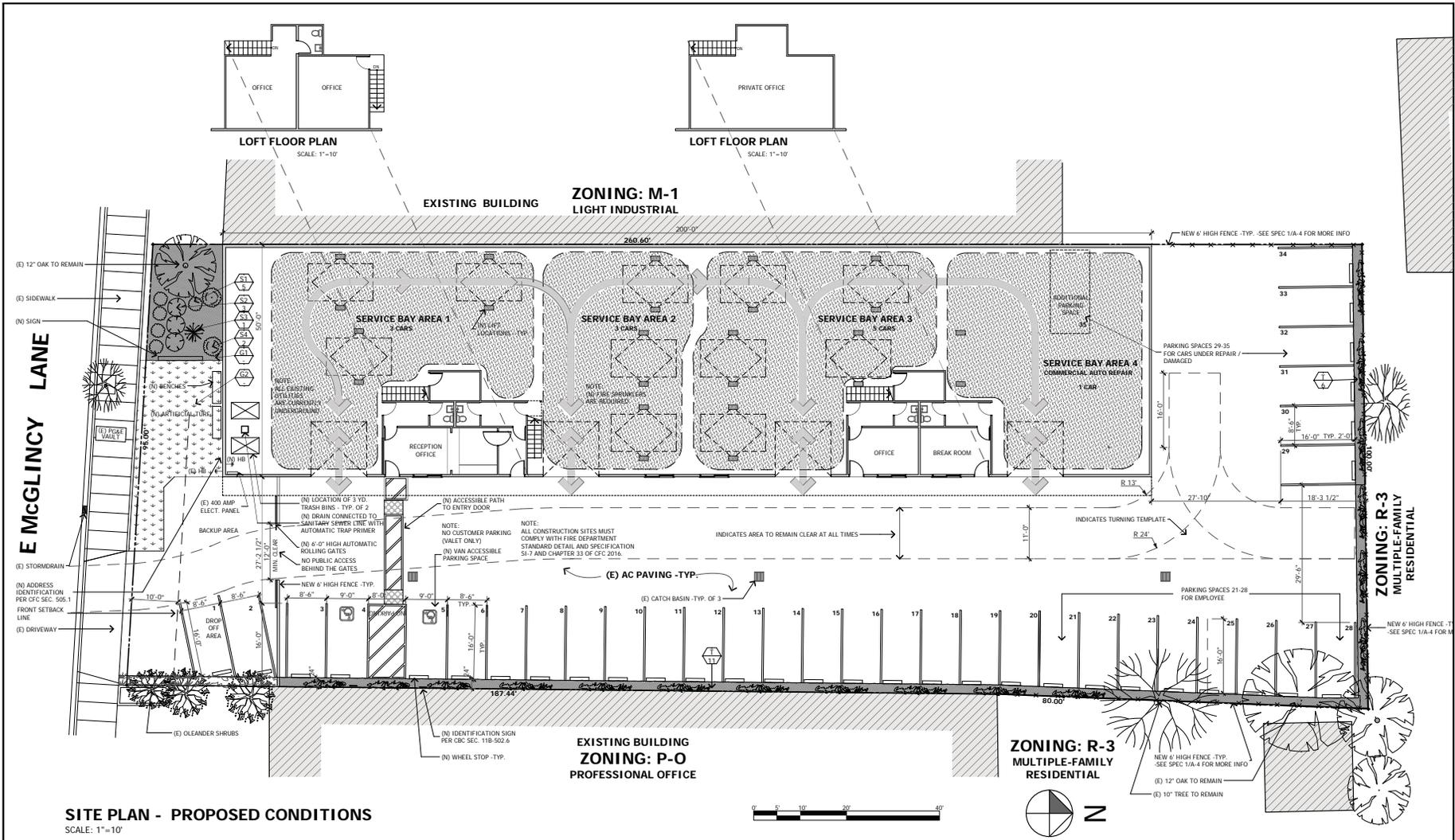
REVISIONS

NO.	DESCRIPTION

PROPOSED CONDITIONS

DATE : 1-22-18
 SCALE : 1" = 10'-0"
 DRAWN BY : DZ
 CHECKED BY : TS
 ARCHITECT : TOM SLOAN
 PROJECT NO : 17643

SHEET NUMBER



SITE PLAN - PROPOSED CONDITIONS
 SCALE: 1"=10"

LEGEND		PLANT LEGEND		LANDSCAPED AREA TABULATION		PARKING TABULATION		SCOPE OF WORK		PROJECT INFORMATION				
PROPERTY LINE	NEW 6' HIGH FENCE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	IRRIGATION	DESCRIPTION	AREA	VEHICLE SPACES REQUIRED:	35 SPACES	A. CREATE A TOTAL OF FOUR SERVICE BAYS, THREE FOR STANDARD VEHICLE REPAIR AND ONE FOR COMMERCIAL VEHICLE REPAIR WITH CAR LIFT.		
EXISTING BUILDING	EXISTING ACCESSIBLE PATH	TO	SHRUBS / GRASSES	ASSORTED SHRUBS	1 GAL	11	MAXIMUM 500 SQ. FT. OF IRRIGATED AREA	ASSORTED SHRUBS AREA WITH MULCH GROUND COVER:	294 SQ. FT.	PER CITY OF CAMPBELL MUNICIPAL CODE CHAPTER 21-28, TABLE 3.1	2 SPACES / SINGLE SERVICE BAY:	2 SPACES x 12 = 24 SPACES	B. CREATE DROP OFF AREAS FOR VEHICLES IN FRONT OF THE GATE AND LIMIT PUBLIC ACCESS TO THE ACCESSIBLE PARKING SPACES ONLY.	
PROPOSED ACCESSIBLE PATH	PROPOSED DETECTABLE WARNING SURFACE	TO	GROUND COVER	-	-	-	-	ARTIFICIAL TURF AREA:	527 SQ. FT.	EXISTING PLANTING STRIP AREA:	45 SQ. FT.	1 SPACE / NON-SERVICE AREA:	2,858 SQ. FT. - 225 SQ. FT. = 11	C. RESTORE THE ENTIRE PARKING AREA TO CREATE 34 PARKING SPACES. ADDITIONAL PARKING SPACE (#35) PROVIDED IN THE AREA 4 SERVICE BAY.
(N) LIFT FOR CAR SERVICE		TO	MULCH	-	-	-	-	PROPERTY LINE MITIGATION (SCREENED AREA):	663 SQ. FT.	TOTAL LANDSCAPE AREA:	1,649 SQ. FT.	D. NEW ACCESSIBLE PARKING WITH IDENTIFICATION SIGNS.	E. NEW STRIPPED ACCESSIBLE PATH TO ENTRY DOOR WITH DETECTABLE WARNING SURFACE LOCATED AT HAZARDOUS VEHICULAR ACCESS PER CBC SEC 11B-705.1.	
		TO	SCREENS	PODOCARPUS GRACILIOR	FERN PODOCARPUS	#15	17	SITE AREA:	25,486 SQ. FT.	LANDSCAPE AREA:	1,649 SQ. FT.	F. NEW WHEEL STOPS AT ALL PROPOSED VEHICLE SPACES.	G. RELOCATE TRASH BINS INSIDE THE EXISTING BUILDING, ADDING A HOSE BIBB AND A DRAIN CONNECTED TO SANITARY SEWER LINE PROVIDING AN AUTOMATIC TRAP PRIMER.	
		TO	EXISTING TREE TO REMAIN	PROPOSED SHRUBS	PROPOSED GROUNDCOVER	EXISTING PLANTING STRIP TO REMAIN		LANDSCAPE AREA:	1,649 SQ. FT.	VEHICLE SPACES EXISTING:	20 SPACES	H. NEW LANDSCAPE AT THE FRONT YARD AREA AND SCREENING AT NORTH AND EAST PROPERTY LINE.	I. NEW FIRE SPRINKLERS (ALLOWABLE AREA FOR S-1 OCCUPANCY / CONSTRUCTION TYPE VB IS 36,000 SQ. FT. PER CBC TABLE 506.2).	
		TO	PROPOSED SHRUBS					VEHICLE SPACES PROPOSED:	35 SPACES	1 VAN ACCESSIBLE PARKING SPACE	1 ACCESSIBLE PARKING SPACE	J. NEW ADDRESS IDENTIFICATION PER CBC SEC. 505.1	K. NEW 6'-0" HIGH FENCE. TYP.	
		TO						33 STANDARD SPACES				L. NEW 6'-0" HIGH AUTOMATIC ROLLING GATE.		

REVISIONS

DATE :	1-22-18
SCALE :	N.T.S.
DRAWN BY :	DZ
CHECKED BY :	TS
ARCHITECT :	TOM SLOAN
PROJECT NO :	17643

1. ALTERNATE FENCE #1 (PREFERRED)

'PRIVACY LINK' -CHAIN LINK FENCE WITH PRIVACY SLATS

ORDER AT: **YOUR FENCE STORE**
PHONE: (435) 563-0259
FAX: (435) 563-0260
WEBSITE: <http://www.yourfencestore.com>



- Privacy Link Features:**
- ❶ Includes 3 1/2" x 5" mesh chain link fabric and supreme privacy slats
 - ❷ Self locking double wall slat
 - ❸ Heights Available: 4, 5, 6, 7, 8, 10, 12 feet high
 - ❹ Comes in 25' rolls with 5' increments
 - ❺ Slats are available in 9 colors
-
- ❻ Available in galvanized 9 or 10 gauge wire
 - ❼ Available in 9 gauge finish 10 gauge core fused and bonded vinyl coated wire - 7 colors to choose from

2. ALTERNATE FENCE #2



STEEL PRIVACY FENCE
BY 'ALL TIME MANUFACTURING CO, INC.'
PHONE: (860) 848-9258
TOLL FREE: (800) 248-7325
FAX: (860) 848-9687

3. LANDSCAPE SCREENING - PODOCARPUS GRACILIOR



Podocarpus gracilior
Fern Pine

Plant Type :	Tree
Evergreen/Deciduous:	Evergreen
Overall Mature Size:	Large
Also Grown As:	Column, Espalier, Single Trunk, Standard Tree
Mature Height & Spread :	20-60' x 10-20'
Natural Growth Habit:	Oval
Native To:	Africa
Exposure:	Full Sun, Partial Shade
Water:	Medium Water
Flower Color:	Insignificant
Special Features:	Deer Resistant, Desert Conditions, Screen, Seacoast Conditions, Shade Tolerant
Container Sizes:	#5, #15, #4" Box, 36" Box
Sunnet Garden Zones:	8, 9, 13-24
Minimum USDA Hardiness Zone:	10

Chain Link Fence Wire Colors

You can order chain link fence in any color wire shown below.



BROWN CHAIN LINK FENCE

SLATS ARE ALREADY
IN THE CHAIN LINK



BROWN CHAIN LINK FENCE SLATS

Chain Link Fence Slat Colors

